
MAIN CASE

Reference No: 15/01254/RMM

Proposal: Reserved matters for the layout, scale, appearance, access, landscaping for application for residential development of 87 new build dwellings together with public open space and new access onto Fordham Road and separate access to recently constructed residential development to the south east of the application site. (11/00995/OUM)
Environmental Statement submitted with the Outline

Site Address: Land Rear Of 23 To 49 Fordham Road Soham
Cambridgeshire

Applicant: Bovis Homes Ltd

Case Officer: Andrew Phillips, Senior Planning Officer

Parish: Soham

Ward: Soham South
Ward Councillor/s: Councillor Hamish Ross
Councillor Ian Bovingdon
Councillor Dan Schumann

Date Received: 21 October 2015 **Expiry Date:** 22 April 2016

[Q238]

1.0 **RECOMMENDATION**

1.1 Members are requested that approval be delegated to the Planning Manager subject to the recommended conditions below. The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Landscape
- 3 Renewable Technology
- 4 Materials
- 5 Driveway Construction

2.0 **SUMMARY OF APPLICATION**

2.1 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.

- 2.2 The application was amended in March 2016 in order to take into account the concerns raised during consultations and the views of the case officer. The consultation period ends on the 31 March 2016. The application is for the reserved matters for 87 dwellings with associated infrastructure and open space. The developer has requested that the submitted landscape details should be considered as indicative and are seeking a condition to be added to any consent granted. The proposal also does not include the area of land (dwelling) covered by condition 11 on the outline consent.
- 2.3 The total housing mix is 3 one bedroom properties, 23 two bedroom properties, 26 three bedroom properties, 31 four bedroom properties and 4 five bedroom properties. The proposal will provide 19 rented affordable and 7 shared ownership affordable dwellings.
- 2.4 The proposed development should be read in connection with the approved details of the outline consent 11/00995/OUM.
- 2.5 The planning application was called into Planning Committee by Cllr Josh Schumann.

3.0 **PLANNING HISTORY**

- 3.1
- | | | | |
|--------------|--|----------|------------|
| 11/00995/OUM | Outline application for residential development together with public open space & new access onto Fordham Road | Approved | 08.05.2012 |
|--------------|--|----------|------------|

4.0 **THE SITE AND ITS ENVIRONMENT**

- 4.1 The site was granted outline planning permission on the 15 July 2013, which provided an indicative housing number of 86 dwellings. The S106 Agreement required 0.61 hectares (including one Locally Equipped Area of Play), policy compliant affordable housing and a bus shelter contribution.
- 4.2 The site is located between Staples Lane, Brook Street, Fordham Road and the adjacent Hopkins development. A small amount of the site near Fordham Road is within the conservation area.

5.0 **RESPONSES FROM CONSULTEES**

- 5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site. With consultation currently ongoing any updates will be provided at Planning Committee.

Soham Town Council – It raises concerns over the proposed development. Concerns over the harm to the amenity of 43 Fordham Road and seeks layout changes to plots 84 – 88.

It also raises concern over the vehicular traffic onto Fordham Road, capacity of utilities (specifically sewage and drainage) and requests discussions with the Local Planning Authority.

Local Highways Authority – (1 December 2015) It requests a holding objection as the proposed layout would not meet adoption standards. The Local Highways Authorities provides a list of the changes to the layout required in order for the developer to gain it's support.

(23 March 2016) The Local Highways Authority supports the proposal though seeks to ensure conditions cover construction work and that no private water will drain onto the public highway.

Lead Local Flood Authority – (2 December 2015) It was proposed at the outline stage that green roofs, permeable paving and soakaways will be incorporated into the drainage proposals. These features are not being included as part of the reserved matters.

If changes are being proposed the applicant must demonstrate that the proposed drainage system can cope for all flood events, up to and including the 1 in 100 year event (including allowance for climate change).

The applicant should also provide detailed design of the infiltration basins and all other surface water drainage features.

