

MAIN CASE

Proposal: Outline application for up to 128 residential dwellings with all matters reserved apart from means for access.

Location: Land North Of Field End Witchford Cambridgeshire

Applicant: Gladman Developments Ltd

Agent: Savills (UK) Ltd

Reference No: 14/00248/OUM

Case Officer: Penny Mills

Parish: Witchford
Ward: Haddenham
Ward Councillor/s: Councillor Gareth Wilson
Councillor Ian Allen
Councillor Pauline Wilson

Date Received: 7 March 2014 Expiry Date:

[P58]**1.0 EXECUTIVE SUMMARY**

- 1.1 The application seeks outline planning permission for up to 128 residential dwellings on land to the north of Field End in Witchford. Approval is sought for access as part of this application, with all other matters (landscaping, appearance, scale and layout) reserved for subsequent consideration.
- 1.2 The site is located outside the settlement boundary for Witchford and the proposal is therefore a departure from planning policies contained within the East Cambridgeshire Core Strategy, which forms part of the Development Plan for the district.
- 1.3 The application has been called to the Planning Committee by the ward Councillor Pauline Wilson, County Councillor Bill Hunt and Councillor Charles Roberts.
- 1.4 The Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Core Strategy relating to the supply of housing should not be considered up-to-date. In light of this, applications for housing development, such as this one, should be considered in the context of the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF).
- 1.5 This application for up to 128 residential dwellings, would go some way to address the five year housing supply shortfall, which the Planning Inspector has advised amounts

to 320 dwellings. The benefit of this development is therefore the contribution it would make in terms of housing supply within the District as a whole as well as the economic benefits of construction and additional population to support local businesses, and the provision of affordable housing.

- 1.6 The key considerations in determining this application are therefore: whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development, as set out above, when assessed against the policies in the NPPF taken as a whole and against the policies within the Core Strategy which do not specifically relate to the supply of housing; or, whether any specific policies within the NPPF indicate that the development should be restricted.
- 1.7 In making the above assessment, the following material considerations are relevant:
- Settlement strategy and sustainable patterns of development;
 - Impacts on visual amenity and the character of the countryside and the setting of Witchford;
 - Impacts on ecology and biodiversity;
 - Flood risk and drainage issues;
 - Impacts on the historic environment;
 - Issues of highway safety and accessibility; and,
 - Impacts on residential amenity.
- 1.8 Witchford is close to Ely with good public transport and pedestrian and cycling links. There is also access to employment. Thus the location of the development is compatible with reducing out-commuting and the need to travel by car. This supports the emphasis on reducing carbon emissions and energy use which is a fundamental part of the environmental strand of sustainability in the NPPF. The benefits of the scheme are the contribution to meeting housing supply in the District as well as the economic benefits of construction and additional population to support local business and the provision of affordable housing. There would be no adverse impacts in terms of residential amenity, visual amenity or ecology and biodiversity that would significantly outweigh the benefits of the development. The issues relating to archaeology, foul water capacity, floodrisk and drainage can be addressed through the submission of additional information.
- 1.9 It is therefore recommended that the application be delegated to the Principal Development Control Manager for approval, subject to finalisation of the attached draft conditions and any additional conditions required following responses from consultees, the completion of a satisfactory S106 Agreement and submission of sufficient information in respect of archaeology and foul water capacity to address the concerns of County Archaeology and the Environment Agency.

2.0 THE APPLICATION

- 2.1 The application seeks outline planning permission for the erection of up to 128 residential units with all matters reserved apart from means of access. The means of access is proposed from an existing field gate access from Field End.

2.2 The Design and Access Statement submitted with the planning application outlines the development and mix of uses proposed. The application site extends to 5.1 hectares, of which 3.82 hectares are proposed for residential development and 128 dwellings at a density of 33 dwellings per hectare. The applicant has stated that the development would provide a mix of dwellings and house types, providing 30% affordable homes, 0.83 hectares are proposed for informal open space with an equipped play area of 0.06 hectares, a balancing pond extending to 0.06 hectares and a pedestrian access point and paths and cycle ways.

2.3 The application is supported by the following plans and documents:

- Location plan;
- Vehicular access plan;
- Indicative layout plan;
- Assessment of 5 year housing supply (Updated May 2014);
- Design and access statement;
- Planning statement;
- Socio-Economic Impact report;
- Affordable housing statement;
- Travel plan;
- Drainage strategy;
- Flood Risk Assessment and outline drainage strategy;
- Noise assessment;
- Statement of Community Involvement;
- Contamination preliminary risk assessment;
- Landscape and visual impact assessment;
- Ecological assessment;
- Archaeological desk-based assessment;
- Air quality screening report;
- Arboricultural assessment;
- Utilities and infrastructure report;
- Sustainability assessment.

3.0 THE APPLICANT'S CASE

3.1 The Applicant's case is set out in the Design and Access Statement and the Planning Statement, which 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/>.

3.2 Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, on the application file.

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site comprises undeveloped farmland to the north of Field End and to the west of Common Road. The land is a mix of Grade 2 and 3 agricultural land. The site is bordered to the north by the A142 and by a modern housing estate to the south on Field End, the gardens of the dwellings face towards the site. To the east of the site is the Greenham Business Park and a Depot (containing employment uses) and further

agricultural land to the west. The site is located in the countryside and is bordered by a line of trees and hedges at a height of 3m. There are a number of field accesses into the site, including 2 accesses from Field End.

- 4.2 The site is relatively flat and is located on the northern edge of Witchford, on land outside of the settlement boundary. The site area extends to 5.1 hectares and has a deep ditch running close to its south eastern corner, a earth bund 4m in height is located along the boundary with the business park. The western-most field was ploughed at the time of the case officer's site visit.

