
MAIN CASE

Reference No: 17/00733/FUM

Proposal: Erection of 27, 2, 3 and 4 bedroom dwellings.

Site Address: Works Adjacent To 7 Cannon Street Little Downham CB6 2SR

Applicant: Mr Ian Hale

Case Officer: Barbara Greengrass, Senior Planning Officer

Parish: Little Downham

Ward: Downham Villages

Ward Councillor/s: Councillor Anna Bailey
Councillor Mike Bradley

Date Received: 8 May 2017

Expiry Date: 11 December 2017

[S183]

1.0 **RECOMMENDATION**

1.1 Members are recommended to delegate APPPROVAL of the application to the Planning Manager subject to the recommended conditions below and the completion of a S106 Agreement. The conditions can be read in full in the attached Appendix 1.

- 1 Approved Plans
- 2 Time condition
- 2 Sample materials
- 3 Archaeology
- 4 Boundary Treatments
- 5 Standard estate road construction
- 6 Site Characterisation
- 7 Access drainage
- 8 Standard Estate Road
- 9 Pedestrian Crossing
- 10 Construction Times
- 11 Construction Environmental Management PI
- 12 Surface Water Drainage
- 13 Surface Water Maintenance
- 14 Energy and Sustainability Strategy
- 15 Reporting of unexpected contamination
- 16 Parking Requirements
- 17 Soft Landscaping

- 18 Ecological Mitigation
- 19 Landscaping maintenance
- 20 Tree Protection Measures

1.2 The S106 agreement will secure the following;

- Affordable housing
- Transfer of the public open space area to the Council and financial contributions for the long term maintenance of the areas.
- Contribution for wheelie bins.

2.0 **SUMMARY OF APPLICATION**

2.1 This application seeks permission on a site of approx 1.2 ha (2.96 acres) for the construction of 27 dwellings of which 8 dwellings (30%) will be affordable housing with associated infrastructure, garaging and public open space.

2.2 A new vehicular and pedestrian access is proposed from Ely Road, with provision of a footpath link onto Cannon Street. The application is accompanied by a Design and access statement, Flood Risk Assessment, Ecological Appraisal and Protected Species survey, Arboricultural report, Transport Statement, Contaminated Land 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.**

2.4 The application has been called to Planning Committee by Councillor Bradley given the strong feedback from the villagers and the Parish Council.

3.0 **PLANNING HISTORY**

3.1 No relevant planning history.

4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The site is located within the settlement boundary of Little Downham and has been allocated for housing within Policy LTD 1 of the adopted Local Plan and Policy LTD.H1 of the Proposed Submission Local Plan. The site consists of rough grassland with strong hedgerows to the west and east and farm buildings to the south. The farm does not appear to be intensively used. The applicant advises it is used from September to March for the grading and bagging of potatoes brought to the site for redistribution. To the north, the site is bounded by residential development comprising a mix of low level and two storey. The existing brick built engineering workshops adjacent accessed from Cannon Street will be removed.

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.

Anglian Water Services Ltd - The foul drainage from this development is in the catchment of Little Downham Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

Parish (4/07/17)- recommended outright refusal for the following reasons.

1. Access to the site – The Parish Council strongly opposed the proposed access via Cannon Street and recommended that it is relocated to be via Ely Road. Not only is Cannon Street a busy residential road, it already services 11 other residential areas, as well as being a popular alternative route parallel to Main Street through Little Downham. It has seen a massive increase in all forms of traffic in recent years. It is suggested that a footway is provided from the site to Cannon Street to maintain the intended 'link with an existing residential area' and a convenient access to the bus stop on Cannon Street.

2. Suggest Mini Roundabout on Ely Road - It was recommended that a mini roundabout be installed on Ely Road outside of the new development entrance to assist with the increase of traffic that will be generated from residents and visitors of the new dwellings.