The applicant should detail who the stakeholders will be for communal area.

Waste Strategy (ECDC) – (11 November 2015) They state that East Cambridgeshire will not enter onto private or unadopted roads to collect waste/recycling.

They provide advice on the layout including bringing collection points to the edge of the adopted highway boundary.

They state the cost of bins and who payment needs to be made to.

Environmental Health – (30 November 2015) No additional comments to those provided on 12 January 2012.

East Cambridgeshire Access Group – All houses and flats should have step free access, downstairs W.C with door opening outwards and living accommodation downstairs. The amount of lifetime homes should conform to ECDC policy.

Senior Housing Strategy and Enabling Officer – States adopted policy and advises that the affordable housing needs across the district would be better met if the mix was revised slightly to provide the following: 3 x 1B2P; 6 x 2B4P apartments; 9 x 2B4P houses; 5 x 3B5P; and 3 x 4B7P houses.

Senior Trees Officer – (17 December 2015) They state that the arboricultural impact assessment report submitted to support the current reserved matters application is not much of an improvement over the original report and makes no specific reference to a monitoring regime of the specified tree protection measures with specified regular checks by the site manager.

They provide comments over the landscaping scheme that include that the landscape along Staples Lane is disappointing, many trees are proposed for planting on narrow 2m wide beds that are unlikely to ever establish and additional connections needed with the adjacent development openspace.

The Ely Group Of Internal Drainage Boards - No Comments Received

Fire And Rescue Service - No Comments Received

Anglian Water Services Ltd - No Comments Received

Police - No Comments Received

- 5.2 Neighbours – 86 neighbouring properties were notified and the responses received are summarised below. A site notice was put up on the 18 November 2016 and an advert was in the Cambridge Evening News on the 19 November 2016. A full copy of the responses are available on the Council's website.

10 Staples Lane, Soham – (Original Plans) The occupant has concerns over the loss of privacy by plots 12 and 13 by lack of landscaping. Requested certain plans to be sent to them.

(Updated comments on original plans) States that the layout of plots 11-14 is likely to impact on their amenity and security; they request that a high brick wall is provided.

The amount of trees between the development and Staples Lane is significantly lacking and does not reflect the findings in the Visual Impact Assessment in terms of skyline impact. Trees should be provided in accordance with the Outline Planning Permission.

14 Staples Lane, Soham – (12 November 2015) Concerned about proximity of plots 14, 15 and 16 to the boundary of their property.

70A Brook Street, Soham – (27 November 2015) The occupant raises concerns in regards to the high density of the development, access onto Fordham Road is potentially dangerous, loss of view and concern over loss of privacy.

70 Brook Street, Soham – (Original Plans) The occupant raises concern over the car parking area situated between plots 24 and 25 and that it might allow illegal access into the alleyway behind the site.

43 Fordham Road, Soham – (Original plans) The increase in dwellings from 86 to 88 dwellings has led to dwelling being squeezed in next to their property.

While it accepts that the housing will go here, it is their concern that the new dwellings are not being fair to their amenity (loss of privacy, increase in noise pollution and detrimental overbearing).

Raises concern over loss of value of property.

45 Fordham Road, Soham – (Original Plans) The occupants raise concerns in regards to the additional noise and loss of privacy following the increase from 86 to 88 dwellings.

Raises concerns in regards that existing car parking problems will be exacerbated.

47 Fordham Road, Soham – Is concerned over the road branching off to the right from the main site entrance, as this is much closer than what was shown on the outline application. In addition the dwellings are proposed much closer to 43, 47b and 47c Fordham Road.

The closeness of these properties might cause additional noise and reduce property values.

The lack of footpaths in this area might detrimentally affect pedestrian safety.

Concern over the loss of landscape screening for the residents of Staples Lane.

47D Fordham Road, Soham – (following amendment) Proposed changes has moved the location of the garage for plot 82 closer to their boundary. They object to this element of the development.