5.0 **PLANNING HISTORY**

- 5.1 None relevant

6.0 **REPLIES TO CONSULTATIONS**

- 6.1 **Neighbours** - At the time of writing this report, 30 people had commented on the application. Of these, 21 explicitly expressed that they objected to the proposal. One representation was received in support of the proposal. The following relevant points were raised in the consultation responses (full copies of the responses can be found on the application file or through public access using the following link:
<http://pa.eastcambs.gov.uk/online-applications/>

Highways Issues

- Construction traffic through the village and onto the junction with the A142;
- Increase in traffic at the junction of Common Road with the A142;
- General increase in traffic and number of people;
- Increased hazard to children and pets;
- Impact on road safety and unsafe access
- Development is proposed off a road with traffic calming in place;
- Section 106 required for highway improvements;
- Cycle paths should be designed that give priority to cyclists crossing at side roads;

Sustainability

- We should be reducing vehicular traffic, discourage use of cars and increase use of sustainable travel modes;
- It is better to use infill sites within the village;
- Not an allocated site in the village vision;
- This is not sustainable development;

Housing Scale/Mix/Type

- Scale of development is questioned;
- This village doesn't require any smaller or housing association properties;
- It should only be considered for affordable housing;
- Is there a need for so much affordable housing;
- An ECDC representative has said that the planned housing targets for Witchford are only 60 homes until 2025- will this development over provide;

- Are the thresholds for affordable housing provision still applicable on sites located in the countryside;

Infrastructure

- The development is not in the best interests of Witchford and its population;
- The schools are at capacity;
- Impact on local services, this could be of benefit and to their detriment;
- Insufficient play space within the village;
- Lack of existing facilities within the village;
- Will it result in need for additional community facilities;
- Only benefit is the proposed play area;
- Better connectivity between the proposed and existing open spaces should be made;

Ecology / Biodiversity

- Demolition of hedgerows and loss of wildlife habitat;
- The hedge along Field End should be retained;

Policy

- Will this result in the settlement boundary being altered;
- How will the affordable housing be monitored and will provision be made for local people;

Residential Amenity

- Overlooking and loss of privacy;
- Loss of view;
- Noise from the A142;
- Noise, disruption and mess during construction;
- The noise issues are too great to be overcome by mitigation;

Visual Amenity

- Potential for cramped development;
- It will excessively enlarge the village;
- Impact on character of the village;

Inaccuracies/insufficiencies

- The traffic statement is flawed;
- The noise assessment is not truly representative of local conditions;

Flood Risk/Drainage

- How will run-off be dealt with;
- Existing issue with groundwater;
- Impact on drainage;
- SUDS proposals are too dismissive of use of swales and above ground storage- thereby allowing biodiversity opportunities.

Other matters

- Purely speculative development;

- The settlement boundary is there for a reason;
- Increase in crime and anti-social behaviour;
- Motives of the applicant are questioned;

6.2 **Ely Cycle Campaign-** We would expect to see separate cycleways, not shared use paths on the final plans, these should have a minimum width of 2.1m and provide direct routes into Witchford and its local facilities. We would expect to see the provision of cycleways along Field End and Common Road. Junction improvements required where Common Road meets the A142 and monies should go towards the provision of a roundabout.

6.3 **Sport England-** No comments.

6.4 **Councillor Bill Hunt-** This development is clearly outside the village development line and should automatically be refused. It would create an unsustainable load on local infrastructure and local facilities including schools and roads.

6.5 **Witchford Parish Council-** Object to the proposed development on the following grounds:

- Outside the village development envelope;
- Remain supportive of housing development within the village envelope and for affordable housing/mixed on exception sites outside the settlement boundary.

6.6 **Anglian Water-** There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. The foul drainage from this development is in the catchment of Witchford Sewage Treatment Works that at present has available capacity for these flows. Development will lead to an unacceptable risk of flooding downstream and mitigation as outlined in the Developer Impact Assessment will be required. Recommend a condition in respect of the submission of a foul water strategy.

6.7 **Environment Agency-** Advise that a final decision on the application is deferred until:

- The status of the allocated site has been established;
- Evidence has been provided to demonstrate that there is sufficient capacity to accommodate the proposed development in Witchford and any additional windfall sites;
- Evidence has been provided to demonstrate that the increased sewage discharge from Witchford WRC can be achieved within the limits of conventionally applied technology and will not lead to a breach of WFD objectives;
- It has been established whether phasing controls will be necessary.

The Environment Agency have confirmed to the Planning Officer that this is not a principle objection and they are comfortable with the issues being resolved following the decision of the Planning Committee as set out in the recommendation of this report.

6.8 **CCC Archaeology-** Recommend that further archaeological evaluation to be commissioned and undertaken prior to any planning determination.

- 6.9 **ECDC Access Group-** We look forward to viewing plans when full application is made.
- 6.10 **Police Architectural Liaison Officer-** There has been one recorded crime and no record of anti-social behaviour in this area over the past 12 months. The indicative layout is welcomed, it includes active frontages, defensible space, back to back properties, overlooking of public space and lack of rear parking areas. I would fully support the applicant should they submit a Secure by Design application. No objection and no further comments to make.
- 6.11 **Environmental Health (Noise)-** I agree that once the layout of the reserved matters is submitted further details in respect of noise and mitigation will be required. To ensure future residents of the proposed development are sufficiently protected against road noise, further mitigation is likely to be required. Recommend conditions in respect of a noise assessment, construction management plan and construction times.
- 6.12 **Councillor Pauline Wilson-** These houses are outside of the village envelope and should be refused. Witchford has limited local facilities, some of which are near capacity. The exit onto Common Road and towards the junction with the A142 is extremely busy and cannot cope with additional traffic. Villages can cope with a few additional houses but not with the amount being proposed.
- 6.13 **Environmental Health (Contaminated Land)-** I agree with the findings of the air quality assessment and don't consider it necessary to undertake further work. I agree with the findings of the risk assessment and note that further intrusive works are necessary to establish whether the site is suitable for its end use. Recommend conditions in respect of a contaminated land investigation to be undertaken.
- 6.14 **Littleport and Downham Internal Drainage Board-** This application is outside of the IDB Drainage District but in an area that could drain into it. If surface water is balanced on site and there is no increase in flows to the IDB's system, then no objection. There is an East Cambridgeshire Award ditch to the south of the site, this watercourse flows into the IDB's Catchwater system and there is no residual capacity. The Board would wish to make comments on the detailed design of the surface water drainage for the site.
- 6.15 **Cambridgeshire Fire and Rescue-** Adequate provision be made for fire hydrants, secured by way of planning condition or Section 106 agreement.
- 6.16 **Councillor Charles Roberts-** I agree with the comments made by Councillor Bill Hunt. The proposals very clearly conflict with our local plan and should be refused.
- 6.17 **CCC Highways-** Comments made in relation to the civil engineering aspects of the development. The increase in traffic would incrementally increase risk at the junction of Common Road with the A142, this increase is unlikely to be of a significant magnitude and is not considered to provide justification for objecting. The access to the site is acceptable as proposed, subject to conditions in relation to access specification, drainage measures to address surface water run-off, visibility splays and submission of a traffic management plan.

