
MAIN CASE

Reference No: 16/01662/OUM

Proposal: Residential Development for 74 Houses. 5 Plots for self build, parking, vehicular accesses and public open space.

Site Address: Land Adjacent 67 Mildenhall Road Fordham
Cambridgeshire

Applicant: Mr & Mrs Moffat

Case Officer: Andrew Phillips, Senior Planning Officer

Parish: Fordham

Ward: Fordham Villages

Ward Councillor/s: Councillor Joshua Schumann
Councillor Julia Huffer

Date Received: 15 December 2016 **Expiry Date:** 31 May 2017

[R255]

1.0 **RECOMMENDATION**

1.1 Members are requested to grant delegated powers to the Planning Manager to approve this application; subject to a S106 Agreement and the conditions listed below.

- 1 Approved Plans
- 2 Reserved Matters
- 3 Time Limit - OUT/OUM/RMA/RMM
- 4 Sustainable development -General Outline
- 5 Contamination
- 6 Contamination
- 7 Foul and Surface Water
- 8 Construction Environmental Management Plan
- 9 Construction times and deliveries
- 10 Road Construction
- 11 Road Construction Adoptable
- 12 Visibility Splays
- 13 Self Build
- 14 Biodiversity
- 15 Parking
- 16 Housing Mix
- 17 Fire Hydrants

2.0 SUMMARY OF APPLICATION

- 2.1 The proposal is seeking outline approval for 79 dwellings (five self builds) with access and layout to be agreed at this stage. The developer is seeking to provide 40% affordable housing and a large area of open space (seeking to give it to Parish Council, with access for school children).
- 2.2 The application has come before Members due to the Council's Constitution and the size of the development.
- 2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

3.0 PLANNING HISTORY

- 3.1 No on site history of specific relevance.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is an open field with mature planting that defines the edges. The public highway defines the southern boundary. There is a range of building heights in the area ranging from single to two storey.

5.0 RESPONSES FROM CONSULTTEES

- 5.1 The full responses are available on the Council's web site.

Fordham Parish Council - (10 January 2017) It has concerns over the proposed development. In the new draft local plan it is proposed that area be for frontage development.

There are too many accesses which will have a detrimental impact upon highway safety (routes to school).

The increase in traffic for 79 dwellings will be unsustainable for this small village.

(7 March 2017) It states it previous objections still apply.

Design and Crime Officer (Police) – (30 December 2016) Considers Fordham to be an area of medium to high risk of crime. In order to mitigate against potential crime it is advised that the developer considers the security standards of Secured by Design Homes 2016.

Sport England – (10 January 2017) Development does not fall within its statutory remit.

Environment Agency – (12 January 2017) It states that the site is within Zone 2 and 3 of the ground water protection policy.

(6 March 2017) Confirms there is a water source protection zone, which refers to risk to underground water.

Lead Local Flood Authority – (12 January 2017) I has reviewed the submitted documents and can confirm as Lead Local Flood Authority (LLFA) it has no objection in principle to the proposed development.

The applicant has demonstrated that surface water can be dealt with on site by using porous paving and soakaways. The applicant proposes to use infiltration, if however infiltration is not feasible the applicant proposes to restrict surface water discharge to 2.3l/s based on an impermeable area of 1.439ha into a surface water sewer. It supports the applicant's approach.

The LLFA is supportive of the use of porous paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into the ground. This provides further benefits as this site falls within the SPZ 2 and 3.

Local Highways Authority – (10 January 2017) It requests a holding objection to allow information regarding inter vehicle visibility splays and cycle visibility splays to be provided.

(20 January 2017) States that it has been brought to its attention that layout will be agreed at this stage. It states that the internal road layout is not suitable for adoption.

(16 February 2017) It is not able to adopt large areas of visitor parking spaces. It recommends conditions in regards to road construction, visibility splays and details of wheel washing.

Transport Assessment Team – (25 January 2017) It states that the proposed development will not have a severe impact on the highway network, therefore the Highway Authority does not wish to object to the proposal subject to a condition requiring the developer to provide a 'Welcome Pack' to include six one day travel vouchers to be given to each new residential unit.

