

**MAIN CASE**

**Reference No:** 18/01435/OUM

**Proposal:** Proposal for up to 41 new homes to include 12 new affordable dwellings, 250sqm commercial units (Class B1a office, Class D1 community uses), accessible bungalows, over 55's bungalows and public open spaces with public footpaths/cycle ways

**Site Address:** Site East Of Clare House Stables Stetchworth Road  
Dullingham Suffolk

**Applicant:** White Crown Stables Limited

**Case Officer:** Andrew Phillips, Planning Team Leader

**Parish:** Dullingham

**Ward:** Woodditton  
Ward Councillor/s: Alan Sharp  
Amy Starkey

**Date Received:** 12 October 2018      **Expiry Date:** 10 January 2020  
[U101]

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to approve the application subject to the signing of the S106 Agreement and the following draft conditions with authority delegated to the Planning Manager and Legal Services Manager to complete the S106 and to issue the planning permission. The recommended planning conditions can be read in full within Appendix 1.
1. Approved Plans
  2. Reserved Matters Details
  3. Timeframe
  4. Ecology Mitigation and Enhancement
  5. Construction Environmental Management Plan (CEMP)
  6. Tree Protection Measures
  7. Surface Water Drainage
  8. Highways Built to Adoptable Standards
  9. Highway Drainage
  10. Highway Maintenance
  11. Vehicular/Pedestrian Construction
  12. Travel Plan
  13. Archaeological Investigation
  14. Fire Hydrants

- 15. Contamination Risk Assessment
- 16. Unexpected Contamination
- 17. B1/D1 Use Class
- 18. B1/D1 Times of Use
- 19. Heritage Statements per Reserved Matters
- 20. Broadband
- 21. Foul Water
- 22. Water Management during Construction
- 23. Energy Efficiency/Renewable Energy
- 24. Over 55's Bungalows
- 25. Construction/Delivery Times
- 26. Sprinkler System

## 2.0 SUMMARY OF APPLICATION

- 2.1 This application was considered at the 7 August 2019 Planning Committee and granted delegated approval subject to the recommended conditions and the completion of a S106 Agreement. Since Members made their decision the Fire Service and Lead Local Flood Authority have submitted additional comments following being approached by Dullingham Parish Council in relation to flood risks and emergency planning issues. This report, therefore, is an update from what members considered at the previous committee (the previous committee report and minutes are contained as Appendix 2 and 3).
- 2.2 Dullingham Parish Council also do not consider the Sequential Test was fully covered in the previous committee report, so additional detail in respect of this has been provided in this report.
- 2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

## 3.0 PLANNING HISTORY

- 3.1 No additional history

## 4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located outside of the village framework on a slope that rises to the north. The site is currently used as paddock/grazing land. To the south of the site is the public highway and a drainage ditch. Residential cul-de-sacs are located to the southeast and the existing stables are located to the west of the site. A primary school (Kettlefields) is located to the northeast and a Grade I Listed Church (St Marys) is located to the south.

4.2 A Public Right of Way (PRoW) is located through the middle of the site running in a north/south direction and connects to a footpath on the higher part of the slope that runs past the primary school.

4.3 The site measures 5.6 hectares/13.8 acres in size.

## 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site. It should be noted that these are only the consultations received since the previous committee (Appendix 2).

### **Dullingham Parish Council – 10 October 2019**

“The comments from the Fire Service only serve to increase our concerns regarding the unsuitability of this site for development.

This letter is unequivocal that were the Fire Service required to attend during a period of flooding then at best they would be delayed in arriving. The use of sprinkler systems on this scale is, I believe, unheard of for this type of development and is purely a means of buying some time if the need is fire fighting - it is not a solution to the real problem.

We trust that in the light of this recent information and given the obvious risk to life indicated in this letter the District Council will have changed their position and will be making the only acceptable recommendation that this application be refused.”

