

**MAIN CASE**

**Reference No:** 15/01175/OUM

**Proposal:** Redevelopment of land at Newmarket Road, Burwell to provide up to 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure

**Site Address:** Land At Newmarket Road Burwell

**Applicant:** Cambridgeshire County Council

**Case Officer:** Rebecca Saunt Planning Manager

**Parish:** Burwell

**Ward:** Burwell

Ward Councillor/s: Councillor David Brown  
Councillor Lavinia Edwards  
Councillor Michael Allan

**Date Received:** 2 October 2015      **Expiry Date:** 31 October 2017

[S79]

1.0 **RECOMMENDATION**

1.1 Members are requested to delegate APPROVAL of this application to the Planning Manager, following the completion of a S106 legal agreement and the following draft conditions (with any changes to the conditions delegated to the Planning Manager). The planning conditions can be read in full in the attached Appendix 1.

- 1 Approved plans
- 2 Time Limit - OUT/OUM
- 3 Time Limit - OUT/OUM/RMA/RMM
- 4 Development Framework Plan
- 5 Site-wide Phasing Plan
- 6 Hard and Soft Landscaping Details
- 7 Dwelling Mix
- 8 Self-build Dwellings
- 9 Market and Affordable Housing Distribution
- 10 Archaeology Work
- 11 Contamination Investigation
- 12 Unexpected Contamination
- 13 Fire Hydrants
- 14 Energy and Sustainability Strategy
- 15 Light Management Plan

- 16 Surface Water Drainage Scheme
- 17 Foul Water Strategy
- 18 Detailed Waste Management and Minimisation Plan
- 19 Construction Environmental Management Plan
- 20 Sports Hub Assessment
- 21 Use of Playing Fields
- 22 Management and Maintenance Plan for Sports Hub
- 23 Noise Levels Sports Hub
- 24 Construction Times
- 25 Piling
- 26 Mobile Based Plant
- 27 Biodiversity Improvements
- 28 Access, Cycleway and Footpath
- 29 3 Metre Footpath Provision
- 30 Right Turn Lane
- 31 Shared Footway/Cycleway to Ness Road
- 32 Bus Stop – North of Newmarket Road
- 33 Bust Stops – South of Newmarket Road
- 34 Travel Plan
- 35 Welcome Packs
- 36 Road Construction

1.2 The s106 will secure:

- Affordable housing with a review mechanism prior to phase 2
- Self build plots
- Library and lifelong learning contribution
- Provision of on-site play facilities and on-site open space
- Maintenance of POS/SuDS
- Bin provision
- Off site footpath and cycle links
- Provision of the sports hub

2.0 SUMMARY OF APPLICATION

- 2.1 The applicant seeks outline planning permission for up to 350 dwellings with associated open space, sports provision, access and infrastructure. The applicant is seeking access to be determined, with all other matters reserved. The proposed development will provide 333 dwellings made up of market and affordable and provision for 17 self build dwellings.
- 2.2 The proposal provides 6 hectares of open space and 3.8 hectares for a sports hub.
- 2.3 The application is supported by the following documents, which are available to view on Public Access:
- Site Plan
  - Development Framework Plan
  - Planning Statement
  - Design and Access Statement

- Landscape and Visual Strategy
- Transport Assessment
- Travel Plan
- Flood Risk Assessment and Drainage Strategy
- Surface Water Guidance Pro-forma
- Archaeological Evaluation Report
- Desk Based Archaeological Assessment
- Heritage Statement
- Phase 1 Habitats Survey
- Reptile Survey
- Breeding Bird Survey
- Phase 1 Contaminated Land Report
- Infiltration Report
- Services Appraisal
- Statement of Community Involvement

- 2.4 During the course of the application amended plans have been received which include an amended Development Framework Plan, Transport Addendums and a Highways Position Statement.
- 2.5 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.**
- 2.6 The application has been brought to Planning Committee as it exceeds the thresholds of residential development as set out in the Councils Constitution.

### 3.0 PLANNING HISTORY

3.1

14/00149/SCREEN	SCREENING OPINION Residential Development	26.02.2014
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The applicant was advised that it was considered that the development was not likely to have significant effects on the environment by virtue of its character, size and location. The proposed development would therefore not require an EIA.

### 4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application seeks outline consent, with access to be determined at this stage. Appearance, landscaping, layout and scale will be determined at reserved matter stage.
- 4.2 The application site comprises of 27.3 hectares of greenfield agricultural land and adjoins the existing built form of Burwell and wraps round the residential development of Felsham Chase to the west, further residential development to the north west and Melton Farm to the south west. Open countryside adjoins the site to the east and the north, with Newmarket Road defining the south west boundary of

the site. The site is divided by a vehicular farm track which runs from the north to the south of the site.

4.3 A high pressure gas main runs north to south along the eastern boundary of the site.

4.4 The site is allocated for residential development in the East Cambridgeshire Local Plan 2015.

## 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and are summarised below. The full responses are available on the Council's web site.

**Technical Officer Access** – We would welcome a community room, within the Sports Hall, for those who are not using the building for sport use, when detailed development is decided. A very good and thought out development which we welcome.

**Parish (1<sup>st</sup> consultation)** – Support the application subject to the concerns listed being addressed:

- Residents feel that there is potentially important archaeological artifacts on the site and a more detailed report should be commissioned.
- We have concerns regarding the increased volume of traffic not only from this development but also from outlying villages particularly Exning where there is a proposed new development on Burwell Road. We feel this increased traffic will significantly impact the junctions of Newmarket Road and Isaacson Road by the proposed development and Newmarket Road and The Causeway.
- Residents have expressed concerns that the development will have a higher than usual rented element.

**Parish (2<sup>nd</sup> consultation)** – Burwell Parish Council has noted and supports concern raised by residents about the effect that the development will have on the transport infrastructure in the village and along the routes used by residents. The Council asks that a relevant and up to date Transport Assessment is carried out. As a result, the necessary measures and transport infrastructure is put in place to address the following concerns:

- The proposed access allows for traffic to flow and future development in other areas of the village and neighbouring villages such as Exning are taken into account when assessing the likely quantity of traffic.
- Junction of Isaacson Road with the High Street is assessed along with the Reach Road junction with Swaffham Road into Isaacson Road.
- The junction of Newmarket Road with The Causeway is considered and that infrastructure is established to allow for a flow of traffic from all 4 directions.
- That a safe foot/cycle path around the former railway bridge on Newmarket Road is provided.
- The Council notes that there is a pedestrian and cycle access from the development to Ness Road, along with further access to Ness Road through Felsham Chase as in line with policy BUR1. The Council therefore asks the

safe crossing points are provided to ensure that those living in the new development and Felsham Chase are able to safely access village facilities.

- Issues such as the A142/A14 junction at Exning and current long tail backs for those accessing Cambridge need to be addressed to improve the flow of traffic.

Issues regarding the tenure of the property have been raised with the Council by residents. The Parish Council is aware that 40% of the development is likely to be affordable and asks that Burwell residents are given the first refusal. Concerns have been raised that many of the remaining properties will be for rental and will possibly in the long term have implications on the social impact of the development. Concerns raised about affordable housing being sold which would negate one of reasons Burwell favored development of 350 dwellings. Concerned could be sold off for a higher price and therefore ask the affordable housing remains affordable in perpetuity.

**Parish (3<sup>rd</sup> consultation)** - Burwell Parish Council objects to the removal of the roundabout to the changed entrance/exit junction to this development as no provision provided to safely enable traffic to turn right out of the site towards village facilities and Cambridge and danger of traffic not slowing down in sufficient time to allow traffic leaving the development at peak times. The Parish Council has concerns that the County Council Highways Department do not have up to date information regarding traffic in this area of the village, the information contained in 15/01175/OUM Traffic Assessment Plan is dated May 2014. The Parish has more up to date information which can be provided. The Parish Council is already aware of additional planning applications in this area which will also increase traffic. The Parish has received a number of letters of objection from residents which we support.

**Sport England** – The allocation for outdoor sport exceeds the policy requirement of 2.5 hectares for outdoor sport. By providing new pitches that will help to meet increased demand for sports facilities as a result of the residential development, the proposal would meet objective 3 of our Planning Policy Objectives, and therefore Sport England supports this application in principle. Sport England recommend that a ground conditions assessment is undertaken by a sports turf specialist/agronomist who can recommend a scheme for preparing the playing fields to the required specification. The recommended scheme should then be implemented. Detailed guidance on the issues that require consideration is set out in Sport England's guidance 'Natural Turf for Sport'. As this application is in outline form only, the pitch layouts are indicative only. Full details of proposed pitch layouts, including adequate safety run-offs, must be submitted with the reserved matters application. Sport England would recommend that the applicant provides draft pitch layouts prior to full submission in order that we can advise and consult with NGBs such as the FA, to ensure pitch provision best meets demand in the local area. The proposal will also need to provide changing facilities to meet Sport England standards contained within our published document 'Pavilions and Clubhouses'. A number of conditions are recommended.