3. Parking concerns – Strong concerns were raised about the insufficient allocation of parking spaces for residents and visitors in relation to the 27 mixed sizes of proposed dwellings. Inevitably, this would result in on-street parking on the site's roads and private service drive areas, the site access road and on Cannon Street, which is a busy thoroughfare often used by large farm and haulage vehicles and already subject to parking issues. In reality, each property requires a minimum of two 'outside house' parking spaces. It was considered unacceptable that one space is allocated as a garage space because people very rarely park vehicles in the garage and most commonly submit planning applications to convert garages to living accommodation, which would leave only one parking space per dwelling. The proposed one garage space and one parking space per dwelling would certainly not be sufficient for residents and visitors of the proposed three and four bedroom dwellings to park off-road. The proposed 5.5m and 4.5m width of the site's roads and private service drives are not considered wide enough and would be restricted by on-street parking, which would result in a cramped appearance of the site and hinder access by emergency, delivery and refuse vehicles. Parking would inevitably be part on footways, which would restrict pedestrian access. It is recommended that the site be reduced to 26 dwellings to allow more space for road width and parking for residents and visitors. A prime example of insufficient road width and parking in a residential site of 23 dwellings can be seen 400 yards west along Cannon Street at Oak Farm Drive. Access is severely restricted for local residents and visitors on the unadopted site road due to the insufficient allocation of off street parking and the narrowness of the road. More seriously, it restricts emergency vehicles and delivery vehicles.

4. Refuse collection points and adopted roads – Knowing that refuse vehicles do not drive into non adopted roads, it was noticed that there were no proposed refuse collection points on the plans to cater for the 12 dwellings that are accessed via the three proposed private service drives. The Parish Council recommended that the main roads on the site be built to the required criteria and standards for the County Council to adopt them and that sufficient refuse collection points are allocated to each private service drive, to ensure that black bags and wheelie bins do not amass and overspill in front of any one individual dwelling. A prime example of no refuse collection point on an unadopted road in a residential site of 23 dwellings can be seen 400 yards west along Cannon Street in Oak Farm Drive. Refuse collections, generally held on Tuesday mornings, result in the entrance of Oak Farm Drive being severely congested with black bins bags and wheelie bins.

5. On-site maintenance and management of the site – It is recommended that where roads, paths, open spaces and play equipment etc. are not adopted by the County or District Authorities as applicable, conditions and arrangements are made for them to be maintained by a management company/committee and funded by the occupiers of the site dwellings. This is to ensure that the new site does not have a financial impact on other residents of the parish.

Additional comments

6. The Parish Council strongly recommended that the site be redesigned with its comments taken into consideration.

7. When viewing the application and considering its comments above, the Parish Council did not view individual dwelling plans or base any comments on their style, size or other specifications. It had concerns with the site layout and infrastructure as a whole and therefore recommended outright refusal in order that those issues be addressed. The Parish Council accepts that the site will be developed with approximately 25 dwellings, as previously approved in consultations relating to the Little Downham Village Vision 2013.

8. The Parish Council considered its comments following representations from local residents attending the council meeting and others expressing objections in correspondence.

28/09/17 Parish comments in relation to amendments dated 17/08/2017

Little Downham Parish Council had concerns regarding this application and unanimously recommended amendments to the scheme for the following reasons.

1. Width of roads – Strong concerns were raised again that the proposed 5m width of the roads and private service drives are not wide enough for the anticipated number of vehicles associated with the proposed number and size of the dwellings. It is recommended that the roads are widened to 6m in width, which could be accommodated by setting the building line back by 1m to allow more space for road width and parking for residents and visitors. A prime example of insufficient road width and parking in a residential site of 23 dwellings can be seen 400 yards west along Cannon Street at Oak Farm Drive. Access is severely restricted for local residents and visitors on the unadopted site road due to the insufficient allocation of off-street parking and the narrowness of the road. More seriously, it restricts emergency vehicles and delivery vehicles.

2. Parking concerns - It is noted that 18 parking spaces have been allocated as an addition to the two parking spaces per dwellings (54). However; with the dwellings ranging from 2 to 4 bedrooms in size, it is calculated that in practice at least an additional 27 vehicles will belong to the occupiers of the dwellings and further parking spaces would be required for visitors. Drivers would inevitably park vehicles on part of the footways, which would restrict pedestrian access. Access through the site would be restricted by on-street parking and result in a cramped appearance of the site, hindering access by emergency, delivery and refuse vehicles.

3. Refuse collection point for dwellings 19, 20 and 21 – There doesn't appear to be a bin collection point for these dwellings, which are served by a private service drive close to the entrance of the site. Concern is that black bags and wheelie bins would amass and overspill in front of one dwelling and have a detrimental effect on the residents living there. A prime example of no refuse collection point on an unadopted road in a residential site of 23 dwellings can be seen 400 yards west along Cannon Street in Oak Farm Drive. Refuse collections, generally held on Tuesday mornings, result in the entrance of Oak Farm Drive being severely congested with black bins bags and wheelie bins.

4. On-site maintenance and management of the site – It is recommended that where roads, paths, open spaces and play equipment etc. are not adopted by the County or District Authorities as applicable, conditions and arrangements are made for them to be maintained by a management company/committee and funded by the occupiers of the site dwellings. This is to ensure that the new site does not have a financial impact on other residents of the parish.