East Cambridgeshire Access Group – It sees no access issues in a development of this nature. Happy to comment on the later stages of the application.

Environmental Health (Scientific Officer) – (18 January 2017) It recommends that standard contamination land conditions are added.

Environmental Health (Technical Officer) – (19 January 2017) Recommends conditions relating to construction times, burning of waste and the methods of construction.

Cambridgeshire Fire And Rescue Service – (3 February 2017) If recommended for approval seeks conditions or S106 in regards to fire hydrants.

Trees Officer – (2 February 2017) States there is broad support for this application. The impact upon the existing hedge is acceptable in reference to the additional landscape provision. Seeks to ensure that there is no damage caused upon the elements of hedge to be retained.

The layout benefits from a large open space including practically half the site which will be of benefit to the public in general.

Indicative tree planting is suggested alongside the primary highway into the site and to the boundary of the open space. This indicative plan appears well designed and only required more detailed information. If the application is approved recommends a full landscaping scheme with associated landscape maintenance schedule.

Ward Councillors – Cllr Huffer has sought to be kept updated with this application.

Cambridgeshire County Council Education - No Comments Received

Minerals And Waste Development Control Team - No Comments Received

The Ely Group Of Internal Drainage Board - No Comments Received

- 5.2 A notice went in the press on the 22 December 2016 and a site notice was put up on the 20 January 2017
Neighbours – 37 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

42 Mildenhall Road – Raises concern in regards to traffic generation, school infrastructure and will change the character of the village of Fordham.

Questions the number of affordable dwellings.

61 Mildenhall Road – States that there is a lack of detail in the submitted documents.

Concern over plots 8-13 being visible/overlooking existing properties 55-67 Mildenhall Road.

Raises concern over highway safety in regards to the B1102.

States that the local school infrastructure (recently expanded) will not be able to cope with the additional pupils created by the proposed development.

62 Mildenhall Road – Objects to the proposal on the grounds of biodiversity, pollution from vehicles, risk of crime, over development of the village and impact upon the local infrastructure.

(updated comments) No amendments made to this unnecessary building plan will make this proposal acceptable. Raises concerns in regards to traffic, local infrastructure and character of the area (including village).

Goes on to mention concerns in regards to pollution, crime, loss of wildlife habitats and increased rise in council tax.

67 Mildenhall Road - Objects to the proposal in regards to traffic generated and danger to people using paths and cycleway.

120 Mildenhall Road – Does not think this is an appropriate development for a village of this size.

The proposal lacks detail and raises concern that the village infrastructure will not cope with this level of development.

Raises concern in regards to the amount of traffic using and will added to B1102.

120 Mildenhall Road - The occupant objects to the proposal on the grounds of traffic generation on a road already beyond capacity. In addition recently installed traffic calming measures would become a hazard.

The amount of proposed accesses would make it increasingly difficult for cyclists to use the cycle path.

The crisis in housing should not result in an uncoordinated approach in housing delivery.

120 Mildenhall Road – (Updated comments) Questions if the visibility splays are good enough. States that visitor parking space are likely to just be used by residents. They also raise concerns in regards to highway safety and maintenance of the B1102.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

| | |
|----------|--|
| GROWTH 1 | Levels of housing, employment and retail growth |
| GROWTH 2 | Locational strategy |
| GROWTH 3 | Infrastructure requirements |
| GROWTH 5 | Presumption in favour of sustainable development |
| ENV 1 | Landscape and settlement character |
| ENV 2 | Design |
| ENV 4 | Energy efficiency and renewable energy in construction |
| ENV 7 | Biodiversity and geology |
| ENV 8 | Flood risk |
| ENV 9 | Pollution |
| HOU 1 | Housing Mix |
| HOU2 | Housing Density |
| HOU3 | Affordable Housing Provision |
| COM 7 | Transport impact |

COM 8 Parking provision
FRD3 Housing allocation, land east of 67 Mildenhall Road

6.2 Supplementary Planning Documents
 Developer Contributions
 Design Guide
 Cambridgeshire Flood and Water
 Contamination

6.3 National Planning Policy Framework 2012

7.0 PLANNING COMMENTS

7.1 Principle of Development

7.2 The Council is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, all Local Plan policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits. It should be noted that all other local plan policies and relevant material considerations remain relevant and form part of the planning balance for this application.