**Cambridgeshire Fire and Rescue Service** – Should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be

made for fire hydrants, which may be by way of s106 agreement or a planning condition.

### **Strategic Planning - No Comments Received**

**Transport Assessment Team** (latest comments received after the roundabout had been removed) – The applicant has addressed all of the Highways Authority's concerns and has demonstrated that the proposed development will not generate a severe impact on the highways network, subject to a number of recommended conditions.

**Local Highways Authority** – No further objections subject to the recommended informatives and conditions being added to any permission the planning authority it minded to give.

### **CCC Growth & Development:**

**Libraries and Lifelong Learning** – Development is likely to provide for around 875 residents, who will be served by the modern library in the village. Given the significant pressure of the library as a result of this development the Council would need to provide an additional 84sq m of provision and request a contribution of £84,875 payable in full prior to occupation of 50% of the scheme.

**County Planning, Minerals and Waste Team** – No site specific designations or allocations which affect this land. Policy CS16 in the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) makes provision for new development to contribute to the provision of Household Recycling Centre's (HRC). Contributions will be consistent with the RECAP Waste Management Design Guide. Policy CS28 requires all applications to be accompanied by a RECAP Waste Management Guide Toolkit which will enable the County Council as Waste Disposal Authority to assess the individual and cumulative impact development will have on the HRC service, and to identify and contribution towards the service that may be required. Policy CS28 also requires that planning applications include a waste audit and strategy. It is noted that the development is Greenfield, therefore there will not be a large amount of demolition waste arising. However, the development is a strategic development and therefore needs to consider how the construction waste arising will be handled. In large developments such as this it may be appropriate for there to be a temporary waste recycling facility in place throughout the construction phase of the development. These matters can be covered by planning condition and in due course at the stage of the detailed planning application.

**Public Health** – The application and sit layout benefits from a good quantum of open and play space, and appears to have good connectivity through non-vehicular transport. Funding towards posts supporting the delivery of a vibrant community and mitigating impacts of public health/social services is required.

**Lead Local Flood Authority** – The development will only be acceptable if a planning condition is imposed requiring a detailed surface water drainage scheme based on the agreed surface water drainage documents. The applicant has demonstrated that surface water can be dealt with on site. It has been demonstrated within the FRA that infiltration is feasible. The applicant has proposed to use infiltration devices such as bio-retention areas, permeable surfacing, swales,

and rain gardens to treat and discharge surface water. It has been proposed that surface water will be attenuated in three different attenuation basins. The applicant has noted that the drainage features will be maintained by a maintenance company. The applicant will still be required to provide a detailed maintenance plan for all the drainage features on site to satisfy the recommended condition. The applicant should, as part of the surface water strategy, demonstrate that the requirements of any local surface water drainage planning policies have been met and the recommendations of the relevant Strategic Flood Risk Assessment and Cambridgeshire Surface Water Management Plan have been considered.

**Environment Agency** – The proposed development will be acceptable subject to the recommended condition for improvements and/or extensions to the existing sewerage system. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. Where soakaways are proposed percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level and must not be located in contaminated areas. Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Any infiltration Sustainable Drainage System (SuDS) greater than 2.0m below ground level is considered a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.

**Senior Trees Officer** – The access point for this application affects land adjacent to Newmarket Road and this has minimal impact upon trees in the area as this is primarily open farmland. It would be essential for a development of this size to clarify the landscape maintenance agreements at the earliest stage possible as the draft layout suggests a provision of public open space. This open space should provide adequate space for tree planting. The current layout suggests a high provision of trees within the highway. It should be understood from the start that highways planting generally needs to be of high specification to be successful and therefore costs need to be considered. It would also be essential to confirm the adoption of the trees by the highways authority at an early stage. In general it is critical to consider sufficient space is allocated to tree provision when the details of the site layout are produced.

**Conservation Officer** – The Heritage Statement is slightly out of date in that it refers to Steven's Mill being on the English Heritage at Risk Register. The mill received Lottery Funding and was restored back to working order last year and has been removed from the register. In terms of impacts on heritage assets, the heritage statement has identified 3 heritage assets that may be affected by the proposed development. It is agreed that the application site is located a significant distance from the Grade I St Mary's Church and Grade II\* Steven's Mill and the proposed development will not have an impact on the appearance or setting of these heritage assets. In terms of the Mill to the north of Melton's Farmhouse, this Grade II listed building is located within relatively close proximity to the application site. However, the development site retains an area of green space in the area closest to the mill which will provide a buffer and will limit the impact on its setting.

From the information provided, it would appear that the proposed development would have limited impact on the character, appearance or setting of the listed buildings. No details of the design have been submitted as part of this proposal, therefore no comments in relation to this aspect.

**Environmental Health** – Construction of the site has the potential to cause adverse impact on nearby residents with regard to lighting, dust noise and vibration. Community liaison is very important, as is the management of the development to ensure minimal impact on existing residents. It is important that the phases of the development and timescales are well publicised. Ness Court will require very careful consideration and further mitigation if necessary as it is possible some residents may not be able to go out to avoid or get away from the noise. This should be addressed within a Construction Environmental Management Plan (CEMP) and construction time and deliveries, alongside piling and site based mobile plant conditions.

The design of the proposal is beneficial and appears to have taken into consideration as 'Melton Farm Green' will act as a buffer between the adjacent farm and noise sensitive properties. However I would still advise the layout and orientation of the buildings in close proximity to this farm (section R5) need to be well considered, likewise of the properties in section R9 and R10 adjacent to the sports pitches. Recommend conditions for fixed plant noise for the sports facilities and lighting. Potential for noise impact from the car parking at the sports facility and fencing could be used to act as a barrier. Play parks should be considered to ensure shade and provision of dog waste bins. The applicant needs to ensure any play equipment installed has minimal impact from a noise perspective.

The Phase 1 Contaminated Land Desk Study prepared by Nott Group dated 14<sup>th</sup> September 2014 concludes that there is a low risk of contaminated land. To confirm the report recommends that a site investigation is undertaken. Agree with these findings and recommend that contaminated land conditions 1 and 4 are attached to any grant of permission.

**Housing Section** – In accordance with policy HOU3 of the Local Plan a minimum of 40% of the total number of dwellings to be provided will be required for affordable housing provision (140 dwellings). The precise mix in terms of tenure and house sizes of affordable housing will be determined by local circumstances. However, in accordance with the SPD the preferred housing tenure mix is 70% affordable or social rented housing and 30% intermediate tenure housing. Analysis of the Housing Register indicates a significant demand for housing in this area especially for one and two bedroom dwellings. In accordance with policy a proportion of dwellings should be provided that are suitable or easily adaptable for occupation by the elderly or people with disabilities.

**Community & Leisure Services** - No Comments Received

**Waste Strategy (ECDC)** – The Planning Statement provided states in section 4.22 'Details of bin storage and refuse collection will be provided at the Reserved Matter stage. The refuse strategy will comply with the relevant policies in the development plan and supplementary planning guidance. Further details on refuse collection can be found in the Transport Statement.' Unfortunately there does not appear to be a



Transport Statement listed anywhere in this application. Given the contiguous nature of waste collections and local residents' cars and property the waste team would be grateful if the applicant would provide further details of suggested collection points, turning circles, etc as early as possible to avoid any issues at the reserved stage, either through the Transport Statement or possibly through the completion of the RECAP Waste Management Design Guide. Please note that each property requires two bins and East Cambs will not enter private property to collect waste or recycling, therefore it will be the responsibility of the owners/residents to take any sack/bins to the public highway boundary.

**Anglian Water Services Ltd** – No assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. The water drainage from this development is in the catchment of Burwell Water Recycling Centre that will have available capacity for these flows. Development will lead to an unacceptable risk of flooding downstream. However a development impact assessment has been prepared in consultation with Anglian Water to determine a feasible mitigation solution. A condition is requested for compliance with the agreed drainage strategy. From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

**Cambridgeshire County Council Education** - This development is expected to require 105 places for pre-school provision, up to 123 spaces for primary school provision and up to 88 places for secondary school provision and contributions in accordance with these figures are sought.

**HSE (Internal to Case Officer)** – HSE do not advise against, on safety grounds, against the granting of planning permission in this case.