### **Fire Service - 7 October 2019**

States:

“The Stetchworth Road from which the development would be accessed is within flood zone 3, as is the first section of the proposed site access road. EA predictions presented within the ‘7 Engineering Consultancy’ Surface Water Drainage Strategy document indicate potential flood risk depths of 300mm with some areas up to 900mm. Guidance in the Environment Agency Sept 2019 ‘Flood Risk emergency plans for new development’ suggest that vehicular routes for emergency service vehicles should not exceed 30cm. 250-300mm is the water depth at which fire appliances are susceptible to damage. Therefore there is a risk that emergency vehicle access to the development could be delayed during a period of flooding. Flooding to a depth of 900mm would incur significant delays and would necessitate vehicular access using an alternative route being employed, avoiding the lower region of Stetchworth Road.

To mitigate this risk and in order to afford greater protection to life, and/or property, it is recommended that a domestic automatic sprinkler system is installed in accordance with BS 9251: 2014 or equivalent acceptable standard. This would mitigate the delay in attendance caused by accessing through flood water.

The properties are proposed in floodzone 1 and there is footpath access leading to safer and higher ground. From a fire service perspective this does not warrant an emergency plan from a flooding perspective.

If a planning condition has been imposed with regards to emergency water supplies for fire-fighting purposes, then you should consult with the Water and Planning Manager for Cambridgeshire Fire & Rescue Service.”

### **Lead Local Flood Authority - 3 September 2019**

“The LLFA's remit is surface water management. While we do not usually comment on emergency planning issues this access/egress issue does appear to relate to surface water flooding. Our consideration of whether to place a holding objection on this application was based on the written response from the fire service's emergency planner with whom we regularly work on other matters. We however believe that the issue can be adequately dealt with via the use of a suitably worded condition on any planning approval for the site, instead of placing an objection. The condition should be signed off in due course by the local planning authority with input from the Fire Service and ourselves.

There is guidance for planners on developing emergency plans which is due to be published soon by the Environment Agency and ADEPT. This will help the developer to prepare the emergency plan and the LPA to approve it.”

### **18 October 2019**

States:

“ As you know, we were made aware of a response from the fire service as they had concerns regarding emergency access during a flood event. We know that meetings have subsequently been held with the Fire Service and the LPA and it was agreed between the parties that if mitigation such as fire sprinklers are incorporated into the new dwellings, the fire service would not maintain their objection. We understand that the applicant is willing to install sprinklers. On the basis that:

- a) The fire service has now removed its objection and has advised on behalf of the ambulance service that ambulance staff could reach the site on foot
- b) Dry pedestrian access can be provided via footpaths to the north of the site
- c) The majority of flooding along Stetchworth Road is shown on the Environment Agency maps to be below 300 mm
- d) The proposed development will restrict surface water discharging to the watercourse to a lower rate compared to the undeveloped site

We do not feel there are sufficient grounds for an objection.

We acknowledge that photos have been provided that show extensive flooding of Stetchworth Road; however no information about the conditions that caused this flooding have been provided. Therefore we are unable to say whether such flood events have a high or low risk of occurring.

Surface water from the proposed development can be managed through the use of partial infiltration through permeable paving on the private access roads, drives and parking areas. Any surface water above the 90m contour will enter a pond on site to add an extra stage of treatment and slow the flow before entering a swale system which conveys surface water to the outfall in the watercourse to the south of the site at a rate of 6.4l/s, equivalent to the greenfield QBar rate.

A suitably worded condition (such as the one suggested below) should be attached to any planning permission for the site.

### **Condition**

*Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.*

*The scheme shall be based upon the principles within the agreed Surface Water Drainage Strategy prepared by 7 Engineering Consultancy Ltd (ref: 07128 Rev 00) dated November 2018 and shall also include:*

- a) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;*
- c) Full details of the proposed attenuation and flow control measures;*
- d) Site Investigation and test results to confirm infiltration rates;*
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood on or off site;*
- f) Full details of the maintenance/adoption of the surface water drainage system;*
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

*The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG”*

### **Local Highways Authority – 21 October 2019**

States: “I note that the Lead Local Flood Authority has been consulted and have no further recommendations beyond those previously made.”