- 6.18 **CCC Transport Assessment Team-** Initial holding objection, which was removed following the submission of additional transport information.
- 6.19 **ECDC Waste Strategy-** Any private roads/lanes should be built to highway standards to allow waste vehicles to collect from the properties. The Council charges for the supply of wheeled bins, two bins per property are required.
- 6.20 **ECDC Forward Planning-** Initially commented in defence of the Council's five year housing supply (see discussion in Planning Comments). However, the Planning Inspector has subsequently confirmed that there is a shortfall of 320 dwellings.

7.0 THE PLANNING POLICY CONTEXT

7.1 East Cambridgeshire Core Strategy 2009

CS1	Spatial Strategy
CS2	Housing
CS6	Environment
CS7	Infrastructure
CS8	Access
H1	Housing Mix and Type
H2	Density
H3	Affordable housing
S4	Developer contribution
S6	Transport impact
S7	Parking provision
EN1	Landscape and settlement character
EN2	Design
EN3	Sustainable construction and energy efficiency
EN4	Renewable energy
EN5	Historic conservation
EN6	Biodiversity and geology
EN7	Flood risk
EN8	Pollution

7.2 East Cambridgeshire Local Plan Pre-submission version (February 2013)

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix
HOU 2	Housing density
HOU 3	Affordable housing provision
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 5	carbon offsetting
ENV 7	Biodiversity and geology

ENV 8	Flood risk
ENV 14	Sites of archaeological interest
COM 7	Transport impact
ENV 9	Pollution

7.3 Supplementary Planning Documents

Developer Contributions and Planning Obligations
Design Guide

8.0 **CENTRAL GOVERNMENT POLICY**

8.1 National Planning Policy Framework 2012

- 1 Building a strong, competitive economy
- 4 Promoting sustainable transport
- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 10 Meeting the challenge of climate change, flooding and coastal change
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

9.0 **PLANNING COMMENTS**

- 9.1 Section 38 (6) of the Planning and Compulsory Purchase Act requires that decisions on planning applications are made in accordance with the Development Plan, unless material considerations indicate otherwise. The statutory Development Plan for the District currently comprises the East Cambridgeshire Core Strategy, 2009 and the Cambridgeshire and Peterborough Minerals and Waste Plan 2012.
- 9.2 The proposed development is located outside the development envelope on unallocated land, and would therefore normally constitute a departure from both Core Strategy and draft Local Plan policies. However, the current Core Strategy 2009 is based on evidence now considered to be out of date. The emerging Local Plan is currently under Examination, and the Local Plan Inspector has recently issued an Interim Conclusions Report (appendix 1) stating that in his view there is a shortfall of 320 dwellings in the Council's five year housing land supply. He has advised that the Hearings for the Examination be deferred for two months to allow the Council to address this issue.
- 9.3 Therefore, whilst the Inspector is satisfied that a robust supply of housing land has been demonstrated for the Plan period as a whole (13,000 dwellings), and that the use of a 5% buffer in calculating housing supply is acceptable, the Council cannot demonstrate a robust five year housing supply at the present time, due to the shortfall highlighted above.
- 9.4 Members should note that whilst there is currently a lack of 5 year housing land supply, the Council is due to consider a series of proposed modifications to the Local Plan to address the issue, at the Full Council meeting on 4th September. It is therefore

anticipated that at some stage in the near future, the Council will be able to demonstrate a 5 year housing land supply.

- 9.5 Notwithstanding the ongoing work to address the housing land supply shortfall, at the present time, paragraph 49 of the NPPF applies, which states that relevant policies for the supply of housing should not be considered up-to-date, and housing applications, such as this one, should be considered in the context of the presumption in favour of sustainable development.
- 9.6 The presumption in favour of sustainable development is a key principle underpinning the NPPF. The sustainability or otherwise of a particular development proposal is therefore a key material consideration in determining planning applications, particularly in those cases where relevant housing policies are considered out-of-date, due to the absence of a five year housing supply.
- 9.7 Paragraph 7 of the NPPF defines sustainable development as having three dimensions: economic, social and environmental. These give rise to three key roles of the planning system:
- An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of these, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 9.8 In practice, the presumption in favour of sustainable development means that development proposals should be approved unless any adverse impacts would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole and against the policies within the Core Strategy which do not specifically relate to the supply of housing; or, whether any specific policies within the NPPF indicate that the development should be restricted.
- 9.9 The benefits of the development, against which any adverse impacts must be weighed, are: the contribution that it would make in terms of addressing the housing supply shortfall, within the District as a whole; the economic benefits of construction and additional population to support local businesses; and the provision of affordable housing to meet the needs of the district as a whole.
- 9.10 In making this assessment of impacts against benefits, the following material considerations are considered to be relevant:

Environmental Sustainability

- Settlement strategy and sustainable patterns of development
- Impacts on visual amenity and the character of the countryside and the setting of Witchford
- Impacts on ecology and biodiversity
- Impacts on the historic environment
- Flood risk and drainage issues

Social Sustainability

- Issues of highway safety and accessibility
- Impacts on residential amenity
- Provision of affordable housing to meet district-wide need

Economic Sustainability

- Impacts on existing infrastructure
- Economic benefits of construction industry jobs
- Increased population supporting local businesses

Settlement strategy and sustainable patterns of development

- 9.11 The importance of sustainable development emphasised in the NPPF is echoed in the policies of the Core Strategy and the draft Local Plan. One of the key ways in which sustainable development is achieved is through a clear settlement strategy and policies directing development to the most sustainable locations. These policies do not specifically relate to the supply of housing and as such are still a relevant consideration in determining this application.
- 9.12 Policy CS6 of the Core Strategy states that *“all new development should contribute to the delivery of sustainable development, by being designed and located to minimise carbon emissions and the use of non-renewable resources”* and policy CS8 makes it clear that reducing the need to travel by car involves *“ensuring development is located where it is most accessible and can help to increase the use of non-car modes.”*
- 9.13 In the emerging Local Plan, the locational strategy set out in policy GROWTH2 is designed to ensure that growth is sustainable, by focussing the majority of new development on the Market Towns of Ely, Soham and Littleport. These locations have a wide range of jobs, services and facilities and better transport infrastructure. Locating development in these locations can therefore help to reduce out-commuting, the need to travel, carbon emissions and energy use.
- 9.14 The site proposed in this application is on the edge of Witchford and therefore, it does not technically accord with the locational strategy set out above. However, Witchford is located approximately 1 mile from Ely and has good pedestrian and cycle links to the city as well as a regular bus service both to Ely and from there on to Cambridge.

- 9.15 As well as being close to the City of Ely, Witchford also benefits from significant employment sites, which are close to the settlement, namely: Lancaster Way Business Park; Greenham Park and Sedgeway Business Park.
- 9.16 In light of the close proximity of Witchford to Ely, the existing links between the two settlements in terms of both public transport and pedestrian/cycle links, and the amount of employment opportunities in the surrounding area, it is considered that the location for the proposed development would be compatible with the desire to help reduce out-commuting and the need to travel by car. This in turn supports the emphasis on reducing carbon emissions and energy use, which are a fundamental part of the environmental strand of sustainability enshrined within the NPPF.
- 9.17 Witchford is a relatively large village with a reasonable level of services, and it is anticipated that it will grow over the Plan period through infill sites within the village. The 'Village Vision' for Witchford set out in the draft Local Plan, is a neighbourhood plan-style document, which was developed in close collaboration with the Parish Council and the local community. The high level of local engagement and empowerment has enabled the Council to closely "reflect the needs and priorities" of the community, as advocated by the NPPF (paragraphs 1 and 17). This approach also accords with the Government's Localism agenda.
- 9.18 The responses from the Witchford Village Vision questionnaire indicated that a small majority (52.3%) thought that there should be no further housing growth on the edge of Witchford. The rest of those who responded in favour of some growth were primarily in favour of small-scale growth with only 5.8% supporting large scale housing, defined as more than 20 houses. These responses informed the Village Vision for Witchford and the lack of specific allocations in the draft Local Plan reflects the local feeling towards new housing development. However, in light of the five year housing supply shortfall, the policies relating to the supply of housing are not up-to-date and cannot be referred to in determining this application. Instead it is the policies within the NPPF as a whole, which must be considered.
- 9.19 Assessing the proposal against the policies contained within the NPPF as a whole, as required by the presumption in favour of sustainable development (NPPF paragraph 14), there would be no adverse impacts in terms of its location and the proximity to Ely and other employment opportunities to significantly and demonstrably outweigh the benefits of the development, in terms of helping to address the existing five year housing land supply shortage.
- 9.20 It should be noted that this presumption in favour of sustainable development allows little weight for the opinions expressed in the Village Vision Questionnaire, and certainly not sufficient weight to override the benefit of an increased five year housing land supply delivered in a relatively sustainable location.
- 9.21 Whilst Witchford is not identified as a focus for growth in the Core Strategy or the draft Local Plan it is close to and well-linked with Ely, one of the main centres of growth in the district. Furthermore, as Witchford has not had any specific allocations in the draft Local Plan, it is not possible to argue that there would be any particular cumulative impacts arising from the development.

Visual impact and impact on the countryside

- 9.22 The application site is located on the northern edge of Witchford on agricultural and between the A142 to the north and the existing residential development to the south. The site is adjacent to Greenham Park employment site and 'Greys of Ely to the east'. To the north, on the other side of the A142, is the Sedgefield Business Park. The site is relatively well-screened and does provide a green edge along this part of Witchford. However, given the presence of the A142 and the nearby business parks, the site does not form an important part of the rural setting of Witchford, nor does it play a particular role in terms of space between settlements.
- 9.23 An indicative layout design (illustrative masterplan) has been submitted with the planning application which shows the means of access from Field End positioned centrally along the southern boundary of the site. This indicative plan shows that the dwellings will typically be arranged facing towards the estate roads with their rear elevations and gardens facing towards Field End and the A142 (i.e. the northern and southern boundaries). Indicative heights of dwelling are stated as being between 2-2.5 storeys.
- 9.24 The application seeks to demonstrate that the development of the site will not result in any adverse visual impact on the character of the area. The open agricultural character of the land will inevitably be lost through the urbanising effects of the development. However the application has demonstrated that there will be opportunities to ensure the balance between providing homes and providing an attractive and green development of a high quality could be delivered through any reserved matters planning application.
- 9.25 A Landscape and Visual Impact Assessment has been submitted with the planning application. This assessment has been undertaken in accordance with Landscape and Visual Impact Assessment (or LVIA) guidance and considers the potential effects of the proposed development upon:
- Individual landscape feature and elements;
 - Landscape character;
 - Visual amenity and the people who view the landscape.
- 9.26 The landscape assessment takes account of 23 differing viewpoints, considered to be reflective of key viewpoints across, into and around the site. The assessment concludes that the site has a relatively small zone of visual influence, due to existing vegetation and built form. From the north (the A142) views are limited by existing vegetation and further screening is suggested as a means of screening the site. From the east the site is screened by a combination of mature trees and hedges along Common Road and by the buildings within the Greenham Business Park. From the south (Field End) mature trees and hedgerows filter views into the site, and views will primarily be available from upper floor windows in residential properties that line the southern boundary of the site. Further screening is also proposed in the form of open space along the south western and western boundaries of the site