5. The Parish Council greatly appreciated the applicants' cooperation in amending the access road to off Ely Road instead of Cannon Street.

13/10/17 Parish comments for amendments dated 14 Sep 2017

Little Downham Parish Council had concerns regarding this application and unanimously recommended amendments to the scheme for the following reasons:

1. County Highways Response – The Parish Council supports the comments of Geoffrey Ellwood (Highway Development Management).

2. Width of roads – Strong concerns were raised again that the proposed 5m width of the roads and private service drives are not wide enough for the anticipated number of vehicles associated with the proposed number and size of the dwellings. It is recommended that the roads are widened to 6m in width, which could be accommodated by setting the building line back by 1m to allow more space for road width and parking for residents and visitors.

[A prime example of insufficient road width and parking in a residential site of 23 dwellings can be seen 400 yards west along Cannon Street at Oak Farm Drive. Access is severely restricted for local residents and visitors on the unadopted site road due to the insufficient allocation of off-street parking and the narrowness of the road. More seriously, it restricts emergency vehicles and delivery vehicles.]

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additional 27 vehicles will belong to the occupiers of the dwellings and further parking spaces would be required for visitors. Drivers would inevitably park vehicles on part of the footways, which would restrict pedestrian access. Access through the site would be restricted by on-street parking and result in a cramped appearance of the site, hindering access by emergency, delivery and refuse vehicles.

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The Council appreciates the applicant's cooperation in amending the application.

20/10/17 Parish comments amendments dated 11 October 2017

Little Downham Parish Council had concerns regarding this application and unanimously

Recommended amendments to the scheme for the following reasons:

1. Parking concerns - The Parish Council notes the allocated 11 visitor parking spaces and two parking spaces per dwellings (54) plus 10 additional spaces, making a total of 75 parking places on site. It is aware that 19 parking spaces are in garages, which it considers over time the occupiers will obtain planning permission to convert into living accommodation, thus reducing the allocated parking on site to basically two per dwelling. With the dwellings ranging from 2 to 4 bedrooms, it is inevitable that there will be more vehicles per dwelling than the number of bedrooms. It is requested that at least 13 additional spaces are provided to avoid too many vehicles being parked on footways, which restrict pedestrian access, hinder access by emergency, delivery and refuse vehicles and result in a cramped appearance of the site.

2. Width of roads – Strong concerns were raised again that the proposed 5m width of the road and private service drives are not wide enough for the anticipated number of vehicles for the proposed number and size of the dwellings. It is recommended that the roads are widened to 6m in width, which could be accommodated by setting the building line back by 1m to allow more space for road width and parking for residents and visitors.

[A prime example of insufficient road width and parking in a residential site of 23 dwellings can be seen 400 yards west along Cannon Street at Oak Farm Drive. Access is severely restricted for local residents and visitors on the unadopted road due to the insufficient allocation of off-street parking and the narrowness of the road. More seriously, it restricts emergency vehicles and delivery vehicles.]

3. Refuse Collection Point adjacent to Disabled Parking Bay (73D) – It is recommended that the bin collection point adjacent to 73(D) is relocated adjacent to Parking Bay 75. The reasons are that wheelie bins and refuse bags would hinder the users of the disabled parking bay and the occupiers of 27Wh, whereas the new location would be adjacent to the rear garden of 19T and would have less of a detrimental impact on the occupiers.

15/11/17 - Parish comments amendments dated 25 October 2017

Little Downham Parish Council had concerns regarding this application and recommended amendments to the scheme for the following reasons:

1. Parking concerns - The Parish Council continues to express concerns that there is insufficient parking provision in the development for the anticipated number of residents' and visitors' vehicles. The lack of sufficient parking provisions will result in adverse onstreet parking and be detrimental to the future occupiers of the development. Onstreet parking will cause restrictions for refuse, delivery and emergency vehicles.

2. Width of roads – The Parish Council continues to have strong concerns that the proposed 5m width of the road and 4.5m width of the private service drives are not wide enough for the anticipated number of vehicles for the proposed number and size of the dwellings. It is recommended that the roads are widened to 6m in width, which could be accommodated by setting the building line back by 1m to allow more space for road width and parking for residents and visitors.

[A prime example of insufficient road width and parking in a residential site of 23 dwellings can be seen 400 yards west along Cannon Street at Oak Farm Drive. Access is severely restricted for local residents and visitors on the unadopted road due to the insufficient allocation of off-street parking and the narrowness of the road. More seriously, it restricts emergency vehicles and delivery vehicles.]