7.3 Policy FRD3 allows for 10 dwellings on a significantly smaller application site. The proposal by being placed on both a much larger site area and providing 79 dwellings is a departure and the application has been advertised as such.

7.4 The proposal will lead to substantial increase in the housing stock within the Fordham Area; this will provide housing both for the open market and for local people (affordable housing). The housing will also add to the workforce within the local area in the short term (construction trade) and long term (employees).

7.5 No objections or concerns have been received by Cambridgeshire Council in regards to the impact the proposal will have on the local schools or road system.

7.6 It is noted that the emerging Local Plan is seeking to increase the residential development in this area to 30 dwellings but this policy does not seek affordable housing (probably due to viability) and is likely to have at least the same impact or worse on the safety of pedestrians and the rural character of the area. The additional harm to highway safety will likely be due to additional access across the cycle/footpath. However, with this emerging Local Plan being in the early stages very limited weight should be added to it.

7.7 The proposal is considered to be acceptable in principle, but the application must still be fully judged against all over relevant policies.

7.8 Highways and Parking

- 7.9 The proposal is seeking five vehicular entrances onto Mildenhall Road, four of these will be private driveways and the final entrance is for an adoptable road to be constructed.
- 7.10 The County Council Transport Team who deals with road network issues has made no objection to this proposal. While residents and the Parish Council have raised concerns in regards to highway capacity there is not enough detail to go against or seek more information from the County Transport Team. The proposal is acceptable in regards to the transport network of the area.
- 7.11 The requested condition from the Transport Team regarding very temporary bus passes is not considered to be reasonable as it provides only a short term benefit and does not affect the long term use of private vehicles.
- 7.12 The developer has worked with the Local Highways Authority during the application and has amended their proposal to overcome its concerns.
- 7.13 With adequate visibility splays and the main spine road built to adoptable standards it is considered that the proposal will not have any detrimental impact upon existing vehicular, cyclists or pedestrians or future occupants within the development.
- 7.14 The recommended conditions by the Local Highways Authority are supported and can be added if the application is approved, subject to this there is no concern in regards to highway safety or capacity.
- 7.15 The proposed layout shows that each plot should have two parking spaces, with one external and one internal space. If garages are proposed it will need to be demonstrated that they are of practical size (at least 6m x 3m) at the reserved matters stage. While carports would be preferable this could not be demanded at the reserved matters stage. With on plot parking looking limited a condition could be added to ensure two parking spaces are provided and thereafter maintained.
- 7.16 The detailed design stages of the reserved matters will need to show adequate cycle provision within either the garage or dwelling.
- 7.17 A proposal of 79 dwellings would require 20 visitor spaces. The provision of 27 visitor spaces is considered to meet this, plus provide some flexibility of parking for the public open space. It is difficult to define the amount of parking spaces needed for the public open space because its final recreational use is unknown (sports pitches tend to require higher number of parking spaces). The future management body of the open space (Parish, District Council or private management company) will need to be careful to provide recreational spaces suitable for the area.
- 7.18 The proposal is considered to be acceptable in regards to highways and parking.
- 7.19 Sustainability
- 7.20 In regards to energy the development will have a significant impact on the energy demands of the local area. The Council's policy ENV4 requires developers to demonstrate how they have sought to minimise energy demands from the

proposed development. A condition can be used to secure this prior to dwellings being completed.

7.21 Visual Impact

7.22 The north of Mildenhall Road is defined by predominantly linear development, but the site allocations of FRD2 (six dwellings) and FRD3 (ten dwellings) lead to designs that would be either in depth or out of scale with the local area. Planning application 16/01321/FUL approved eight dwellings on FRD2, which was a cul-de-sac design.

7.23 The site is defined by a hedge along the front and sides, with a mature tree row to the rear of the site. The site is currently an open field.