47C Fordham Road, Soham – (Original Plans) States that their house is located 25 metres back from Fordham Road and is concerned that the proposed development will cause them a detriment loss of light and cause overbearing. They provided photos showing the outlook from the rear of their property.

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 11 Conservation Areas

ENV 4 Energy efficiency and renewable energy in construction

ENV 7 Biodiversity and geology

ENV 8 Flood risk

ENV 9 Pollution

COM 7 Transport impact

COM 8	Parking provision
HOU 1	Housing mix
HOU 2	Housing density
HOU 3	Affordable housing provision

6.2 Supplementary Planning Documents
 Design Guide SPD
 Developer Contributions SPD

6.3 National Planning Policy Framework 2012

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 Principle of Development

7.2 The principle of the development is defined within the outline consent.

7.3 The affordable housing element is required to meet Policy HOU3 (at least 30% affordable housing). The proposal will provide 19 rented units and 7 shared ownership units, a provision of 29.89% off affordable housing. This is considered to be so close to policy compliant that it is not considered to be a fundamental departure from Policy HOU3 and that pre-ambles to Policy HOU3 (paragraph 4.4.7 of the adopted Local Plan) states that affordable housing provision should be rounded down/up to the nearest number. The affordable housing provision is considered to be policy compliant. All the affordable housing will still need to meet or exceed Level 4 of the Code for Sustainable Homes as this is required in the S106 Agreement.

7.4 Discussions with developer leading to amended plans

7.5 A meeting was held with the developers on the 12 February 2016 in order to discuss potential solutions to the problems highlighted on the original submitted plans. These discussions led to the developer redesigning the scheme, which included the loss of a dwelling.

7.6 Visual Amenity

7.7 The three storey elements (10.5 metre high town houses and 12 metre high flat blocks) of the proposal are located fairly central to the development with the two storey elements being located around the edges of the development. The developer is pushing what is allowed under condition 4 (parameters requested by the agent on the outline) of 11/00995/OUM for instance the flat blocks frontage in total is in excess of what is allowed. However, it is considered that the proposal remains within the spirit of this condition with the smaller properties on the edges and the taller properties defined within the centre and the development meets the height requirements. It is also noted that condition 1 in the outline consent states that scale will be defined by the reserved matters application. While relatively draconian the developer will need to submit a variation of condition application to

change the parameters set by condition 4 in order to prevent them from being in breach of this condition.

- 7.8 The developer is proposing a mix of design styles through the site; the more traditional house styles being on the western side of the development (closest to Fordham Road and Staples Lane) with the more contemporary dwellings being located around the proposed public open space on the north-eastern side of the development.
- 7.9 In regards to materials the developer is proposing four different bricks ranging from buff to red and three roof materials (slate grey, slate blue and a red pantile). The proposed range of bricks and roof treatment should provide visual interest and positively contribute to the development. Several dwellings have stone gable features, which adds to the design quality of the development. It is considered a negative that real timber is not being used on feature buildings, such as plots 43 and 65-73), but this in itself is not reason for refusal.
- 7.10 Condition 26 of the outline consent controls details of the public open space (including the LEAP) and the developer is still required to comply with this condition. While the developer has asked for soft landscaping to be dealt with by a condition the indicative plans demonstrate that a suitable landscaping scheme can be achieved, though there remains a few concerns over where the largest trees will be located. The developer is advised that they should discuss the soft landscaping with the case officer and Senior Tree Officer before formally submitting the discharge of condition.
- 7.11 It is considered that the proposal will be of a suitable design quality if the above conditions are duly added and would be in accordance with Policy ENV2 of the Local Plan and the Design Guide SPD.
- 7.12 Residential Amenity
- 7.13 The developer has moved the proposed dwellings away from 43 and 47c Fordham Road in order to minimise potential overbearing. The distance between plot 87 and 43 Fordham Road is 18 metres and between plot 82 and 47c Fordham Road is 15 metres. It is usually considered that window to two storey blank/side wall should be 10-12 metres away. The proposed development is no longer considered to have any detrimental impact upon the properties of Fordham Road.
- 7.14 The developer has shown on their indicative landscape plans that additional trees of medium height will be planted along the rear of plots 11 – 24, which was suggested at the outline stage in order to reduce the perceived loss of privacy to the residents of Staples Lane.
- 7.15 The distance/layout of the proposal will prevent any detrimental harm to the residential amenity of properties along Brook Street and Walnut Court.
- 7.16 Without the dwellings built on the adjacent development being plotted there is some uncertainty to the impact from plots 77 – 82 onto these adjacent residents. However, between the dwellings of plots 77-82 and the shared boundary there is a