The Parish Council acknowledges the developers cooperation to relocate the bin collection point previously proposed adjacent to 73(D) to adjacent to Parking Bay 75.

Local Highways Authority - 1/06/17 The Highways Authority has no objections in principal to this application. The visibility splays are entirely within the highways and surface areas as they are not laid out to an adoptable standard however the rest would be acceptable as per drawing P010 Rev C. Cannon Street does not have a footway on the development side of the road. It has been proposed to extend the footway to link the bus shelter to the development which would provide a safe route and improve sustainable transport links. The proposal also includes an uncontrolled pedestrian crossing on Cannon Street these are both acceptable.

3/10/17 - comments on the amended plans

The junction on to B1441 / Ely road has the visibility splays entirely within the highway. The footways along this road are very narrow and would not be suitable for this intensification of use and there is no uncontrolled pedestrian crossing point shown on Cannon Street.

The refuge vehicle tracking as shown on drawing number P075 Rev A demonstrates that it is not possible to complete the necessary turning manoeuvres entirely within the carriageway. Please amend the drawings to allow space for these manoeuvres to be achieved and resubmit with a tracking diagram.

The forward visibility splays on the corner at plot 25 will need to be dedicated as highway and hardened to ensure the splays are unobstructed.

We would be unable to adopt only carriageway as highway, as indicated on drawing number P075 REV A. We would require the footways to be included in any adoption. We cannot adopt a vehicle parking area or the shown shared use areas as they are not currently to our adoptable standard.

I have safety concerns with vehicles reversing out on to Cannon Street. I also do not see how these can be reserved for visitors of this area only therefore on street parking within the new development will be likely. We would also not adopt these visitor parking spaces as highway as they do not provide a function that cannot be addressed during this design stage, as there is ample room within the development site to do so.

31/10/17 - comments on the amended plans

The re-inclusion of the pedestrian crossing is welcomed and provides a crossing point for pedestrians accessing the village. This route will mean that the footway along Ely Road is not the main level pedestrian access and so mitigation by widening may not be required.

The amended parking arrangement with the removal of parking spaces on Cannon Street is also welcomed.

A revised refuge vehicle tracking drawing has not been submitted that demonstrates that it is now possible to complete the necessary turning manoeuvres entirely within the carriageway.

Grasscrete is not a material that is accepted by the CCC highways authority but the forward visibility is acceptable if this was hardened.

The Ely Group Of Internal Drainage Board – 30/06/2017 This application for development is just outside of the Littleport and Downham Internal Drainage District but within an area that drains into it. Surface water from the site will drain to the Board's Catchwater Drain. Therefore, the discharge will require the consent of the board. The discharge will need to be at the Boards' Greenfield run-off rate of 1.1L/s/ha. The applicant will need to ensure that the ditch the site is discharging to has adequate capacity. It is vital that the maintenance plan as detailed in appendix F is implemented if the site goes ahead.

12/09/17 – We refer to our letter dated 30 June 2017, regarding the above development. We can confirm that the Board is happy in principle with the proposed flow rate from the site. This is subject to the applicant obtaining the Board's consent prior to works commencing on site.

Lead Local Flood Authority –

29/06/17 - We have reviewed the submitted documents and at present we **object** to the grant of planning permission for the following reasons:

1. The applicant has not demonstrated that sustainable drainage systems (SuDS) will be used on site to provide storage for surface water generated on site, in line with the National Planning Policy Framework paragraph 103, that requires development to give priority to the use of SuDS. Whilst some permeable paving is

proposed, the majority of water is to be discharged via a conventional pipe network, using an underground storage tank as a means of attenuation. This is contrary to a) Policy ENV8 of the East Cambs District Council Local Plan which requires the use of SuDS for all new developments.

b) Paragraph 6.3.23 of the adopted Flood & Water Supplementary Planning Document which requires the design and layout of a site to seek to convey surface water above-ground, avoiding the use of underground piping as far as possible

7/09/17 re-consultation. Since our objection letter on 29 June 2017 we have received an addendum to the submitted Flood Risk Assessment & Surface Water Drainage Strategy. This now includes permeable paving within the drainage scheme and as LLFA we are supportive of this.

Ward Councillors – Councillor Bailey - I was contacted by the agent, as a courtesy prior to submission, about the above planning application and I did give him some of my thoughts on the application. Whilst this is not considered to be a large application (ie below 50 houses), it is a big deal for the village and I am wondering if you are proposing to put it in front of the Planning Committee?