9.27 The erection of up to 128 houses on the northern edge of Witchford will significantly increase the size of the settlement. However due to the existing topography, landscape features and pattern of existing development, the actual visual impact of this would be limited. On balance it is considered that any potential adverse effects could be either successfully 'designed out' at the reserved matters stage or successfully mitigated for through careful landscaping. As such the impacts on visual amenity would not significantly and demonstrably outweigh the benefits of the development as previously discussed.

Residential amenity

9.28 The level of residential amenity which would be enjoyed by both future occupiers of the development and occupiers of existing property close to the site are key planning considerations and fall within the social aspect of sustainability as set out in the NPPF.

9.29 The main issues to be considered in relation to residential amenity of neighbouring occupiers are the loss of light/overshadowing, light pollution, increased noise, vibration and disturbance and loss of privacy/overlooking.

9.30 Core Strategy policies EN2 and EN8 address the above issues, seeking to ensure light, air quality, noise and water pollution are minimised. These objectives are also reiterated in draft Local Plan policies ENV2 and ENV8. Two areas need to be considered in addressing this subject, the construction phase and the final operational phase of the development. The construction phase will be temporary and the impacts will change as the development progresses and the operational phase of the development will be permanent. As layout, appearance and scale are not being assessed at this stage, the reserved matters applications would need to ensure that the proposed development would create an acceptable level of amenity for future occupants as well as safeguarding the amenity of those that occupy existing properties which adjoin the site, through addressing issues relating to overshadowing and overlooking.

9.31 The area to the south of the site consists of modern housing built at a relatively high density. The submitted Design and Access Statement states that the proposed density for the application site would be 33 dwellings per hectare. It is considered that this would be acceptable both in terms of reflecting the existing pattern of development and in terms of ensuring sufficient garden/amenity space and separation distances to ensure an acceptable level of residential amenity for future occupiers of the development. It would also allow for sufficient space to ensure that the required separation distances to existing properties on Field End can be achieved.

9.32 The residents which are adjacent to the proposed development site are those located along Field End, Victoria Green, Granary End, Briars End and Elm Close. The Framework plan submitted with the planning application shows structural landscaping along the southern boundary and the provision of an open space in the south western corner. The structural landscaping, together with the provision of the public open space will provide some degree of screening and separation from existing properties without resulting in overshadowing or loss of privacy. The site boundary in the south eastern corner retreats a considerable amount from the point at where it meets Field

End, this is a distance of approximately 70m and would ensure sufficient safeguarding distance from properties along Field End, Granary End, Briars End and Elm Close.

- 9.33 Given the close proximity of the A142, a further issue for consideration is noise and the potential for loss of residential amenity to both existing and proposed occupiers of dwellings.
- 9.34 A noise report has been submitted with the planning application which concludes that to achieve the limit of 50dB_L in outdoor living areas (patios, gardens etc.), acoustic mitigation will be required for those areas nearest to, and with a direct line of sight to the A142. Mitigation/attenuation is proposed by way of locating gardens on the screened side of dwellings (i.e. not facing towards the A142) or through the installation of closed boarded fencing. Properties further into the site will be screened by the residential buildings proposed to the north and would therefore be likely to achieve the required acceptable daytime noise levels.
- 9.35 The Council's Environmental Health Officer is generally in agreement with the findings of the acoustic report, and they agree that the final layout of the scheme (to be considered at reserved matters stage) will help to determine noise levels and whether mitigation is required.
- 9.36 The Environmental Health Officer concludes that a more detailed noise assessment is required to identify the likely noise impacts, including from the commercial units on the adjacent site and to determine the exact nature of mitigation measures to be used, once the construction methods, locations and noise levels of equipment etc. are known. This could be secured by way of planning condition.
- 9.37 Environmental Health have recommended conditions in respect of working hours and noise levels, including restriction of plan noise, both during construction and during the operational phase. Additional conditions are recommended in respect of the submission of a construction management plan to deal with noise, dust, lighting and vibration during the construction phase, including timescales, together with a condition restricting construction and delivery times. It is considered that these recommended conditions would ensure that sufficient safeguards are in place to protect existing and proposed residential occupants, particularly during but not specifically limited to the construction period. The use of standard techniques such as housing layouts, the orientation of buildings and the associated open spaces at reserved matters stage could control the effects of road noise on the new dwellings within the site.
- 9.38 On balance it is considered that the proposed development would not result in any significant adverse impacts in terms of residential amenity which could not be either designed out at the reserved matters stage or mitigated through the use of conditions.

Highway safety and accessibility

- 9.39 The means of access is proposed from an existing field gate access located on the northern side of Field End. This will be delivered by way of a simple priority junction providing access to the wider highway network along Victoria Green and Common Road.

- 9.40 Whilst concerns have been raised regarding highway safety in neighbour representations, no objections have been received from CCC Highways in respect of the means of access, pedestrian or highway safety. The proposed vehicular access is considered to afford good visibility in both directions along Field End and is located sufficient distance (70m) from the traffic calming measures already in place along Field End so as to not result in the blocking or obstruction of these measures.
- 9.41 The Transport Assessment (TA) has been amended at the request of the Cambridgeshire County Council Transport Assessment Team and they have confirmed that the issues they raised previously have been adequately addressed. The County has therefore removed their holding objection subject to the use of their suggested planning conditions, which have been included at the end of the report under the recommendation.
- 9.42 In light of the position of the County Council Transport Assessment Review, the local planning authority must acknowledge that the proposal would be acceptable on highway safety grounds and that any potential adverse effects could be mitigated by the use of conditions. The proposal is therefore considered to comply with policy S6 and S7 of the East Cambridgeshire Core Strategy 2009 and to policies COM7 and COM8 of the draft Local Plan.