7.24 The proposed layout shows that the design is based around frontage, with the vast majority of the dwellings either facing the road or public open space. The proposal does not include any rear parking courtyards. This will provide natural surveillance that will minimise the risk of crime.

7.25 The creation of a large public open space, with a suggested feature tree should maintain a sense of the rural character of the area. However, it should be noted that the development will erode the rural character of the village by creating a more urban frontage rather than sporadic clusters of housing. This is considered to provide minor – moderate harm. The harm could be argued as being minor if you take into account both the allocated sites (deemed to be acceptable) and the direction of movement in allocations within the draft local plan.

7.26 With design and scale not being agreed at this stage, it is not possible to comment on these aspects.

7.27 The harm to the visual impact is considered to be overall minor, but it is expected that a high quality design would come forward at reserved matters stage.

7.28 Residential Amenity

7.29 The low density (gross density 11.3 dwellings per hectare) of the scheme makes the vast majority of the plots with decent sized gardens and back to back distances. The only plots that appear to fall below the basic standard is Plots 43 and 53 that has a very awkward garden (with a small rear garden). It is noted that not all people want a large garden and with both these plots on private drives they are likely to be market dwellings and so will not be forced upon anyone. The layout should allow for suitable internal design to prevent overlooking. On the whole the internal layout is considered to be acceptable.

7.30 With the layout proposed it is very unlikely that any existing neighbouring property will be detrimentally overlooked.

7.31 The proposal is considered to be acceptable in regards to residential amenity.

7.32 Ecology

- 7.33 The submitted ecology report indicates that the site is very unlikely to have significant biodiversity on site that cannot be mitigated against. The recommendations within the report will be conditioned to ensure that the proposal enhances local biodiversity.
- 7.34 Flood Risk and Drainage
- 7.35 The developer submitted a Flood Risk Assessment and Sustainable Drainage Strategy dated November 2016, which is based on the original layout, while the overall calculations will likely remain the same the developers proposed infiltration basin is now under the proposed visitor parking spaces. There is conflict between the drainage strategy and the proposed layout on what is going to be adopted roads, this affects what roads will have permeable and non permeable surfaces. The developer will need to provide a new drainage scheme prior to any development commencing; this can be dealt with by condition.
- 7.36 The statement of the Lead Local Flood Authority that it has no objection to the proposal is still considered to be valid.
- 7.37 The condition requested by the Fire Service in regards to fire hydrants can be added as a condition.
- 7.38 S106 and Contributions
- 7.39 The creation of such an oversized public open space being offered to the Parish Council is a huge benefit of the proposal, as it changes half the site from private land to public land. If the Parish Council does not want the public open space, then it will need to be offered to the District Council and then to a management company. The public open space and the included water drainage will need to come with a suitable maintenance contribution, as to not put a drain on the public purse. Additional money will also be sought, as the developer has not provided a clear idea of what the open space will be and future pitches will add to the cost of the open space.
- 7.40 The developer is offering 40% affordable housing on site, which complies with the Council's affordable housing. Officers will be seeking to ensure that local residents get first choice on any affordable dwellings on site. All the affordable housing should be constructed to lifetime home standards and the details of this will be secured under the reserved matters application that will need to comply with Policy HOU1. The affordable housing will need to be spread out across the site and will need to have direct access onto an adoptable road, as to minimise maintenance fees for private road maintenance.
- 7.41 The proposal is also seeking to provide five self build plots, which provides flexibility in the local market and allows people to design and build the houses they both want and can afford. This is above policy requirements and weighs in favour of the application.
- 7.42 The development will be liable for the Community Infrastructure Levy (CIL), which will provide money to both Fordham Parish Council to spend on any reasonable

projects and to provide the infrastructure projects for the district as identified on the Council's 123 list.