**Ward Councillors** - No Comments Received

**The Ely Group of Internal Drainage Board** - No Comments Received

**Cambridgeshire Archaeology** – An archaeological evaluation at the site was undertaken in 2014 with the objective of discovering whether or not nationally important remains might be present in the area that would likely affect any master plan for the development. None were present. However, significant remains and special deposits relating to prehistoric occupation were found in a number of evaluation trenches, dating between 1000 and 700 BC. The quantity of postholes of buildings, and their survival in this very plough scarred landscape, distinguishes the site from others of this period as the nature of later prehistoric settlement evidence and the character subsistence farming in this period will be gained through its investigation. Although separated from what may be a principal settlement core, at least as far as could be seen in the trench based work, the presence of a double cremation (cremated adult and juvenile remains occurring together in the same vessel) is a most typical later Bronze Age mortuary practice that is likely to incite much interest among scholars of the period. Whether these burials occurred in a funerary monument (e.g. a mounded or un-mounded barrow) or in an unenclosed

cemetery area, at least not one for which ditches were used to enclose the burial space, remains to be tested. However, the use of the barrow monuments in this late prehistoric period is not common. The prehistoric landscape is a significant new discovery for Burwell and East Cambridgeshire generally, and the conservation of its archaeological significance should be an element of any planning consent. This will be an important reference site for regional studies and research agendas dealing with Bronze Age prehistoric settlement. Consequently, a scheme of appropriate mitigation works will ensure its preservation by record, as avoidance strategies would not be a practical solution at this site, since the archaeology extends over a wide area. We advise that a scheme of archaeological excavation, analysis, reporting and dissemination of evidence, such as through academic or popular outlets, exhibition/display and public engagement, would be acceptable mitigation and should be secured by condition.

**Sustrans** – Major development, huge in proportion to the size of Burwell and in the absence of significant growth in employment this will generate a lot of out-commuting traffic, almost all of which, because of the current limited public transport offer, and lack of safe cycling to Cambridge and Newmarket will be by car. Essential that a sufficient CIL/s106 contribution be made to greatly improve cycling conditions along the entire routes to Newmarket and Cambridge as well as improving cycling conditions in Burwell. It is essential that the development provides funding for a cycle/pedestrian path alongside the B1103 all the way to the existing Exning-Newmarket cycle route, including a bypass using private land alongside the former railway bridge and this should be completed prior to first occupation.

**National Grid** - No Comments Received

**NHS England** - No Comments Received

5.2 Neighbours – 396 neighbouring properties were notified, site notices posted and advert placed in the Cambridge Evening News. 61 responses received which are summarised below. Full copies of the responses are available on the Council's website.

Principle

- Village needs more affordable housing;
- Understand the need for residential development;
- Not against modest development but size of development disproportionately large compared to village;
- Sports facility is welcomed and long overdue – should be delivered in early phases;
- 100 dwellings is a more realistic number;
- Loss of farmland – should look elsewhere at brownfield and empty homes;
- Concerns affordable housing provision will be under the 40% required;
- Contrary to policy – homes being built in excess of what's needed as already 75+ approved on Reach Road and 50+ on infill sites since Masterplan;
- Affordable homes available within short drive of Burwell – no one has the right to demand cheap houses

### Archaeology

- Bronze Age Settlement is one of the biggest finds of this kind anywhere in the country;

### Infrastructure

- Where is the infrastructure for this development?
- Where will the additional jobs be?
- School is already at capacity, school in village, secondary and sixth form collages;
- Doctors surgery already busy;
- Bus service unreliable and infrequent;
- Nothing for teenagers to do – may not all want to kick a ball around;
- Land would cease to exist as a working farm and loss of agricultural jobs;
- Proposed sports hub is a mile from village centre and 2 miles from residents – will not be useful to residents;
- Village green is meaningless without other facilities;
- Could provide job opportunities such as a café or shop adjacent to green;
- Best use to combine sports hub and make a multi use recreation area like Isleham;
- Parish don't need another changing room to maintain if it does not earn its keep;
- Have health and education been consulted?
- Will the doctors be extended? Another nursery? Dentist?

### Highways

- Cumulative impact with other development;
- Already traffic issues;
- Isaacson Road will become a rat run;
- If accident on the A14 cars already diverted through village;
- Road links not good enough;
- Sports hub will encourage dangerous parking as parking proposed not sufficient;
- Concerned roundabout will result in our driveway being blocked as traffic queues for the roundabout;
- Other developments proposed which will impact on highways;
- No provision for cyclists and pedestrians to safely cross the roundabout;
- Does not address improved access to Cambridge via Quy, re-modeling of the A142 junction at Exning;
- Traffic review is not satisfactory;
- Pavement on Newmarket Road is not a bike path but should be if this goes ahead;
- Residents of Exning at west of village park on the street and block causing serious hazard for road users
- Question need for permeability and links into Felsham Chase – made clear during consultation residents did not want them – do not provide a route to the village centre;
- Links will increase safety risks to children crossing Ness Road for school;
- No pedestrian crossing on Ness Road;
- One road in and out of development is insufficient;

- Already existing issues at road junctions within Burwell;
- Adequate safe pedestrian and cycle links required;
- 4 accidents on Newmarket Road in a year – road needs to be made safer for those who live near the anti-camber bend on Newmarket Road;
- Figures come from 2011 data and have not included 10% annual increase as suggested in report by RAC;
- Report states on average 1.4 cars per dwelling – actual figure should have been based on rural car ownership;
- Average 2.1 cars per household so additional 735 cars;
- Report does not take into account other dwellings which are being built in Exning and will use the same road;
- A roundabout will create a bottleneck rather than alleviate access issues;
- Pedestrian crossings are inadequate;
- Transport Assessment is inaccurate;
- Question the modeling of junctions and other developments and the single survey point;
- How will the travel plan encourage a move away from motor vehicles?
- Rail stations are not easily accessible;
- Holkham Mead should not be accessible from the footpath and current padlocked gates should be hedgerows;
- Footpath and cycle link needs to be put in between Burwell and Exning;
- Passage between School Close and Baker Drive an important issue in terms of safety;
- Traffic lights at crossing will prevent issues that affects Ness Road crossing from Felsham Chase;
- Traffic lights at the passage way from the 350 house site will reduce speed and is likely for inhabitants of the Felsham Road development being hurt;

#### Visual Amenity

- Village will lose its character and charm;
- Ambience and environment will change so Burwell will become a small town;
- Undeveloped brownfield sites should be developed first;
- Sports hub building will be unsightly;
- Will be a monstrous outgrowth on the periphery and not part of the village;
- Woodland walk character will be ruined by the pedestrian and cycle linkages;
- Landscape impact and adverse affects on streetscene

#### Residential Amenity

- Proposed public footpath will invade privacy;
- Pathway at Ness Court will create overlooking – pathway been maintained by residents so should have rights to this land;
- Sports hub building will block light into our property and will be obtrusive – should be more centrally located;
- Sports hub building could be used for social events and would significantly disrupt quality of life;
- Play park in residential street will create noise;
- Adversely affect residents of Felsham Chase due to pedestrian and cycle links;
- Links will increase pedestrian and cycle movement at school times;

- Pedestrian and cycle links will be focal point for anti social behavior and vandalism as no surveillance from existing properties;
- Wall should be erected round Baker Drive, Old School Close and Ness Road like the wall built around Felsham Chase;
- All those who live in Baker Drive whose properties back onto proposed access are retired and have health issues and do not need to deal with anti social behavior and vandalism;
- Rising noise levels while it is being built;
- Current air pollution levels? And how will developers minimise the increase in air pollution;
- Overbearing;

#### Ecology

- Should maximize the biodiversity potential of the site;
- Planting should be native species;
- Cambridgeshire Wildlife Trust should be involved as they were in Cambourne;

#### Other Matters

- Would impact on views;
- Police federation report July 2015 states more crime from privately rented estates than social housing;
- Children will not get a home here as they won't be homeless, single mothers, large families with no income, non UK residents that have public sector jobs or victims of domestic abuse who are top criteria for these type of houses;
- Houses in vicinity will drop in value – unless large buffer and no overlooking;
- Why is Burwell the guinea pig for estates built by the Council? Stated they will learn from mistakes made by this development;
- Will increase village by 16%
- Full price housing attracts Cambridge commuters, not locals;
- Report from Pegasus Group is very one sided and has no reference to residents comments;
- Heard County will retain some affordable properties for rent, support this as once sold on are no longer affordable;
- Burwell first time buyers should have first refusal on affordable dwellings;
- Development must be for owner occupiers and not buy to let landlords;
- Areas of high social housing completely changes feel of area and decreases value of houses;
- Will take 20 years to build, so will be living next to a building site;
- Social facilities details in the Design and Access Statement are inaccurate;
- Parish Council have advised a percentage of new housing will be retained by the County Council to let at market rates – not mentioned in the plans;
- Affordable Housing should be delivered as a CLT to secure in perpetuity;
- Provision should be made for bungalows/apartments for the over 55's and the physically less able bodies;