Flood risk and Drainage

- 9.43 The application site is not situated within a designated flood zone. However, a flood risk assessment is required in support of the development, due to its scale
- 9.44 A Flood risk and drainage strategy and foul drainage assessment have been submitted with the planning application, which states that the proposed development will connect to the public sewer, maintained by Anglian Water. The report concludes that Anglian Water has sufficient time following the grant of planning permission to fully assess the impact of development on its sewerage network and sewage treatment works to plan and implement any improvement works necessary prior to the connection of the development to the foul sewer.
- 9.45 Notwithstanding the lack of an objection from Anglian Water, the Environment Agency has commented on the drainage proposals and recommended deferral of the planning application, until such time that additional survey work is undertaken to demonstrate that there is sufficient capacity to accommodate the proposed development and to show that the increased in sewage discharge from Witchford Water Recycling Centre (WRC) can be achieved, and will not lead to a breach of Water Framework Directive objectives.
- 9.46 Having discussed this matter with the Environment Agency it is considered that this issue does not constitute an objection to the development in principle and as such, could be addressed through the submission of additional information prior to a decision being issued. Certainly, it is considered that sufficient information could be obtained to satisfy the Environment Agency and ensure that there would no adverse effects in terms of floodrisk, drainage and water quality.

- 9.47 Notwithstanding the above, it is considered that given the nature and location of the development is such that any potential impacts would be unlikely to significantly and demonstrably outweigh the benefits of the development.

Historic Environment

- 9.48 The application site is not within a Conservation Area and, due to the distances involved, no listed buildings within Witchford would be adversely affected as a result of the development.
- 9.49 Ely Cathedral is located approximately 3.2 miles to the North West. Given that there is a high density of new residential development on the south western and western edge of Ely and due to the topography of the Isle of Ely (with the Cathedral located in the centre of the settlement), the proposed residential development, with dwellings at a maximum height of 2.5 storeys is not considered to impact on the character, appearance or setting of Ely Cathedral, nor is it considered to conflict with long-distance views of Ely Cathedral.
- 9.50 An Archaeological desk-based assessment has been submitted with the planning application. This assessment concludes that there are no designated or non-designated heritage assets on the study site, the site has low potential for any archaeological evidence and therefore no archaeological mitigation appears necessary. However, the Historic Environment Team at the County Council have highlighted that the site could have archaeological potential and in this respect they have objected to the application on the basis that it provides insufficient archaeological information.
- 9.51 The applicant has been unable to carry out the necessary archaeological investigations to satisfy the County Historic Environment Team, due to the presence of crops on the application site. It is therefore recommended that, following Planning Committee, the necessary archaeological work is carried out alongside the completion of the S106, prior to a decision being issued. If the archaeological work brought to light new information which had a fundamental impact on the acceptability of the proposal in terms of its impact on the historic environment, then the application would be brought back to Planning Committee for Member's consideration.
- 9.52 Provided that archaeological work provides the evidence required by the county to ensure that there would be no significant adverse effect on the archaeological record, then again, there would be no adverse impact that would outweigh the benefits of the development.

Ecology/Biodiversity

- 9.53 Objectors have raised concerns over the loss of wildlife habitat and the potential adverse impact on protected species. Policies EN6 and ES6 of the Core Strategy and draft Local Plan respectively, seek to ensure that the impact on wildlife is minimised and that opportunities for biodiversity enhancement are taken. The site is not in close proximity to any designated sites and does not have any designations itself. Given the scale of the proposal and the undeveloped nature of the site, it is appropriate that the impacts on biodiversity and protected species are assessed in line with local and

national Planning Policy, and with regard to the Natural England Standing Advice on Protected Species. In this respect, an Ecological Assessment has been submitted with the application, which includes details of an extended phase 1 habitat survey.

- 9.54 The survey indicates the presence of priority habitat hedgerows. However, the majority of these would be retained, with new, native hedgerow planting to mitigate for any losses. Mitigation has also been recommended that would prevent unlikely but possible negative impacts on protected species including nesting birds, foraging bat, badgers and Great Crested Newts. With regards to the more general loss of habitat and impacts on biodiversity, the report suggests a number of possible biodiversity enhancements and it is considered that appropriate provisions for habitat creation and biodiversity features could be achieved on site.
- 9.55 In light of the information submitted, the local planning authority can be satisfied that there would be no adverse impact on protected species as a result of the development. Landscape features could be retained as part of the development and additional biodiversity features could be incorporated into the design, layout and landscaping. The application therefore satisfies the requirements of policy EN6 of the Core Strategy and with the guidance contained within the NPPF, which states that local planning authorities should aim to conserve and enhance biodiversity.

Other Material Matters

Impact on local services

- 9.56 Concerns have been raised, particularly in relation to the capacity of Witchford School, and the impact that these development would have. Education contributions are usually obtained through the Community Infrastructure Levy (CIL). However, in this case, as this is not an allocated site, the impact of this development would not have been considered when drawing up CIL. It is considered that it would be appropriate, in this case to seek a specific payment, through a S106 agreement, to address the impact that this particular development would have on education provision in Witchford. Indeed, the application has indicated that education would be one of the heads of terms of such an agreement.

Summary

- 9.57 The Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Core Strategy relating to the supply of housing should not be considered up-to-date. In light of this, applications for housing development, such as this one, should be considered in the context of the presumption in favour of sustainable development as set out in the National Planning Policy Framework (NPPF).
- 9.58 The key considerations in determining this application are therefore: whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole and against the policies within the Core Strategy which do not specifically relate to the supply of housing; or, whether any specific policies within the NPPF indicate that the development should be restricted.