distance of 10 – 12 metres; for this reason it is considered that the residents of the Hopkins development will not be detrimentally affected.

- 7.17 The layout of the proposal is not considered to result in any proposed dwelling have a low level of residential amenity, caused by low levels of privacy or undue overbearing.
- 7.18 The size of the plots is considered to provide a reasonable level of outdoor private amenity space that complies with the principles set within the Design Guide SPD.
- 7.19 Contaminated land is covered by conditions 5, 6 and 7 in the outline consent and the developer is still required to comply with these.
- 7.20 The phasing of the development, noise/dust management and construction hours are controlled by conditions 22 – 24 on the outline consent.
- 7.21 The proposal is not considered to cause any detrimental impact upon residential amenity in accordance with Policy ENV2 of the Local Plan and Design Guide SPD.
- 7.22 Highways
- 7.23 The entrance into the site from Fordham Road was defined by the outline consent (drawing number E991/03 Rev C) that required a road width of 5 metres with 1.8 metre footpaths on either side. The proposed reserved matters complies with this access onto Fordham Road.
- 7.24 The developer is showing a road and footpath connection (adjacent to the large public open space) to the adjacent Hopkins development highway. This should allow the two developments to connect and for traffic movements to between the two residential developments. The proposal, therefore, is considered to comply with the outline condition 3a.
- 7.25 The developer has sought to overcome the concerns raised by the Local Highways Authority by reducing the length of shared surface and increasing the width of the road to allow for better inter visibility splays at the rear of 47 Fordham Road. The Local Highways Authority following this amendment has removed its objection.
- 7.26 In addition the developer has increased the amount of public footpaths in order to better safely connect the proposed public open space to the dwellings.
- 7.27 Conditions 16 (builders compound), 17 (traffic construction route), 22 (phasing of construction) and 24 (noise/dust management) on the outline consent already control how construction work shall be carried out. It is considered that the requested condition by the Local Highways Authority relating to construction is not required as it is already covered within the outline permission. A condition can be added to ensure that private water does not drain onto the adopted public highway.
- 7.28 The design of the car parking follows the principle of seeking to place the car parking as close as possible to the relevant dwelling in order to encourage allocated parking to be used. The majority of the dwellings have access to two parking spaces, though single bed properties only having one allocated space and

larger properties having access to at least three parking spaces. The parking provision is considered to comply the principles set out in Policy COM8.