### **Design Out Crime Officer (Police) – 17 October 2019**

States that they have no additional comments and have no further comment to make in regards to this application.

**Ambulance Service** – Did not provide comments during the consultation period.

**Environment Agency** - Did not provide comments during the consultation period.

Previous comments from the Emergency Services which were before members and officers when the item was discussed at planning committee on the 7 August 2019 were:

Design Out Crime Officers (Police) –The site is at a low risk of crime but recommends as the scheme progresses that lighting, boundary treatment and other security measures are provided.

It will support the developer in discussing Secured by Design.

(7 February 2019) No further comments.

Cambridgeshire Fire and Rescue Service – (7 January 2019) Recommends fire hydrants condition.

NHS England - No Comments Received

5.2 Neighbours (since previous committee), the full comments can be found on our website have raised the following concerns–

- Impact of the proposal on the conservation area.
- Highway safety/capacity.
- Flooding.
- Emergency access to the site in a flood event.
- Potential future development.
- Have the views of Ambulance Service been sought?
- Unsustainable growth to the village.
- Impact on the character of the area.
- Impact upon Historic Environment.
- Impact upon the horse racing industry.
- Impact on biodiversity.
- Parked cars blocking the highway.
- Footpaths (PRoWs) would be usable in wet weather.
- Lack of public transport.

5.3 At the time of writing there have been 228 objection letters to this proposal, though many of these are from the same residents. It should be noted that the consultation sent out following the previous committee was in regards to the potential of a flood event and the delay in reaching the site by the Fire Service. The other material

considerations have been duly considered and found to be acceptable at the previous planning committee.

## 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
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
ENV 11	Conservation Areas
ENV 12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 1	Location of retail and town centre uses
COM 4	New community facilities
COM 7	Transport impact
COM 8	Parking provision

### 6.2 Supplementary Planning Documents

Design Guide  
Contamination  
Developer Contributions  
Cambridgeshire Flood and Water

### 6.3 National Planning Policy Framework 2019

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 6 Building a strong competitive economy
- 7 Ensuring the vitality of town centres
- 8 Promoting healthy and safe communities
- 9 Promoting sustainable transport
- 10 Supporting high quality communications
- 11 Making effective use of land
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment
- 16 Conserving & enhancing the historic environment

6.4 Planning Practice Guidance

Flood risk and coastal change

6.5 Other Guidance

Flood risk emergency plans for new development September 2019 by Environment Agency

7.0 PLANNING COMMENTS

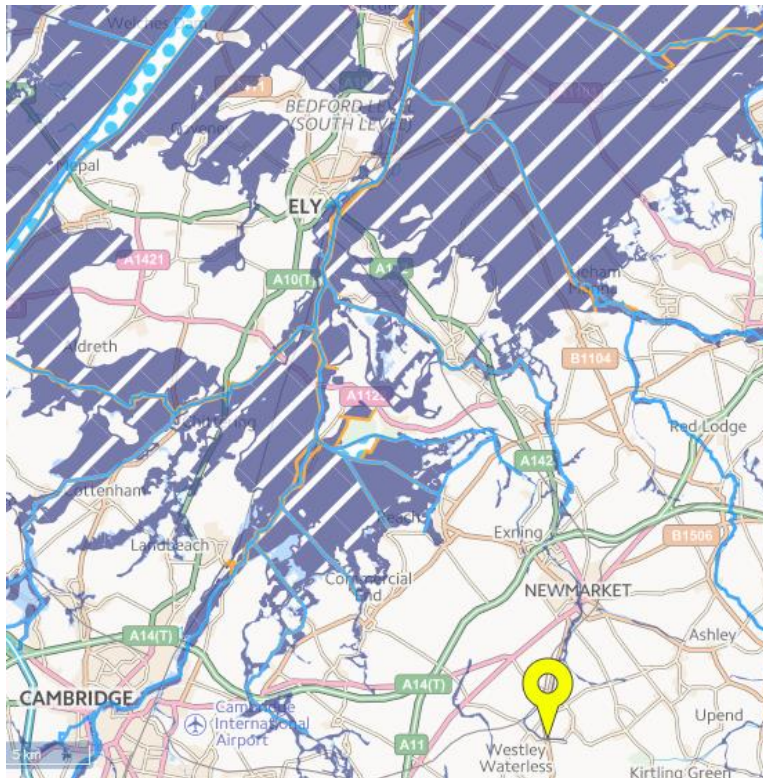
7.1 This report will only deal with matters relating to emergency access, as well as providing more detail on flood risk. All other material considerations were dealt with as part of the previous report (attached as Appendix 2) and fully discussed at the previous committee (minutes attached as Appendix 3). Following this items previous consideration at Planning Committee, Dullingham Parish Council contacted the Fire Service and Lead Local Flood Authority. This is the main reason additional comments have been received from both of these consultees, as both provided comments previously and had access to the relevant flood and drainage information provided by the developer.