5.3 Neighbour comments received after amendments to access which were not raised previously

- Building is one too many for Burwell which has grown over time;
- Village is extremely busy and the increase in homes would make it very dangerous;
- Travel plan based on old survey information and has no resemblance on how people will get to work, play or shop;
- Offering travel vouchers for a year....what happens then;
- Isaacson Road is becoming more dangerous and used by heavy vehicles;
- Existing road junctions are at choke points;
- Will dominate Burwell and have a detrimental impact to village;
- Footpaths and cycle routes leading into Felsham Chase will transform current levels of pedestrians resulting in loss of privacy;
- Roads not designed to handle constant heavy traffic;
- Isaacson Road has already become a shortcut and is not suitable;
- Old railway bridge will not be able to sustain prolonged heavy use;
- Where will workers for the site park their vehicles?
- Highway plan not up to date and does not show new house being constructed;
- Proposed staggered T junction would be a major opportunity missed to reduce traffic speeding. Initial plan for a roundabout is an essential;
- Felsham Chase development has a roundabout and is for a smaller number of homes;
- Already a double fatality close to where T junction is proposed, a roundabout would reduce speed and may save someone's life;
- Cambridgeshire County Council is both the developer and local highways authority, for any other developer a roundabout would have been proposed by the Highways Authority;
- The developer ignores the proposed Cornfields development;
- Flood Risk Assessment makes no mention of Burleigh Rise being a surface water flood risk area for surface water flooding;
- What was the point of the masterplan when now the plan is too crammed as many houses as possible in;
- Not in keeping to have 1 development of 350 dwellings when the village is a mixture of different styles and ages of properties, development should be divided across different builders to give different styles;
- The development should provide provision for one or two shops, a coffee shop or café and a proper village green;
- Sports centre with 5 football pitches does not seem sensible for Burwell – would be better to include several types of sports facilities;
- Additional employment in Burwell is not materialising;
- Vanity project to make more money for the County Council;
- Already County Council discussing increasing number of dwellings by 20%;
- Cycle way along Newmarket Road would provide a valuable facility for the village if extended in both directions;
- A roundabout is a necessity;
- Is it removed as a cost cutting exercise? Will put cost cutting over the safety of residents;
- Pedestrian crossing on Newmarket Road is a necessity;
- Speeding is an issue and roundabout would slow traffic down;

- T junction offset from Isaacson Road will cause traffic chaos and inevitable accidents;
- Potential for 700-800 residents all using a T junction – perfect ingredients for an accident;
- Already a number of near misses on a daily basis along Newmarket Road;
- A rural area, dependence on cars will increase;
- Parish Council opposed the development in Reach Road but was over ruled by East Cambs – will the same thing happen?
- No noise impact assessment.

## 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 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 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 4	New community facilities
COM 7	Transport impact
COM 8	Parking provision
BUR 1	Housing allocation, land off Newmarket Road

### 6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations

Design Guide

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

### 6.3 National Planning Policy Framework 2012

Core Planning Policies

- 1 Building a strong, competitive economy
- 3 Supporting a prosperous rural economy
- 4 Promoting sustainable transport
- 6 Delivering a wide choice of high quality homes

- 7 Requiring good design
- 8 Promoting healthy communities
- 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

#### 6.4 Planning Practice Guidance

#### 7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are the principle of development, visual amenity, residential amenity, highway safety, drainage and flood risk and ecology and biodiversity.

#### 7.2 **Principle of Development**

7.3 The local planning authority is not currently able to determine that it has an adequate five year supply of land for housing. Therefore, all Local Plan policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development as set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.

7.4 Given the absence of the 5 year housing land supply, the application needs to be assessed in line with the presumption in favour of sustainable development contained within both policy GROWTH5 of the Local Plan and paragraph 14 of the NPPF taking precedence in this respect.

7.5 The Burwell Masterplan (2013) set out a vision and framework for the future development and growth of Burwell over 20 years and included a proposal for 350 dwellings to be located on land off Newmarket Road. The Burwell Masterplan was subject to a 6 week consultation period in September/October 2012 and was formally adopted at a Full Council meeting of East Cambridgeshire District Council in February 2013.

7.6 The Burwell Masterplan fed into the allocation within the East Cambridgeshire Local Plan which was adopted in April 2015. The Local Plan allocated the application site as policy BUR1 as this needs to be given significant weight in the determination of the application. The policy states:

*Policy BUR 1: Housing allocation, land off Newmarket Road*

*Approximately 20 hectares of land is allocated for residential development for approximately 350 dwellings. The development envelope for Burwell should subsequently be considered to be located at the edge of the development scheme.*

*A Masterplan for the whole scheme will need to be prepared and submitted as part of an outline planning application, and approved by the District Council.*



*Development proposals will be expected to:*

- *Provide an element of affordable housing (currently 40%) as required under policy HOU 3, with priority being given to people in local housing need.*
- *Provide a mix of dwelling types and sizes to reflect current evidence of need within Burwell, including provision for an element of self-build properties.*
- *Provide a minimum of 2.2 hectares of public open space on-site and at least 1 play area.*
- *Provide a minimum of 2.5 hectares of land for outdoor sports provision, changing facilities and on-site parking within the site.*
- *Have particular regard to site layout, including building height, and soft landscaping, to minimise the visual impact of the development.*
- *Provide appropriate landscaping as a buffer where necessary to existing developments and where the scheme follows the new edge of the village.*
- *Provide footpath and cycle linkages between Felsham Chase, Newmarket Road and Ness Road, and a foot/cycle path link through the site between Newmarket Road and Ness Road.*
- *Provide safe vehicular access from Newmarket Road, as demonstrated by a Transport Assessment, with an additional access point provided for emergency vehicles off Ness Road.*
- *Provide necessary highway improvements and traffic management measures on nearby roads, as demonstrated in the Transport Assessment for the development proposal.*
- *Demonstrate how they fit with the longer-term plans for the area to the east of the allocation site – via an Indicative Development Framework or broad concept plan for the whole area; and*
- *Comply with the other policies of the Local Plan.*
- *Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application.*

7.7 The site is currently an agricultural field. However, it is allocated in the Local Plan as it was considered to be the most suitable site for development within the village and is within the development envelope of Burwell, with only sections of the landscaping and sports hub being located outside the development envelope. Burwell has a good range of local services, including shops, pubs, doctors and a school, with transport links and therefore is considered to be in a sustainable location.

7.8 The application for 350 dwellings would add to the District's housing stock and make a significant contribution towards the shortfall in housing land supply with the provision of these dwellings attracting significant weight in the planning balance. A benefit of this development would therefore be 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.

7.9 The application also provides an element of affordable housing, self build plots, open space and a new sports hub for Burwell. This must also attract weight in favour of this proposal.

- 7.10 The area of the application site exceeds the 20 hectares as specified in policy BUR1 of the Local Plan. The main reason for this relates to the presence of a high pressure gas main which runs along the eastern boundary of the site which was discovered post Local Plan examination hearings. Due to this constraint and the limitations this places on development, the applicant has increased the application site, with only the sports hub, landscaping, open space and attenuation falling outside of the originally defined site. The applicant also received a request to provide for a significantly larger sports hub than policy BUR1 made provision for and this has further increased the application site. The applicant has submitted an indicative Development Framework Plan with the application which covers the whole of the allocated site and the additional land as described above. The applicant is also required in accordance with policy to demonstrate how the proposal fits with the longer-term plans for the area to the east of the allocation site. The Planning Statement submitted with the application states that whilst providing a new soft edge as part of this development it does not preclude future development opportunities. The discovery of the gas main does mean that built development cannot be located immediately east of the application site, within the Health and Safety Executive consultation zones, but this land could be maintained as open space, if in the future development is located to the east.
- 7.11 A policy compliant scheme would provide 40% affordable dwellings in accordance with policy HOU3. The applicant submitted an affordable housing assessment which the Council had formally reviewed by an independent party, to establish the viable level of affordable housing on site (following the removal of the roundabout). During the course of the application there have been ongoing discussions between parties with the main point of contention being the land value. Following detailed discussions the site has now been assessed at providing 25% affordable housing (65 rented units and 22 shared ownership units). Taking into account all of the circumstances of this case the independent consultant has recommended that the Council give serious consideration to the applicants offer on the basis of 25% affordable housing, s106 contributions to be secured and a review of viability prior to commencement of phase 2, which could increase the percentage of affordable housing, but will not be less than the 25% agreed as part of the s106 Agreement if this application is approved. Following the ongoing discussions in relation to affordable housing, it is accepted that the proposal will contribute 25% affordable dwellings, subject to a review mechanism prior to phase 2.
- 7.12 The mix of dwellings will be determined at the reserved matters stage and the mix should be in accordance with policy HOU1 of the Local Plan with the indicative property size guide and future housing needs as identified in the most recent available evidence relating to the locality. At the detailed design stage the development will be expected to provide a proportion of lifetime homes dwellings, in accordance with policy. The applicant has proposed 17 self build plots as part of the development which equates to 5%, in line with the policy requirements of HOU1 of the Local Plan.
- 7.13 The application proposes 6.3 hectares of public open space and 3.8 hectares for the sports hub, both of which are above the 2.2 hectares for public open space and 2.5 hectares for the sports hub specified in the allocation. The applicant has also shown on the masterplan that a Natural Area of Play (NAP) will be provided and at the Village Green a Local Equipped Area for Play (LEAP) is proposed, which

complies with policy BUR1. The Development Framework Plan illustrates that the sports hub area is capable of accommodating outdoor sports provision, parking and changing facilities.