- 7.29 Condition 13 (Travel Plan) and Condition 14 (Bus Stop) on the outline consent are conditions that require compliance prior to first occupation and therefore are not under consideration at this stage.
- 7.30 Sustainable Construction
- 7.31 The developer has submitted details in order to comply with Condition 9 on the outline consent and is going to add heat recovery systems to the showers. This will mean that waste hot water is used to reheat cold water and therefore reduce the amount of electricity/gas required for each house. A condition should be added to this consent to ensure that the developer complies with this detail to meet the requirements of Policy ENV4.
- 7.32 The affordable housing is also required to be designed to meet Level 4 of Code for Sustainable Homes, which should ensure that these dwellings meet a suitable level of sustainability. While this is no longer a planning requirement it is required by the S106 Agreement.
- 7.33 Ecology
- 7.34 Condition 21 requires the developer to incorporate the recommendations included within Phase 1 Habitat and Protection Species Survey and Bat Inspection Report dated 8 August 2011. This requires the developer to plant fruit trees, plant and protect native tree, provide 21 bird boxes and ten bat boxes. The proposal does not raise any concerns in regards to biodiversity that are not already covered by the outline consent.
- 7.35 Flood Risk and Drainage
- 7.36 Condition 19 on the outline consent requires a surface water drainage scheme to be submitted and agreed prior to commencement of development. The developer has submitted details to show that the surface water will drain into the public open spaces, that driveways will be created out of permeable paving to allow water to drain and that each house will have a water butt. Consultation responses are still required, specifically from the Lead Local Water Authority, and to ensure that the public open space remains usable for the vast majority of the time. Members will be updated on these matters at Planning Committee.
- 7.37 The developer has shown space for a pump station but will still need to comply with Condition 20 on the outline consent that requires full details of how foul water will be managed.
- 7.38 Other Material Matters
- 7.39 The developer has submitted an archaeological investigation scheme in order to discharge condition 8 on the outline consent. With the scheme of investigation agreed it is now possible to approve the reserved matters application. The

developer is still required to undertake the works specified under the scheme of investigation in order to fully discharge condition 8.

- 7.40 The developer has no planning requirement to provide bin collection points adjacent to the public highway, though the vast majority of them are. RECAP Guidance (covered by Policy ENV2) allows developers to provide bin store/collection points away from public highway and for refuse teams to collect the waste/recycling on private land. There are no dwellings within this proposal that are considered not to comply with RECAP.
- 7.41 Planning Balance
- 7.42 The proposed development is considered on balance to be acceptable as it will deliver a suitable quality development and provides much needed housing within the local area.
- 8.0 **APPENDICES**
- 8.1 Appendix 1 – List of suggested conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
15/01254/RMM	Andrew Phillips Room No. 011 The Grange	Andrew Phillips Senior Planning Officer
11/00995/OUM	Ely	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 - 15/01254/RMM Conditions

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

Plan Reference	Version No	Date Received
SOFR-014-6	Plot 79	14th March 2016
SOFR-014-7	Plot 80	14th March 2016
SOFR-014-8	Plot 63	14th March 2016
SOFR-015-2 REV C	Plot 4	14th March 2016
SOFR-015-3 REV B	Plot 4	14th March 2016
SOFR-015-4 REV C	Plot 1	14th March 2016
SOFR-015-5 REV A	Plots 35 and 38	14th March 2016
SOFR-016-1 REV A	Plot 78	14th March 2016
SOFR-017-5 REV C	Plot 44	14th March 2016
SOFR-018-1 REV B	plots 31 and 82	14th March 2016
SOFR-018-2 REV B	Plot 32	14th March 2016
SOFR-018-3	Plot 81	14th March 2016
SOFR-019 REV B	Plot 43	14th March 2016
SOFR-020-1 A	Plots 65-73	14th March 2016
SOFR-020-2 REV A	Plots 65-73	14th March 2016
SOFR-020-3 REV A	Plots 65-73	14th March 2016
SOFR-020-4 REV A	Plots 65-73	14th March 2016
SOFR-020-5 REV A	Plots 65-73	14th March 2016
SOFR-020-1 REV B	Plots 11, 23 and 25	14th March 2016
SOFR--20-2 REV B	Plots 9,12 and 24	14th March 2016
SOFR-022-1 REV A	Plots 49 and 61	14th March 2016
SOFR-022-2 REV A	Plot 60	14th March 2016
SOFR-022-3 REV A	Plot 20	14th March 2016
SOFR-022-4 REV B	Plots 21 and 22	14th March 2016
SOFR-022-5 REV C	Plot 10	14th March 2016
SOFR-022-6 REV C	Plot 26	14th March 2016
SOFR-022-7 REV A	Plot 8	14th March 2016
SOFR-023 REV B	Plot 50	14th March 2016
SOFR-023-2	Plot 62	14th March 2016
SOFR-024-1 REV D	Plots 51-59	14th March 2016
SOFR-024-2 REV C	Plots 51-59	14th March 2016
SOFR-024-3 REV B	Plots 51-59	14th March 2016
SOFR-024-4 REV C	Plots 51-59	14th March 2016
SOFR-024-5 REV C	Plots 51-59	14th March 2016
SOFR-026-3		14th March 2016
SOFR-025-1 REV A		14th March 2016
SOFR-025-2		14th March 2016
SOFR-026-1		14th March 2016
SOFR-026-2		14th March 2016
SOFR-028-1	Plot 2	14th March 2016
SOFR-028-2	Plot 3	14th March 2016
SOFR-029		14th March 2016
ABORICULTURAL IMPACT ASSESSMENT		11th March 2016
JBA 15/195 TP01		11th March 2016