7.2 Sequential Test

7.3 It is of fundamental importance to provide residential development in areas of lower risk of flooding (Flood Zone 1) where possible, as primarily defined within chapter 14 of the NPPF. Within the north of the district it means locating development on the fen islands for instance; Ely, south side of Littleport, Witchford, Haddenham, Little Downham and Sutton. In the south of the district (divided by the defended flood zone, see para 7.4) this means placing development for instance in Soham, Isleham, Chippenham and the general area surrounding Newmarket. The map below demonstrates this, the white areas are flood zone 1, while the blue area are at risk of flooding (some of which are protected by flood defences). It should be noted that while these settlements are on higher ground and therefore from a flooding perspective are where development should be located; other constraints may still weigh against providing housing in these locations.

7.4

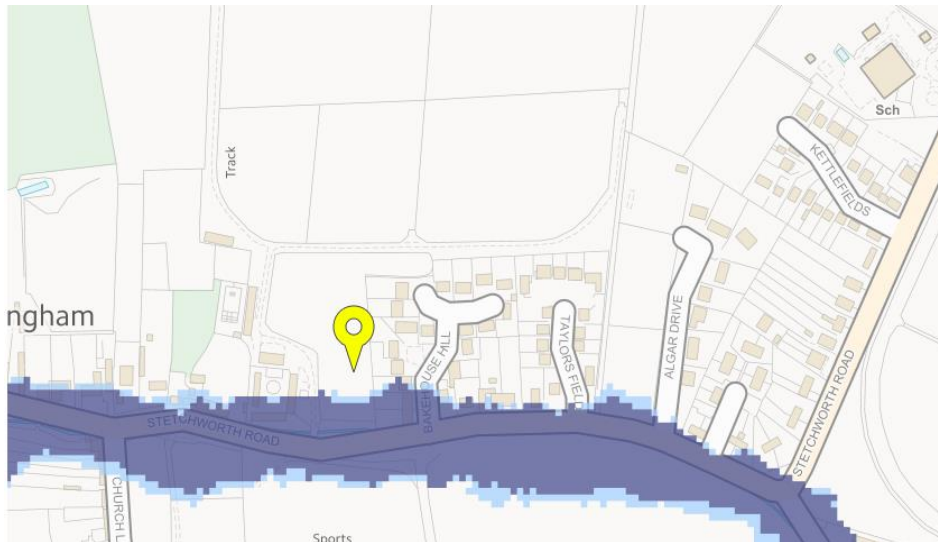




- 7.5 Significant weight is also given to the NPPF paragraph 163 that states:
- “When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
  - b) the development is appropriately flood resistant and resilient;
  - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
  - d) any residual risk can be safely managed; and
  - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”
- 7.6 The vast majority of the site is within Flood Zone 1 and the developer has demonstrated that it can keep the proposed housing (classified as More Vulnerable, under the Flood Risk Vulnerability Classification) outside of Flood Zones 2 and 3, which are located at the entranceway to the site. The proposal is considered to be appropriate in this location, as it both meets the requirement to place residential development in areas at low risk of flooding in the district and is considered to have met the onsite sequential test by placing the more vulnerable users on higher ground.
- 7.7 With all the residential development (indicatively shown) being in Flood Zone 1 and with Public Rights of Way (PRoW) also within Flood Zone 1 and leading further