- 7.14 Sports England was consulted on the application as the development relates to residential development above 300 units and the creation of playing fields. The proposed development will generate demand for additional community facilities and this demand will be met through the provision of a sports hub, providing sports pitches, changing facilities and car parking on the 3.8 hectares of land in the south east corner of the development. This allocation for the sports hub exceeds the policy requirement of 2.5 hectares for outdoor sport. Sports England have advised that by providing new pitches it will help to meet the increased demand for sports facilities and it would also meet Objective 3 of their Planning Policy Objectives, and therefore Sports England supports this application in principle, subject to the recommended conditions.
- 7.15 Comments have been received from residents stating that the proposal is not in keeping with the work carried out as part of the Burwell Masterplan. The Masterplan fed into the allocation within the East Cambridgeshire Local Plan 2015 and this has been further expanded as set out above and due to the constraints of the site. This proposal has however evolved from the original masterplan.
- 7.16 In summary, while the provision of affordable housing is not policy compliant, following the independent advice sought by the Council and the trigger for a review mechanism, the 25% provision is considered to be acceptable, based on the viability assessment submitted in support of the application. Given the absence of a 5 year housing supply, the Burwell Masterplan, the allocation of the site for 350 dwellings and a sports hub in the East Cambridgeshire Local Plan 2015 and the over provision of land for a sports hub and open space, the principle of the development is acceptable and attracts significant weight in the planning balance.
- 7.17 Residential Amenity**
- 7.18 Policy ENV2 of the Local Plan seeks to protect the residential amenity of existing residents and also future residents of the development. At this stage the applicant is securing the principle of development, alongside the proposed access. The detailed layout, scale and appearance will be determined at reserved matters stage. The change from an undeveloped piece of agricultural land to a residential development will clearly have an impact on the outlook and setting of the properties which adjoin the site and they will be likely to experience an increase in activity from the occupants of the development. The Development Framework Plan submitted with the application is the basis of the application, with the detailed aspects to be determined at reserved matters. It is considered that there would be sufficient space to adequately mitigate for any adverse impact with the use of soft landscaping, separation distances with existing properties and the height of the proposed dwellings, in line with the requirements of the Design Guide.
- 7.19 The proposed indicative layout of the development as shown on the Development Framework Plan has taken into consideration residential amenity and is in accordance with the allocation by providing a landscaping buffer adjacent to existing properties and proposing 'Melton Farm Green' as a buffer between the

farm and the noise sensitive properties. At the detailed design stage the applicant is advised to carefully consider the layout and orientation of the buildings in close proximity to the existing farm (section R5) and adjacent to the proposed sports pitches (R9 and R14) so ensure noise sensitive rooms are located further away.

- 7.20 It is considered that an acceptable development could be designed at reserved matters stage to ensure that there was no adverse impact on residential amenity of adjoining residents or future occupiers of the site by paying particular attention to the garden sizes, overlooking and overshadowing.
- 7.21 Environmental Health were consulted as part of the assessment of the application and have commented that during the construction of the development there is a potential to impact residential amenity with regards to lighting, dust, noise and vibration. It has been advised that the phases of the development and timescales should be publicised and careful consideration given to adjoining residents and this should be addressed within a Construction Environmental Management Plan (CEMP), which can be conditioned. It is also recommended to condition construction times and deliveries and a number of other conditions relating to piling and site based mobile plant. Environmental Health were satisfied with the information submitted by the applicant in terms of residential amenity.
- 7.22 At this stage details of the sports hub are unknown and it is therefore recommended that a condition is appended to any decision to ensure that any external plant in the future does not exceed the existing background noise level of the site or 35 dB, whichever is the higher and also to ensure details of the proposed lighting.
- 7.23 A number of residents have objected to the proposal due to the footpath and cycle linkages with existing residential developments on Felsham Chase and Burghley Rise. To comply with policy BUR1 the development was required to provide footpath and cycle linkages between Felsham Chase, Newmarket Road and Ness Road. An existing area of public open space and footpath is located adjacent to these residential properties and the applicant is in discussions with East Cambridgeshire District Council to ensure if the application is approved, these linkages with the existing open space and footpaths can be achieved. It is accepted that this will lead to an increase in pedestrians and cyclists from the new development, but will also provide linkages for existing residents to the sports hub development and greater permeability of the site, while integrating existing landscaped areas. It is noted that there will be an impact on residential amenity, although this is only considered to be limited and weighs slightly against the proposal.
- 7.24 Concerns were also raised about the proposed footpath and cycleway between the new development and Ness Road and the impact this will have on residents in Ness Court and those who back onto this space. When planning consent was granted for Felsham Chase an emergency access was required for that development which was over the County's track off Ness Road. This track was never surfaced as part of the previous permission, but as part of the proposed development it will be upgraded to become a cycle/pedestrian link to Ness Road in accordance with the policy. It is accepted that this will increase the number of pedestrians and cyclists using this access but will also provide linkages for existing residents to the proposed development and future residents to the existing village

of Burwell. It is noted that there will be an impact on residential amenity, although this is only considered to be limited and weighs slightly against the proposal

7.25 On balance it is considered that the proposal meets the requirements of Policies ENV2 in relation to residential amenity.

## **7.26 Visual Amenity**

7.27 The site is located on the edge of the existing settlement and is visible from Newmarket Road. The site currently comprises open fields in agricultural use and is of a typical Fenland landscape. The proposal will alter the character of the area, creating a more urban environment and extending the village to the east. Although the application is in outline with matters of layout, scale, appearance and landscaping to be reserved matters, the visual impact of the development must be assessed in principle.

7.28 The applicant has advised that the development would achieve a net density of 33 dwellings per hectare across the site. While this is slightly on the high side for an edge of village location the applicant has stated that this will allow for the formation of differing densities across the development, including higher density towards the existing urban areas and lower densities near the edge of settlement and landscape sensitive areas.

7.29 Policy ENV1 of the Local Plan seeks to ensure that proposals should protect, conserve and enhance historic and traditional landscape features. Policy BUR1 also requires the development to have regard to soft landscaping to minimise the visual impact of the development and provide an appropriate landscape buffer to form a new village edge. The applicant has submitted a Landscape and Visual Strategy, developed with reference to farmland model A4b in the Cambridgeshire Landscape Guidelines to the Chalklands LCA. The Landscape Strategy proposes the creation of new hedgerows and tree belts along the site boundaries and planting within the site. A significant landscape and ecology buffer is proposed to run around the perimeter of the site, adjacent to existing built form and defining the edge of the proposed development, to help to assimilate the development and to create a new landscaped edge to the village.

7.30 The current layout proposed suggests a high provision of trees within the highway. The Tree Officer has commented that highway planting generally needs to be of high specification to be successful and therefore the costs of this need to be considered by the applicant. Cambridgeshire County Highways advise that they do not adopt roads with tree planting and therefore the tree planting within the highway will need to be considered and addressed as part of the reserved matters application, in accordance with the requirements of the County Council.

7.31 The applicant has located the sports hub on the eastern edge of the development, partly to allow the deliverability to be early on within the scheme, but this will also deliver a softer, green edge on the approach to Burwell from Newmarket Road. The design and layout of the sports hub will be assessed as part of the reserved matters application which deals with that particular phase. The sports hub, extensive landscaping and creation of open spaces along the boundaries of the

development will create a soft edge to this development, when viewed on the approach to the village.

7.32 As well as extensive landscaping and areas of open space along the boundaries of the development, the Development Framework Plan encompasses a 'Village Green' within the centre of the site, a natural area of play situated amongst the residential development and a further area of open space adjacent to the existing farm and Newmarket Road. The Development Framework Plan also shows the proposed location of landmark buildings throughout the development, to enable legibility and to create key features within the development. A condition securing development in accordance with the principles of the Development Framework Plan is recommended, to ensure the development is policy compliant and accords with the assessment of the outline application.

### **7.33 Historic Environment**

7.34 An archaeological evaluation was undertaken at the application site in 2014 with the objective of discovering whether or not nationally important remains might be present in the area that would likely affect any masterplan for development. There were none that were present. However, significant remains and special deposits relating to prehistoric occupation were found in a number of evaluation trenches, dating between 1000 and 700 BC. The high quality of postholes of buildings, and their survival in this very plough scarred landscape, distinguishes the application site from others of this period as the nature of later prehistoric settlement evidence and the character subsistence farming in this period will be gained through the sites investigation. Although separated from what might be a principle settlement core, at least as far as could be seen in the trench based work, the presence of a double cremation (cremated adult and juvenile remains occurring together in the same vessel) is a most atypical later Bronze Age mortuary practice that is likely to incite much interest amongst scholars of the period. Whether these burials occurred in a funerary monument (e.g. a mounded or unmounded barrow) or in an unenclosed cemetery area, at least not one for which ditches were used to enclose the burial space, remains to be tested. However, the use of barrow monuments in this late prehistoric period is not common.