S3655/1		11th May 2016
SOFR-DS	A	11th March 2016
SOFR-503		11th March 2016
SOFR-30	A	11th March 2016
10% REDUCTION IN ONSITE ENERGY		B - Plots 1 to 87
2016		11th March
'SUDS'		11th March 2016
OIL INTERCEPTING CHAMBER		11th March 2016
SOFR-015-6	B - Plots 77 & 83	14th March 2016
SOFR-017-3-REV C	Plots 33,39,45 &47	14th March 2016
SOFR-017-4-REV D	Plots 34,40,46&48	14th March 2016
SOFR-011-REV A	Plots 5,84&86	14th March 2016
SOFR-011-2-REV C	Plots 6,7,85&87	14th March 2016
SOFR-011-3-REV A	Plot 14	14th March 2016
SOFR-011-4-REV A	Plot 15	14th March 2016
SOFR-011-5	Plot 36	14th March 2016
SOFR-011-6	Plot 37	14th March 2016
SOFR-013-1-REV B	Plots 41,74&75	14th March 2016
SOFR-013-2-REV B	Plots 42&76	14th March 2016
SOFR-014-1-REV A	Plots 16,18,27&29	14th March 2016
SOFR-014-2-REV A	Plots 17,19,28&30	14th March 2016
SOFR-014-4-REV C	Plot 64	14th March 2016
SOFR-014-5	Plot 13	14th March 2016
SOFR-LOC		
DESIGN&ACCESS STATEMENT		14th March 2016
SOFR-001	G	11th March 2016
SOFR-002	D	11th March 2016
SOFR-003	D	11th March 2016
SOFR-004	D	11th March 2016
SOFR-005	E	11th March 2016
SOFR-006	D	11th March 2016
SOFR-007	C	11th March 2016
SOFR-008	D	11th March 2016
SOFR-031	A	14th March 2016
SOFR-009-1	D	14th March 2016
SOFR-009-1	D	14th March 2016
JBA 15/195	Rev E	11th March 2016

- 1 Reason: To define the scope and extent of this permission.
- 2 No development shall commence until a full schedule of all soft landscape (following principles outlined with drawing number JBA 15/195) works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that

originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 2 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. This is a pre-commencement condition as condition 1 of the outline consent required landscaping to be agreed prior to development commencing.
- 3 Development shall commence in accordance with Option 1 of '10% reduction in Onsite Energy by Renewable and/or Low Carbon Technology Revision B 10th March 2016' before each relevant dwelling unit is occupied.
- 3 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in Policy ENV 4 of the adopted Local Plan and condition 9 of the outline consent (11/00995/OUM).
- 4 The materials to be used in the construction of the external surfaces shall be as specified on drawing number SOFR-005 Rev E. All works shall be carried out in accordance with the approved details.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 5 Proposed driveways shall be constructed so that there falls and levels are such that no private water drains from the site drains across or onto an adopted highway.
- 5 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.