uphill, there is no fundamental concern that people would become stranded or at risk of flood waters alone in a 1 in 100 flood event. Therefore, all proposed residents could evacuate the site on mass if needed in an emergency during a flood event.

- 7.8 The proposal has demonstrated that a suitable sustainable drainage system (SuDS) is possible (greenfield run off rate plus climate change) and will be controlled by a suitable condition.
- 7.9 The vehicular entrance is defined as essential infrastructure in the flood risk vulnerability classification and is allowed in Flood Zone 3. Therefore, in all but a 1 in 100 year or worse flood event the vehicular access onto Stetchworth Road should remain fully operational.
- 7.10 The proposed access is considered to be acceptable in regard to the exception test as there is a significant lack of housing sites of this size (or larger) within this part of the district; nor has any body brought forward a plan to promote residential growth in alternative available sites. With the entire length of this part of Stetchworth Road being within Flood Zones 2 and 3 it would not be possible to create a second vehicular access without substantially increasing the size of the development or alternatively not providing the much needed housing for the district. Changing the access would mean significant changes to the public highway that would very likely increase the risk of flooding in the surrounding area, which would likely worsen the flooding issue not improve it. In addition by allowing the development the risk of surface water flooding will be reduced in the short term (greenfield run off rate plus climate change requirement). Finally the proposal will provide a mixed use development, provide a gold standard biodiversity improvement and provide much needed homes within the local area. The potential benefits of the proposal significantly outweigh the potential risk of Stetchworth Road flooding.
- 7.11 The Fire Service has stated an emergency plan is not required and on this basis an emergency evacuation plan is not required. It is considered that the development as a whole meets with the requirements of paragraph 163 of the NPPF. The issue of access of emergency vehicles is covered below.
- 7.12 The proposal is considered to comply with policy ENV8 and the NPPF, as the site has passed both the sequential and exception test. It will also not increase surface water flooding elsewhere in the long term.
- 7.13 Safe Access to the site in a Flood Event
- 7.14



- 7.15 Stetchworth Road is located within Flood Zones 2 and 3, which has a 1 in 100 chance of flooding in any given year. Photo evidence during consultation and also provided to the Lead Local Flood Authority shows that Stetchworth Road does flood. However, the fact that this road is liable to a 1 in 100 chance of flooding in any given year has never been doubted.
- 7.16 Since the previous committee the Fire Service has expressed concern that it would be delayed in getting to a fire in a flood event. The Fire Service has specifically expressed the need to provide each proposed dwelling with a sprinkler system to cover the potential delay as its fire engine(s) navigate flood waters. It should be noted that the Fire Service has informed Planning Officers that its preference is that any new dwelling should have a sprinkler system in order to minimise risk to life, though such a blanket requirement would be unreasonable in the planning system and should be sought to be placed in building regulations. However, in this case there is a very specific reason as to why sprinklers are required and on this basis it is considered reasonable to add a condition to ensure their provision.
- 7.17 It is noted that the vast majority of residents in Dullingham would have the same level of delay in the Fire Service arriving in an emergency event and are unlikely to have a sprinkler system. While the residents for instance of the cul-de-sacs of Bakehouse Hill, Taylors Field, Algar Drive, Spooners Close and Kettlefields when purchasing their property would reasonably understand the village location and distance from a GP, hospital, police station or fire station it is less likely they would understand the risk of nearby roads in areas of flooding at the same time as a house fire.
- 7.18 While this is an existing problem and not a matter for this proposal; the Case Officer has spoken to both the Lead Local Flood Authority and the Local Highways Authority to express the need for the road network to be better protected in times of heavy rain. However, as previously mentioned, it is not for the Local Planning Authority to overcome an existing situation and its future input on the existing situation will be limited. The Community Infrastructure Levy that Dullingham Parish Council would receive from this development could be spent on improving flood management infrastructure in the local area.