7.35 This prehistoric landscape is a significant new discovery for Burwell and East Cambridgeshire generally, and the conservation of its archaeological significance needs to be taken into consideration of any planning consent. Cambridgeshire County Council Historic Environment Team has advised that this will be an important reference site for regional studies and research agendas dealing with Bronze Age prehistoric settlements. They have therefore requested that a scheme of appropriate mitigation works will ensure its preservation by record, as avoidance strategies would not be a practical solution at this site, since the archaeology extends over a wide area. It is therefore advised and recommended that a scheme of archaeological excavation, analysis, reporting and dissemination of evidence, such as through academic or popular outlets, exhibition/display and public engagement, would be acceptable mitigation and this can be secured by condition.

7.36 The application is accompanied by a Heritage Statement, some elements of which are out of date, although this is not considered to impact the conclusions of the statement. There are 3 heritage assets which have been identified that may be

affected by the proposed development. The application site is located a significant distance from the Grade I St Mary's Church and Grade II\* Steven's Mill and it is therefore considered that the proposed development will not have an impact on the appearance or setting of these heritage assets. The Mill to the north of Melton's Farmhouse is Grade II listed and is located within relatively close proximity to the application site. However, the Development Framework Plan for the application site retains an area of green space in the area closest to the mill which will provide a buffer and will limit the impact on its setting. The Conservation Officer has been consulted on this application and has advised that it would appear that the proposed development would have limited impact on the character, appearance or setting of the listed buildings.

### **7.37 Highways**

- 7.38 Policy COM7 of the Local Plan seek to ensure sustainable forms of transport appropriate to its particular location and to maximise increased permeability and connectivity, while providing safe and convenient access.
- 7.39 The main vehicular access to the site is off Newmarket Road. The applicant originally proposed a roundabout to access the proposed development. In initial comments received, Cambridgeshire County Council Transport Assessment team commented on the proposal and advised that there was inadequate information for the Highways Authority to determine if the proposed access/roundabout was acceptable and would not have a significant detrimental impact on highways safety. The proposed roundabout appeared to have an excessive capacity for the number of dwellings proposed as part of the development and was not supported in highway capacity terms. It was also advised that it would not be in the public interest to provide continuous funding for its maintenance and upkeep as it leaves the Highway Authority both financially and legally liable for the foreseeable future. Additional justification and information was requested from the applicant in relation to the provision of a roundabout.
- 7.40 The applicant provided the Highways Authority with comments and junction capacity analysis for both the roundabout and a staggered ghost right junction arrangement on Newmarket Road. Following the Highways Authority review of the junction analysis it was considered that the proposed roundabout would not be supported in highway capacity terms due to the overprovision of operational capacity within the junction and associated inherent safety and connectivity implications. The applicant therefore submitted amended plans for a staggered ghost right turn junction to access the proposed development. The Highways Authority confirmed the layout of the staggered ghost right turn junction to be acceptable, subject to a Road Safety Audit and detailed design, which has now been completed. Following the amendments to the access to the development, this prompted a minor revision to the illustrative Development Framework Plan relocating the proposed sports hub access from the development estate road, instead of directly from Newmarket Road.
- 7.41 Policy BUR1 requires an additional access point to be provided off Ness Road for emergency vehicle access. The applicant has stated that the proposed pedestrian and cycle access off Ness Road, shown on the Development Framework Plan, to the north west of the site will also be an access for emergency vehicles, in

compliance with the policy. When planning consent was granted for Felsham Chase an emergency access was required over the County's track off Ness Road, this track was never surfaced but as part of this proposal this track will be upgraded to become a cycle link/pedestrian link to Ness Road. Further pedestrian and cycle links from Felsham Chase, Newmarket Road (via Melton Farm) are also proposed and detailed on the Development Framework Plan.

- 7.42 The applicant proposes to upgrade the footpath on the northern side of Newmarket Road to a shared use footway/cycleway and improve pedestrian and cycle access towards Exning and Newmarket and the full link will be completed using money from developments in Exning. The applicant also proposes to upgrade the existing bus stops on the southern side of Newmarket Road and provide a new bus stop on the northern side of Newmarket Road. The original recommended conditions from the Highways Authority stated that these bus stops should provide real time passenger information. However, it is not considered reasonable to ask for this as real time passenger information is currently not available in Burwell. All of these improvements can be secured by condition or a s106 Agreement.
- 7.43 A number of concerns have been raised by residents and the Parish Council in relation to junction capacity. The Transport Assessment submitted with the site includes an assessment of traffic flows based on assumptions about background traffic growth from TEMPRO, the industry standard tool for predicting future growth. This was agreed by the Highways Authority and the TEMPRO assumption included c.185 dwellings in Burwell over and above the 350 included within this application and this growth was included in all junction assessments which were carried out.
- 7.44 The site access on Newmarket Road, Newmarket Road/The Causeway/High Street/Parsonage Lane junction and Ness Road/The Causeway junction were all modelled and assessed as part of the Transport Assessment and considered acceptable. The junction of Newmarket Road with The Causeway was modelled using Picady and the results showed that the junction is likely to operate within capacity on all arms during the modelled peak period in the future year with background growth. The model indicated a queue of two extra vehicles making the turn from Newmarket Road to The Causeway in the PM peak.
- 7.45 No crossing facilities have been provided on Ness Road by the applicant and the Highways Authority has not requested this as part of the mitigation requirements for the proposed development.
- 7.46 Layout, appearance and scale will be determined at reserved matters stage and at that stage the number of parking spaces provided will be assessed. However, at this stage it is considered that the appropriate number of car parking spaces in accordance with policy COM8 can be provided.
- 7.47 The applicant has advised that the internal roads will be built to adoptable standards.
- 7.48 Ecology**
- 7.49 A Phase 1 Habitat Survey was submitted with the application. This survey concluded that further survey work was not required in relation to flora and



habitats, bats, amphibians, invertebrates, hedgehogs, badgers or dormice. Further survey work was recommended and undertaken in respect of reptile surveys and breeding bird surveys. These additional surveys were carried out and also submitted with the application and recommend a series of mitigation measures to ensure the ecological value of the site is maintained. It is recommended that the mitigation measures are secured by planning condition.

7.50 As part of the proposal the Development Framework Plan illustrates a landscape buffer running around the northern, eastern and western boundaries of the site. A network of SuDS and attenuation ponds will also be situated throughout the site, which provides additional ecological opportunities.

### **7.51 Flood Risk and Drainage**

7.52 The application site is located within Flood Zone 1, where the majority of residential development should be directed. A Flood Risk Assessment and Drainage Strategy have been submitted with the application and these documents have been the subject of discussion and consultation with the Lead Local Flood Authority (LLFA).

7.53 The applicant has demonstrated that surface water can be dealt with on site as it has been demonstrated that infiltration is feasible. The applicant has proposed to use infiltration devices such as bio-retention areas, permeable surfacing, swales and rain gardens to treat and discharge surface water. The surface water will then be attenuated in three different attenuation basins across the site. In their application the applicant has noted that the drainage features will be maintained by a maintenance company. However, given their locations adjacent to the areas of open space there are ongoing discussions with East Cambridgeshire District Council in relation to the ongoing maintenance of these areas and any associated maintenance contribution, as a management company should be the last resort in accordance with the Flood and Water SPD. The applicant will be required to provide a detailed maintenance plan for all of the drainage features on site to satisfy the recommended detailed surface water drainage condition.

7.54 Anglian Water has advised that the foul drainage from this development is within the catchment of Burwell Recycling Centre and there is available capacity for these flows. Anglian Water has also advised that the development will lead to an unacceptable risk of flooding downstream. However, a development impact assessment has been prepared in consultation with Anglian Water to determine a feasible mitigation strategy and this can be secured by planning condition. The Environment Agency have confirmed that the proposed development is acceptable if a condition is appended to any decision in relation to a scheme for the improvement and/or extension to the existing sewerage system to prevent foul flooding of properties and local environmental problems.

### **7.55 Other Material Matters**

7.56 The provision of fire hydrants as requested by Cambridgeshire Fire and Rescue can be secured by planning condition.

7.57 The Health and Safety Executive (HSE) is a statutory consultee for developments within the Consultation Distance of Major Hazard Sites/pipelines. A high pressure

gas pipeline is situated in close proximity to the eastern boundary of the site, running north to south underground. The presence of this gas main impacted upon the design and layout of the proposed development, in that to comply with HSE's PADHI guidance, the proposed sports hub and elements of the residential development had to be relocated. Following amendments to the initial design and layout of the proposal, prior to the submission of the application, the HSE has not raised any objections to the proposed development on safety grounds or against the granting of planning permission in this case.