- 9.59 In light of the close proximity of Witchford to Ely, the existing links between the two settlements in terms of both public transport and pedestrian/cycle links, and the amount of employment opportunities in the surrounding area, it is considered that the location for the proposed development would be compatible with the desire to help reduce out-commuting and the need to travel by car. This in turn supports the emphasis on reducing carbon emissions and energy use, which are a fundamental part of the environmental strand of sustainability enshrined within the NPPF.
- 9.60 The benefits of this development are the contribution it would make in terms of housing supply within the District as a whole as well as the economic benefits of construction and additional population to support local businesses, and the provision of affordable housing.
- 9.61 On balance it is considered that there would be no adverse impacts either in terms of the sustainability of the location, residential amenity, visual amenity or ecology and biodiversity that would significantly outweigh the benefits of the development.
- 9.62 It is considered that issues relating to archaeology, foul water capacity, floodrisk and drainage could be addressed through the submission of additional information.

10.0 RECOMMENDATION

10.1 It is therefore recommended that the application be delegated to the Principal Development Control Manager for approval, following the completion of a satisfactory S106 Agreement and submission of sufficient information in respect of archaeology and foul water capacity to address the concerns of County Archaeology and the Environment Agency, and subject to the finalisation of the following draft conditions and any additional conditions required following responses from consultees.

1 Approval of the details of the landscaping, appearance, scale and layout (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.

1 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

2 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.

2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

3 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 before any development takes place.

3 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 EN8 of the East Cambridgeshire Core Strategy 2009.

4 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 in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken 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.

4. 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 EN8 of the East Cambridgeshire Core Strategy 2009.

5. No trees shall be pruned or removed/felled and no shrubs or hedges shall be removed without the prior written approval of the Local Planning Authority.

5. Reason: To safeguard the character and appearance of the countryside, in accordance with policies CS1, EN1 and EN2 of the East Cambridgeshire Core Strategy 2009.

6. No development shall take place until a scheme for the replacement of trees has been submitted to and approved in writing by the Local Planning Authority. Planting shall take place in accordance with the approved details in the first planting season following completion of the development or in accordance with a programme of planting to be approved by the Local Planning Authority. If within a period of 5 years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of species, size and siting to be approved in writing by the Local Planning Authority prior to planting, shall be planted in the planting season

following failure or in accordance with a programme approved by the Local Planning Authority.

6. Reason: To assimilate the development into its surroundings, in accordance with policy EN1 of the East Cambridgeshire Core Strategy 2009.

7. Details of the energy and sustainability strategy for the site, including details of on-site renewable energy technology, energy efficiency measures and sustainable construction methods to be incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority at reserved matters stage. Such methods shall secure at least 10% of energy needed on site from decentralised and renewable or low-carbon sources. All development shall be carried out in full compliance with the agreed strategy.

7. Reason: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability, and to contribute effectively to tackling climate change, in accordance with Policy EN4 of the East Cambridgeshire Core Strategy 2009.

8. Prior to commencement of development details of
(a) a sustainable surface water system to accord with Policy EN7 of the Core Strategy; and
(b) details of how any other surface water discharged from the site shall be attenuated to greenfield run off rates
shall be submitted to the Local Planning Authority for consultation with the Internal Drainage Board and the Environment Agency. The agreed scheme shall thereafter be fully implemented.

8 Reason: To prevent flooding by ensuring the satisfactory storage/disposal of water from the site in accordance with Policy EN7 of the East Cambridgeshire Core Strategy 2009.

9 Notwithstanding the details shown on the illustrative masterplan plan, a detailed arboricultural assessment of the sustainability of the trees and hedges on the site shall be submitted to the Local Planning Authority at reserved matters stage to justify the removal of any trees or hedges. The scheme shall include mitigation measures and proposed new planting to encourage displaced biodiversity and provide new habitats, together with tree protection measures during construction for any trees to be retained.

9 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area in accordance with Policy EN6 of the East Cambridgeshire Core Strategy 2009.

10 Construction work on site and deliveries to the site shall only be carried out between the hours of 8.00 and 18.00 Mondays to Fridays and 8.00 to 13.00 on Saturdays and at no time on Sundays or Bank Holidays. No machinery or plant shall be operated outside of the above times.

10 Reason: To protect the reasonable residential amenities of adjacent occupiers in accordance with Policy EN2 of the East Cambridgeshire Core Strategy 2009.

11 No development shall take place until a scheme for the protection during construction of the trees and hedges on the site, in accordance with BS 5837:2005 - Trees in relation to construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

11 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009.

12. All applications for reserved matters approval of layout and appearance shall be accompanied by a noise assessment, undertaken by a competent person, specifying the predicted impact of noise from, and to, all aspects of the end use of the development, on noise sensitive properties. This shall include but not be limited to road traffic noise, and noise from the adjacent commercial units and shall detail mitigation measures to ensure noise levels at sensitive receivers are within appropriate limits. Mitigation measures for all aspects of noise from and to the site shall be agreed in writing with the local planning authority and implemented prior to the use of the development and adhered to thereafter.

12.Reason: To safeguard residential amenity in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

13. Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority, in consultation with the Local Highway Authority and Environmental Health regarding mitigation measures for noise, dust, lighting and vibration (piling activities) during the construction phase. These shall include, but not be limited to, aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases, unless otherwise agreed in writing with the Local Planning Authority .

13.Reason: To safeguard residential amenity in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

14. The dwelling mix for the development (both market and affordable) shall provide a mix of dwelling types and sizes that contribute to the housing needs of the locality at the time of submission of the Reserved Matters application. The mix of housing shall be fully justified by providing robust evidence related to the identified level of housing need of the locality. The

evidence base supplied to support the proposed mix shall be agreed with the Local Planning Authority.

14. Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy CS2 in the East Cambridgeshire Core Strategy (2009) and Policy HOU1 in the East Cambridgeshire Draft Local Plan (2013).

15. A minimum of 5% of residential dwellings that are provided on the site shall be developed as either 'Custom Build' or 'Self-Build' dwellings.

15. Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy CS2 in the East Cambridgeshire Core Strategy (2009) and Policy HOU1 in the East Cambridgeshire Draft Local Plan (2013).

16. A minimum of 20% of residential dwellings (Use Class C3) forming part of the development shall be designed to meet the following criteria from the Habinteg Lifetime Homes Standard:

- Walls in bathrooms and toilets should be capable of taking adaptations such as handrails; and
- Potential for the provision of a stair lift or a suitably identified space for a through-the-floor lift from the ground to the first floor, for example to a bedroom next to a bathroom. There must be a minimum of 900mm clear distance between the stair wall (on which the lift would normally be located) and the edge of the opposite handrail/balustrade. Unobstructed 'landings' are needed at top and bottom of the stairs.

16. Reason: To ensure that the development provides a satisfactory level of adaptable housing in accordance with Policy CS2 in the East Cambridgeshire Core Strategy (2009) and Policy HOU1 in the East Cambridgeshire Draft Local Plan (2013).

17. Prior to commencement of development full details of the new priority junction into the site as indicated on Drawing 4746/15/01 shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The submitted details shall include a programme of implementation for agreement with the Local Planning Authority, and the works shall thereafter be completed in accordance with the agreed details.

17. Reason: In the interests of highway safety in accordance with policies S6 of the East Cambridgeshire Core Strategy 2009 and to ensure the appropriate infrastructure is provided in a timely manner.

18. No development shall take place on any phase of development until full details have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the full internal road layout of the site.

18. Reason: In the interests of highway safety in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

19. No development shall take place on any phase of development until full details have been submitted to and approved in writing by the Local Planning Authority in consultation with the

Highway Authority to illustrate the parking and cycle parking provision, which shall as a minimum be in accordance with the Council's approved Parking Standards.

19.Reason: In the interests of highway safety in accordance with policy S7 of the East Cambridgeshire Core Strategy 2009.

20 The development shall not be occupied until a Residential Travel Plan has been submitted, approved and signed off by the Local Planning Authority in consultation with the Highway Authority.

20. Reason: To encourage the use of modes of transport other than the private car to ensure the sustainability of the scheme in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

21. Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved in writing by the Local Planning Authority in consultation with the Highway Authority.

21. In the interests of highway safety in accordance with policies S6 of the East Cambridgeshire Core Strategy 2009 and to ensure the appropriate infrastructure is provided in a timely manner.

22. The gradient of the vehicular access shall not exceed 1:12 for a minimum distance of 5.0m into the site as measured from the near edge of the highway carriageway.

22.In the interests of highway safety in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

23 Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

23 Reason: In the interests of highway safety, in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

24. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

- a) Enter, turn and leave the site in forward gear
- b) Park clear of the public highway

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

24. Reason: In the interests of satisfactory development and highway safety, in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

25. Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.

25 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.

26. No part of any structure shall overhang or encroach under or upon the public highway and no gate / door / ground floor window shall open outwards over the public highway.

26. Reason: In the interests of highway safety, in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

27. The proposed new highway boundary shall be marked out on site prior to commencement of construction of any part of the development fronting the highway.

27. Reason: To prevent any building being constructed within the proposed highway boundary in the interests of highway safety, in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

28. A metalled surface shall be provided for a minimum distance of 20m along the access road from its junction with the public highway. No works shall commence on site unless/until wheel washing facilities have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. The approved wheel washing facilities shall be provided and shall be available for use throughout the construction period.

28. Reason: To prevent mud and extraneous material being deposited on the highway in the interests of highway safety, in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

29. No works shall commence on site unless/until a route for all traffic associated with the construction of the development (or associated with the use of the site) has been provided and approved in writing by the Local Planning Authority in consultation with the Highway Authority together with proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic (or site traffic).

29. Reason: In the interests of maintaining highway efficiency and safety in accordance with policy S6 of the East Cambridgeshire Core Strategy 2009.

30 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

30 Reason: To prevent surface water discharging to the Highway, in accordance with policies EN2, EN7 and S6 of the East Cambridgeshire Core Strategy 2009.

31. No development shall commence until a foul water strategy has been submitted to and approved in writing by the local planning authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

31. Reason: To prevent environmental and amenity problems arising from flooding in accordance with policy EN7 in the East Cambridgeshire Core Spatial Strategy 2009.

32 The details for landscaping submitted at the reserved matters stage shall include the ecological enhancements set out in paragraph 5.12 of the submitted 'Ecological Appraisal', dated February 2014.

32. Reason: To ensure that sufficient biodiversity enhancements are secured in accordance with policy EN6 of the East Cambridgeshire District Core Strategy 2009.

33. All work on site shall be carried out in strict accordance with the mitigation measure details within the submitted 'Ecological Appraisal', dated February 2014.

33. Reason: To ensure that protected species are adequately mitigated for in accordance with policy EN6 of the East Cambridgeshire District Core Strategy 2009.

<u>Background Documents</u>	<u>Location(s)</u>	<u>Contact Officer(s)</u>
The application file	Penny Mills Room No. 011 The Grange Ely	Penny Mills Senior Planning Officer 01353 665555 scott.jackson@eastcambs.gov.uk

<http://pa.eastcambs.gov.uk/online-applications/>

East Cambridgeshire Local Plan – post-hearing work and proposed modifications

<http://www.eastcambs.gov.uk/sites/default/files/d%26t%20cttee%20report%20on%20post%20hearing%20work%2014apr14.pdf>

Core Strategy

<http://www.eastcambs.gov.uk/local-development-framework/adoption-core-strategy>

Draft Local Plan

<http://www.eastcambs.gov.uk/local-development-framework/east-cambridgeshire-local-plan>