- 7.19 The ambulance service, as well as the Environment Agency, has not commented during the consultation period, if either provides comments prior to planning committee these will be circulated. While the Fire Service is known to have to carry heavy equipment in order to tackle a house fire, it is expected that paramedics should be able to provide first/emergency aid while carrying relatively light gear across the Public Rights of Way (PRoW) as the ambulance made its way through flood waters. It is noted that with areas of open space (primarily the paddocks) around the development, an air ambulance should be able to land close to the development.
- 7.20 The requested condition from the Lead Local Flood Authority still forms recommended condition 7 and was covered in the previous committee decision. The proposal would still lead to a short term improvement in drainage and in the long term lead to a neutral impact (greenfield run off rate plus climate change allowance).
- 7.21 The proposal complies with policies ENV8, the Cambridgeshire Flood and Water SPD and the NPPF.
- 7.22 Planning Balance
- 7.23 The need for an additional condition to ensure that all the dwellings have sprinkler systems does not weigh against the application, as it would duly mitigate against any potential delay of the fire service arriving with sufficient equipment to fight a house fire if flooding was to occur at the same time.
- 7.24 It is also noted that the development would lead to a short term improvement in water management within the local area, due to the need for all developments to meet greenfield run off rate plus climate change allowance. It is hoped that this time of reduced risk of flooding (due to climate change allowance as part of the drainage scheme) in the local area is used wisely and that wider drainage improvements are sought outside of any individual planning application in order to provide a holistic improvement to highway flooding in Dullingham.
- 7.25 Whilst the compliance of the scheme with the sequential test has been explained into in more detail this does not change the previous recommendation that the application is acceptable in that regard.

## 8.0 COSTS

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

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

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

- Fire Service have recommended placing a condition and are not objecting.
- No objection from the Lead Local Flood Authority.

9.0 APPENDICES

9.1 Appendix 1 – Recommended conditions

9.2 Appendix 2 – Previous committee report

9.3 Appendix 3 – Previous committee minutes

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<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/01435/OUM	Andrew Phillips Room No. 011 The Grange Ely	Andrew Phillips Planning Team Leader 01353 665555 andrew.phillips@ea stcambs.gov.uk

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](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 - 18/01435/OUM Conditions

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

Plan Reference	Version No	Date Received
1888/005	A	29th January 2019
1888/004	B	23rd January 2019

- 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 2 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 The first reserved matters application shall include the mitigation and enhancement measures contained within Biodiversity Strategy Report (8 February 2019) within the layout and landscaping of the site. The developer will also need to demonstrate how the landscaping measures in drawing numbers 001 - 004 (dated February 2019) have been duly considered in the proposed layout/landscape. Development shall be carried out in accordance with the approved details.
- 4 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 5 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for protection of biodiversity (in line with Biodiversity Strategy Report 8 February 2019) noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 5 Reason: To safeguard the residential amenity of neighbouring occupiers to protect biodiversity and to ensure safe vehicular movements, in accordance with policies ENV1, ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 6 The tree protection measures as shown in appendix 5 and 6 of the Arboricultural Impact Assessment (9 October 2018) shall be implemented prior to the commencement of development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered
- 6 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 Prior to or with the first reserved matters a surface water drainage scheme for the site, based on sustainable drainage principles, 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 development is completed.