- 7.58 A Phase 1 Contaminated Land Desk Study was submitted with the application, the Council's Scientific Officer has reviewed the study which concludes that there is a low risk of contaminated land and that a site investigation should be undertaken and is in agreement with these findings. The site investigation can be secured by planning condition.
- 7.59 A number of concerns have been raised by residents that the market dwellings will not be sold by the County Council and will be rented. The Local Planning Authority can control the affordable dwellings by a s106 Agreement. However, if the market dwellings are sold or rented this outside of the scope of planning and cannot be controlled.
- 7.60 The proposed development is Community Infrastructure Levy (CIL) chargeable.
- 7.61 The applicant and the Case Officer have discussed the application and the ongoing maintenance of the open space with the Council's Open Spaces and Facilities Manager. The Council would be prepared to undertake the maintenance of these areas, subject to a commuted sum. The applicant has advised that they would be amenable to the Council carrying out the required maintenance or would be happy to offer this to the Parish Council. Details of the ongoing maintenance can be secured by a s106 Agreement.
- 7.62 Cambridgeshire County have requested contributions for education and health provision. As the site is allocated in the Local Plan education contributions were taken into consideration as part of the CIL calculations and therefore it is not reasonable to request an education contribution as part of this development as it is 'double counting'. Contributions for health services are listed on the Council's 123 list and therefore a contribution cannot be sought as this is double counting. Cambridgeshire County Council have requested a contribution for libraries and lifelong learning and as this is not listed on the 123 list and has not been taken into consideration as part of the CIL calculations the applicant has agreed to contribute £84,875 as part of the s106 Agreement.
- 7.63 Planning Balance**
- 7.64 The application site is allocated in the East Cambridgeshire Local Plan 2015 following the work which was carried out on the Burwell Masterplan. The proposed development has been assessed and it in accordance with policy BUR1 of the Local Plan, which allocates the site. The benefits of the development are the contribution it would make it terms of housing supply as well as the economic benefits. The proposal would provide an additional 350 dwellings to add to the Council's housing stock, including the provision of affordable dwellings and self

build plots, alongside open space and a sports hub. The benefits of the proposal attract significant weight in favour of the development.

- 7.65 The change from an undeveloped agricultural field to a residential development will clearly have an impact on the outlook and setting of the properties which adjoin the site and on approaching Burwell from Newmarket Road. Adjacent residents will be likely to experience an increase in activity from the occupants of the development. However, it is considered that there would be sufficient space to adequately mitigate for any adverse impact with the use of soft landscaping, separation distances with existing properties and the height of the proposed dwellings, in line with the requirements of the Design Guide.
- 7.66 The originally proposed roundabout has been removed during the course of the application and a staggered ghost right turn junction on Newmarket Road to access the proposed development is proposed. The layout of the staggered ghost junction is acceptable in relation to the number of dwellings proposed and a road safety audit has been carried out.
- 7.67 The proposal accords with the requirements of policy BUR1 and even exceeds the provision of land for open space and the sports hub. The key elements of the proposal and how the site will be delivered as a whole are illustrated on the Development Framework Plan which accompanies this application and will be conditioned to ensure future reserved matters are in accordance with the principles set out.
- 7.68 The applicant has demonstrated that satisfactory drainage can be put in place to minimise flood risk and there are no adverse effects anticipated in respect of biodiversity and ecology. The proposal will provide a landscape/ecology buffer and overall biodiversity enhancements, which attract weight in favour of the proposal.
- 7.69 The development proposes 25% affordable housing which will comprise of 65 rented units and 22 shared ownership units. An independent consultant has recommended that the Council give serious consideration to the applicants offer on the basis of 25% affordable housing, alongside the s106 contributions and a review of viability prior to the commencement of phase 2 of the development, which could increase the percentage of affordable housing, but will not be less than the 25% agreed as part of the s106 Agreement if this application is approved.

## **8.0 Costs**

- 8.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 8.2 Unreasonable behaviour can be either procedural i.e. relating to the way a matter has been dealt with or substantive i.e. relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.

8.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

8.4 In this case members' attention is particularly drawn to the following points:

- The site is allocated in the East Cambridgeshire Local Plan 2015.
- No objections received from any statutory consultees.
- All other material planning considerations are satisfactory.

9.0 APPENDICES

9.1 Appendix 1 – Recommended conditions

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<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
15/01175/OUM 14/00149/SCREEN	Rebecca Saunt Room No. 011 The Grange Ely	Rebecca Saunt Planning Manager 01353 665555 rebecca.saunt@eas tcambs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](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 - 15/01175/OUM Conditions

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

Plan Reference	Version No	Date Received
CAM.0985_26		2nd October 2015
CAM.0985_03-8	B Indicative	15th March 2017
RSA RESPONSE		11th May 2017
DRAINAGE		13th November 2015
PHASE 1 HABITAT SURVEY		2nd October 2015
TRANSPORT ASSESSMENT		2nd October 2015
FLOOD RISK ASSESSMENT		2nd October 2015
PHASE 1 CONTAMINATED LAND		2nd October 2015
LANDSCAPE AND VISUAL STRATEGY		2nd October 2015
REPTILE SURVEY		2nd October 2015
BREEDING BIRD SURVEY		2nd October 2015
TRAVEL PLAN		2nd October 2015
ARCHAEOLOGICAL DESK BASED ASS		2nd October 2015
ARCHAEOLOGICAL EVALUATION REPORT		2nd October 2015
SERVICES APPRAISAL		2nd October 2015
PRE PLANNING ASSESSMENT REPORT		2nd October 2015
INFILTRATION RESULTS		2nd October 2015
PLANNING STATEMENT		2nd October 2015
HIGHWAYS POSITION STATEMENT		15th March 2017
J281/SK/01	F	15 <sup>th</sup> March 2017
J281/SK 06		15 <sup>th</sup> March 2017

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 Unless otherwise required by other Planning Conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the principles of the Development Framework Plan Drawing No. CAM.0985\_03-8B.

- 4 Reason: To ensure the development is carried out in accordance with the approved Development Framework Plan and accords with policy ENV2 and BUR1 of the East Cambridgeshire Local Plan 2015.
- 5 As part of or prior to the determination of the first Reserved Matters application, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Site-wide Phasing Plan shall provide the following information and state when each of the requirements will be delivered:

- a) Broad details of the intended sequence of development across the entire area;
- b) The extent and location of the likely development phases and parcels and broad details of the type of development envisaged in each phase (which may include infrastructure only phases);
- c) Location of vehicular access off Newmarket Road, roads, footpaths and cycleways associated with each phase;
- d) The location of self-build dwellings;
- e) The location of dwellings that are to be built to be suitable or easily adaptable for occupation of the elderly or people with disabilities (Lifetime Homes standard or equivalent)
- f) Structural landscaping and advanced structural landscaping associated with each phase;
- g) The sports hub; and
- h) Informal open spaces and recreational areas.

No development other than Enabling Works shall commence until such a time as a Site-wide Phasing Plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Site-wide Phasing Plan, or any subsequent amended plan pursuant to this condition.

- 5 Reason: To ensure the development is delivered in a structured way in accordance with the principles of the Development Framework Plan Drawing No. CAM.0985\_03-8B, in accordance with policies HOU1, ENV2, COM7 and BUR1 of the East Cambridgeshire Local Plan 2015.
- 6 Within any reserved matters application for landscaping details pursuant to this approval, the details required by condition 2 shall include detailed landscape designs, specifications and timescales for implementation for the associated reserved matters site. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details and shall include the following:

#### Soft Landscaping

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.

- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.
- c) The landscape treatment of roads through the development.
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.
- f) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.

#### Hard Landscaping

- a) The location and specification of structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.
- b) Details of all hard surfacing materials (size, type and colour)

The works shall be carried out in accordance with the approved details.

- 6 Reason: To ensure, as the development is built out in phases, it satisfactorily assimilates into the area and enhances the development in accordance with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan (2015) using the unique rural setting to provide a special place and provide multi functional green infrastructure as an integral part of the design and layout.
- 7 The dwelling mix for any phase of the development containing dwellings shall provide a mix of dwelling types and sizes that contribute to the housing needs and demand of the locality at the time of submission of the Reserved Matters application for each phase. The Reserved Matters applications shall be accompanied by a statement explaining the approach taken to housing needs and demand. The dwellings shall be provided in accordance with the approved details.
- 7 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with policy HOU1 of the East Cambridgeshire Local Plan 2015.
- 8 Any reserved matters application for residential development which includes 'self-build' plots shall include a plan showing the distribution of the 'self-build' plots. There will be 17 'self-build' plots in total across the whole of the site and they shall be provided in accordance with the approved details.
- 8 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with policy HOU1 of the East Cambridgeshire Local Plan 2015.
- 9 Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable housing and a schedule of dwelling size (by number of bedrooms). All affordable housing shall, in accordance with best practice, be designed to be tenure blind. The affordable houses shall be provided in accordance with the approved details.

- 9 Reason: To ensure the delivery of a balanced community, in accordance with policy HOU3 of the East Cambridgeshire Local Plan 2015.
- 10 No development shall commence in a particular phase within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of which will trigger the phased discharging of the condition:
- i) Approval of a Written Scheme of Investigation to include the excavation and recording of archaeological remains and an appropriate outreach element;
  - ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
  - iii) Completion of a Post-Excavation Assessment Report (PXA) and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.
  - iv) Completion of the programme of analysis and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
  - v) Production of an archive report and the preparation of site archive for deposition at the Cambridgeshire Archive facility, or another appropriate store approved by the Planning Authority;
  - vi) Preparation of suitable materials for secure local display in an appropriate public space.

Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the details of the agreed scheme.

- 10 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 11 Development in a particular phase shall not commence until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
  - (iii) An appraisal of remedial options, and proposal of the preferred option(s).
- This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.



- 11 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 12 If, during the development of a phase, contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 12 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 13 Prior to the commencement of development in a phase details of the provision of fire hydrants, or equivalent, on the phase shall be submitted to and agreed in writing with the Local Planning Authority.  
  
The hydrants or equivalent shall be installed and completed in accordance with the approved details prior to the occupation of any part of the phase.
- 13 Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with policies GROWTH3 and ENV2 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted, however this detail is required in order to ensure that details are taken into account in reserved matters applications and are not an afterthought.
- 14 Prior to or as part of the first reserved matters application for each phase, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 14 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in Policy ENV4 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement as some of the measures may be below ground level.
- 15 To the extent that the reserved matters applications include external public spaces or roads which are not intended to be adopted by the highways authority (e.g. private roads, playgrounds and sports pitches), such applications will be accompanied by a

Light Management Plan (LMP) for the relevant areas, for approval by the Local Planning Authority. The LMP shall set out details of proposed permanent external lighting including luminosity and hours of operation. It shall also set out timescales for implementation. The relevant external lighting shall only be provided and operated in accordance with the approved LMP.

- 15 Reason: To protect reasonable residential amenity of future occupiers of the site and those adjacent, to accord with policies ENV1, ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015.
- 16 Before any reserved matters application for development involving buildings, roads or other impermeable surfaces is approved, a detailed surface water drainage scheme for the site, based on the agreed surface water drainage documents (CCE/J281FRA-02 dated July 2015) shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

No development shall take place until details of the implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

- 16 Reason: To prevent the increased risk of flooding, to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 17 No development shall commence until a foul water strategy, which includes a scheme for the improvement and/or extension of the existing sewerage system, 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 approved details of the foul water strategy.
- 17 Reason: To prevent environmental and amenity problems arising from flooding, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. This condition is prior to commencement as these details need to be agreed before construction begins.
- 18 Prior to the commencement of development in a particular phase, or any reserved matters approval for a particular phase, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority. The DWMMP shall include details of:
  - a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction
  - b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste
  - c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site.
  - d) any other steps to ensure the minimisation of waste during construction.
  - e) the location and timing of provision of facilities pursuant to criteria a/b/c/d.

- f) proposed monitoring and timing of submission of monitoring reports.
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.
- h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material
- i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles. The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

- 18 Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.
- 19 Prior to the commencement of development in a particular phase, or any reserved matters approval for a particular phase, a Construction Environmental Management Plan (CEMP), shall be submitted to an approved in writing by the local planning authority. The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy. The CEMP shall include the consideration of the following aspects of construction:
- a) Site wide construction and phasing programme
  - b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers
  - c) Construction hours
  - d) Delivery times for construction purposes
  - e) Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883 (2009) and / or its subsequent amendments
  - f) Noise monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228 (2009) and / or its subsequent amendments
  - g) Maximum noise mitigation levels for construction equipment, plant and vehicles
  - h) Vibration monitoring method including location, duration, frequency and reporting of results to the LPA in accordance with the provisions of BS 5228 (2009) and / or its subsequent amendments
  - i) Setting maximum vibration levels at sensitive receptors
  - j) Dust management and wheel washing measures to prevent the deposition of debris on the highway
  - k) Site lighting

- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds
- m) Screening and hoarding details
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users
- o) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices
- q) Liaison, consultation and publicity arrangements including dedicated points of contact
- r) Consideration of sensitive receptors
- s) Prior notice and agreement procedures for works outside agreed limits
- t) Complaints procedures, including complaints response procedures Membership of the Considerate Contractors Scheme
- u) Location of Contractors compound and method of moving materials, plant and equipment around the site
- v) An Emergency Incident Plan for dealing with potential spillages and / or pollution incidents.

The Construction Environmental Management Plan shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

- 19 Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policies ENV2 and ENV9 of the East Cambridgeshire Local Plan; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.
- 20 No development shall take place on the phase for the sports hub as detailed on the Development Framework Plan Drawing No. CAM.0985\_03-8B until the following information has been submitted to and agreed in writing with the local planning authority:
- a) A detailed assessment of ground conditions of the land proposed for the new playing field land shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be approved in writing by the Local Planning Authority.

- 20 Reason: To ensure that site surveys are undertaken for new playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with policy BUR1 of the East Cambridgeshire Local Plan 2015.

- 21 The playing fields shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in Class D2 Use Classes Order 2005, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
- 21 Reason: To protect the playing field from loss and/or damage, to maintain the quality of and secure the safe use of sports pitches and to accord with policy BUR1 of the East Cambridgeshire Local Plan 2015.
- 22 Prior to the bringing into use of the new playing fields and sports hub a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the playing fields.
- 22 Reason: To ensure that new facilities are capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport in accordance with National Planning Policy Framework (NPPF) paragraph 74 and to accord with policy BUR1 of the East Cambridgeshire Local Plan 2015.
- 23 The specific rated noise level emitted from plant or machinery (associated with the sports hub) located on the site shall not exceed the existing background noise level or 35dB, whichever is the higher. The noise levels shall be measured and/or calculated at the boundary of the nearest noise sensitive property. The noise level shall be measured and/or calculated in accordance with BS4142:2014.
- 23 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 24 Construction times and deliveries during the construction and demolition phases shall be limited to within the following hours:  
 08:00-18:00 each day Monday - Friday  
 08:00-13:00 Saturdays  
 None on Sundays, Bank Holidays or Public Holidays
- For the avoidance of doubt this means during the construction phase no machinery or plant shall be operated outside of the above times.
- 24 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 25 If piling activities are required within 40metres of the boundary of the application site, the method of piling shall be agreed in writing with the local planning authority prior to commencing the activity and the method agreed shall be adhered to.
- 25 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 26 During construction any site based mobile plant (excluding HGV's) shall have broadband reversing alarms.
- 26 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 27 The development shall be completed in accordance with the key recommendations and precautionary methods and additional recommendations of the Phase 1 Habitat Survey carried out by James Blake Associates, dated June 2015, the recommendations and enhancement recommendations of the Reptile Survey carried out by James Blake Associates, dated June 2015 and the recommendations of the Breeding Bird Survey carried out by James Blake Associates, dated June 2015.
- 27 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 28 The access(s), cycleway (s) and footway (s) are to be in accordance with the Designers Response (March 2017) and as per drawing number J281/SK/01 Rev F.
- 28 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 29 Prior to the occupation of the first dwelling the provision of a 3 metre wide shared footway/cycle from the site access, continuing west to Burwell Surgery shall be constructed and brought into use as shown in principle on drawing J281/SK/01 Rev F dated 31/08/2016, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.
- 29 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 30 Prior to the occupation of the first dwelling the site access off Newmarket Road shall be provided with a right turn lane as shown in principle on drawing J281/SK/01 Rev F dated 31/08/2016, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.
- 30 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 31 Prior to occupation of the first dwelling a 4 metre wide shared footway/cycleway shall be constructed and brought into use from the site, continuing west onto Ness Road, as shown in principle on drawing J281/SK/06 dated 28/04/2016, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.
- 31 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 32 Prior to the occupation of the first dwelling a new bus stop shall be provided on the northern side of Newmarket Road, the stop shall include but not be limited to raised kerbs, flag, time table and painted bus cage, as shown in principle on drawing

J281/SK/01 Rev F dated 31/08/2016, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.

- 32 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with policies GROWTH3 and COM 7 of the East Cambridgeshire Local Plan 2015.
- 33 Prior to occupation of the first dwelling the two bus stops on the southern side of Newmarket Road directly opposite the site shall be upgraded, the upgrades shall include but not be limited to raised kerbs, flag, time table and painted bus cage, the details of which are to be submitted to and agreed in writing with the Local Planning Authority.
- 33 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with policies GROWTH3 and COM 7 of the East Cambridgeshire Local Plan 2015.
- 34 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation of a Residential Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of a Travel Plan Co-ordinator to give advice.
- 34 Reason: In the interests of sustainable travel to reduce reliance on private car transport in accordance with policies GROWTH3 and COM 7 of the East Cambridgeshire Local Plan 2015.
- 35 Prior to occupation of the first dwelling, the Developer shall be responsible for the provision and implementation of welcome packs for sustainable transport, approved by Cambridgeshire County Council, to include six one day travel vouchers for use with the relevant local public transport operator. The packs shall be provided to the first occupiers of each new residential unit on the development site.
- 35 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.
- 36 Prior to first occupation of any dwelling the road(s), footways(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.
- 36 Reason: In the interests of highway safety and connectivity, in accordance with policies COM7, COM8 and BUR1 of the East Cambridgeshire Local Plan.