- 7.43 There has been concern raised over council tax rises. The New Homes Bonus is for at least four years worth of Council Tax for each dwelling, this is designed to ensure that new development does not prove a burden on the local public purse. However, very little weight should be given to the New Homes Bonus as it does not make an unacceptable development acceptable.
- 7.44 With no comments from County Council in regards to education it would be unreasonable to request contributions to the local schools. The Case Officer has sought additional comments from County Council to ensure that contributions are not required.
- 7.45 The developers financial contributions are considered to both mitigate and provide enhancement to the local area, due to the over provision of public open space.
- 7.46 Housing Mix will be defined by a condition to allow for some flexibility when the reserved matters come through to ensure the appropriate mix is achieved.
- 7.47 Planning Balance
- 7.48 The proposal will provide a significant contribution to the local housing stock, as well as providing affordable housing. The provision of almost 50% of the site as public open space is again a significant benefit of the proposal.
- 7.49 The proposal will have a negative impact upon the rural character of the area and a couple of plots will not have adequate sized gardens. This harm is considered to be minor and does not outweigh the benefits.
- 7.50 With the application being considered a sustainable development that provides substantial benefits to the village and district it is recommended that members granted delegated powers to the Planning Manager to approve the application, subject to a S106 Agreement and the suggested conditions.

8.0 COSTS

- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for

costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

- 8.4 In this case Members' attention is particularly drawn to the following points:
- The positive comments from Consultees and the significant need for housing within the district.

9.0 APPENDICES

9.1 Appendix 1 – Recommended Conditions

| <u>Background Documents</u> | <u>Location</u> | <u>Contact Officer(s)</u> |
|-----------------------------|--|---|
| 16/01662/OUM | Andrew Phillips Room No. 011 The Grange Ely | Andrew Phillips Senior Planning Officer 01353 665555 andrew.phillips@ea stcambs.gov.uk |

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 16/01662/OUM Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

| Plan Reference | Version No | Date Received |
|----------------|------------|--------------------|
| 15:116-1 | C | 10th February 2017 |
| LOCATION PLAN | | 15th December 2016 |

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 Prior to or as part of the first reserved matters application, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 4 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015.
- 5 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.

- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 6 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 7 No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation.
- 7 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 8 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, biodiversity protection and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers and protect biodiversity in accordance with submitted Ecology Report dated 6 October 2015, in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 9 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours 08:00 - 18:00 each day Monday-Friday, 08:00 - 13:00 Saturdays and none on Sundays or Bank Holidays.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on 15:116-1 Revision C in writing by the Local Planning Authority.
- 10 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 11 The highway shall be built to adoptable standards as defined by Cambridgeshire County Council Housing Estate Road Construction Specification (current at time of commencement of build) before the last dwelling is occupied.
- 11 Reason: To ensure that the highways end appearance is acceptable and to prevent the roads being left in a poor/unstable state, in accordance with policies COM7 and ENV2 of the East Cambridgeshire adopted Local Plan April 2015.
- 12 Visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan 15:116 -1 Revision C. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 12 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 13 Plots 1, 2, 77, 78 and 79 are self build plots and will each individually be a separate phase within the development.
- 13 Reason: The applicant has requested that the development be undertaken in a phased manner for the purposes of CIL.
- 14 Prior to occupation a scheme (taking into account the measures recommended in the Ecology Report 6 October 2015) of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 14 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 15 Prior to occupation of the relevant dwellings space shall be laid out within the plot for at least two cars to park in accordance with the approved layout. This area shall be levelled, surfaced and drained and thereafter retained for that specific use.

- 15 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 16 At the reserved matters stage the developer will need to demonstrate how their proposal complies with Policy HOU 1 and the indicative housing mix within Table 4.1 of the East Cambridgeshire Local Plan Adopted April 2015 to demonstrate that their proposal has a suitable housing mix and Lifetime Homes provision.
- 16 Reason: To ensure the proposal has a suitable housing mix is in line with Policy HOU1 1 of the adopted East Cambridgeshire Local Plan Adopted April 2015.
- 17 Prior to occupation the developer shall provide a scheme of fire hydrants. The agreed details shall be installed prior to first occupation.
- 17 Reason: To ensure the proposal does create a future risk to the occupants of the development, by allowing the fire service to get quick access to water to put out any house fire.