The scheme shall be based upon the principles within the agreed Surface Water Drainage Strategy prepared by 7 Engineering Consultancy Ltd (Rev 01 February 2019) dated November 2018 and shall also include:

- a) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- c) Full details of the proposed attenuation and flow control measures;
- d) Site Investigation and test results to confirm infiltration rates;
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

- 7 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 8 The highway shall be built to adoptable standards as defined by Cambridgeshire County Council Housing Estate Road Construction Specification (current at time of commencement of build) before the last dwelling is occupied.

- 8 Reason: To ensure that the highways end appearance is acceptable and to prevent the roads being left in a poor/unstable state, in accordance with policies COM7 and ENV2 of the East Cambridgeshire adopted Local Plan April 2015.
- 9 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 9 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015.
- 10 No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).
- 10 Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy COM7 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 The vehicular access and footpaths (as shown on drawing number 1888/04 Rev B) shall be constructed prior to first occupation.
- 11 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 12 Prior to the first occupation of the development a Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be implemented in accordance with the programme set out within the approved Travel Plan or any revisions to the Travel Plan that are first agreed in writing by the Local Planning Authority.
- 12 Reason: In the interests of sustainable movement in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015
- 13 No development shall take place 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.
- 13 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.



- 14 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 14 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 95 of the NPPF.
- 15 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
  - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

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

- 15 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.
- 16 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 16 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.

- 17 The amount of B1(a) and/or D1 Use space shall not exceed 250 square metres. The first reserved matters application shall at least identify the land that these buildings and associated parking shall be sited upon either in a master plan or as part of the reserved matters details sought for approval.
- 17 Reason: The application has been assessed and determined on this basis; as well as to ensure the proposal complies with policies ENV2, EMP3 and COM4 of the East Cambridgeshire Local Plan 2015.
- 18 The B1(a) and D1 uses hereby permitted shall take place only between the hours of 08:00 - 23:00 Friday to Saturday and 08:00 - 22:00 on Sundays - Thursdays, Bank Holidays and Public Holidays.
- 18 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 19 Each reserved matters shall be supported by a Heritage Statement that provides a professional analysis of the proposal on the setting of the Grade I Listed Church (St Marys) from the Public Rights of Way that run through and to the north of the site.
- 19 Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building and its setting in accordance with policy ENV12 of the East Cambridgeshire Local Plan 2015.
- 20 Prior to first occupation of any given phase (defined by reserved matters submissions) a scheme of providing broadband shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be fully implemented prior to first occupation in accordance with an agreed in writing phasing programme with the Local Planning Authority.
- 20 Reason: In order to provide superfast broadband to the future occupants (including working from home) in accordance with paragraph 112 of the National Planning Policy Framework and Growth 3 of the East Cambridgeshire Local Plan 2015.
- 21 No development shall take place until a scheme to dispose of foul water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation.
- 21 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 22 No development shall commence until details of a construction surface water management plan detailing how surface water and storm water will be managed on the site during construction (including timeframe of implementation) is submitted to and agreed in writing by the local planning authority. The construction surface water

management plan shall be implemented and thereafter managed and maintained in accordance with the approved plan.

- 22 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 23 Prior to or as part of the first reserved matters application, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 23 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015.
- 24 As part of the first reserved matters application the provision and details of the over 55's bungalows (4 - 6 dwellings) shall be provided. The development shall be completed in accordance with the approved details.
- 24 Reason: The application has been submitted and determined on this basis, as well as to ensure the proposal complies with HOU 1 of the East Cambridgeshire Local Plan 2015.
- 25 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 07:30 - 18:00 each day Monday-Friday, 07:30 - 13:00 Saturdays and none on Sundays, Public Holidays or Bank Holidays.
- 25 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 26 No above ground construction works shall commence until a scheme for domestic automatic sprinkler system (installed in accordance with BS 9251: 2014 or equivalent acceptable standard) is submitted to and agreed in writing with the Local Planning Authority. No dwelling shall be occupied until the agreed sprinkler system has been installed and made operational. The sprinkler system shall remain and be maintained in perpetuity.
- 26 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 95 of the NPPF.