My comments and queries on the draft version of the plans, for your information, were as follows:

- 1) Site access - I am surprised to see the site being accessed via Cannon Street, instead of Ely Road. Perhaps you can send me some more information and justification about why this access route has been selected and why Ely Road has been rejected.
- 2) I note that you have included 27 houses on the plot. Can you please tell me the density of the site and also give site density information in the surrounding areas for comparison, eg Bury Green, Matthew Wren Close etc.
- 3) The access road is only 5m wide on your plan; an adoptable standard highway width access road needs to be 5.5m wide with 2m footpaths either side, so this would immediately be a point of concern
- 4) The houses look high, particularly the 2.5 / 3 storey houses - there are bungalows on Cannon Street in this location and I am not convinced that the style of houses are therefore in keeping
- 5) I am not happy that you are proposing to include only 14.8% (4 units) affordable housing on site. I believe you are proposing to offer an off-site commuted sum. I also note that all four affordable units are 2 beds only. The policy is for 30% affordable housing and this should in my view be on site and include a range of sizes of accommodation.
- 6) Maybe I have missed it, but I can't seem to see anything about bin storage - perhaps you can supply further information I did receive a response to the above queries and have not yet looked in detail at the actual application documents. I would appreciate you keeping myself and Cllr Bradley informed as to the progress of the application and I note that its target determination date is not until August.

Ely Society – All development should comply with BS8300:2009 and Building Regulation Part M. The principle entrance to all properties should be step free as the area/site is sloped (3 bedroom + are okay). Could solar panels be considered for this site?

Cambridgeshire Archaeology - Our records indicate that the site lies in an area of high archaeological potential, situated on the fringe of the planned medieval village

core. In addition, the spur of high ground on which Little Downham is situated lies on the fen edge and is likely to have been attractive to earlier settlers, as evidenced by finds of Mesolithic and Bronze Age material from the area, with artefact evidence of post-medieval occupation being discovered within the application area (Historic Environment Record reference MCB16059). We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition. Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme. A brief for the archaeological work can be obtained from the Historic Environment Team.

Design Out Crime Officers - Having viewed all relevant documents at this stage I have no further comments, objections or recommendations.

Environmental Health - From the information supplied it appears that the buildings on the adjoining commercial premise to the south east of the site will act as a barrier between the activity and the proposed properties, as long as there are no openings. There is also provision for a 2.4m high acoustic fence. As the workshop on Cannon Street is to be demolished so this ensures that land use will not be a problem. The only other issues to raise are that due to the proximity of current residents to the site condition NS6A so that construction times and deliveries during the construction and clearance phases are restricted to the following: 08:00 – 18:00 each day Monday – Friday, 08:00 – 13:00 on Saturdays and none on Sundays or Public or Bank Holidays. Also advise condition NS5A so that prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction phase. The CEMP shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the Local Planning Authority (LPA).

Housing Section - In accordance with policy HOU 3 of the East Cambridgeshire Local Plan a minimum of 30% of the total number of dwellings to be provided on sites of 10 or more dwellings will be required for affordable housing provision. If this application for 27 dwellings is approved, I would expect the provision of 8 affordable homes. However, I understand that the applicant is proposing to provide 50% of the affordable housing as a commuted sum in accordance with the Boosting Housing Delivery report. Accordingly the proposed affordable housing is 2 x 2 bedroom houses and 2 x 3 bedroom houses. This mix is acceptable and meets housing need.

In accordance with the Supplementary Planning Document on Developer Contributions the Council's preferred housing tenure mix is 70% Affordable or Social Rented Housing and 30% Intermediate Tenure Housing. In accordance with policy HOU 3 of the East Cambridgeshire Local Plan a proportion of dwellings should be provided that are suitable or easily adaptable for occupation by the elderly or people with disabilities (Building Regulation M4(2)). Should consent be granted, I would request a s106 Agreement containing Affordable Housing provisions:

Revised layout and access and revised mix and on site affordable housing provision.

28/09/17 - The proposed mix of affordable housing is 5 x 2 bedroom houses and 3 x 3 bedroom houses. I can confirm that this mix will meet housing needs.

A recent assessment of the ECDC housing register indicates that of the applicants who have expressed a preference to live in Little Downham, their bedroom requirements are as follows:

- 2 x 5 Bedroom properties
- 2 x 4 Bedroom properties
- 8 x 3 Bedroom properties
- 19 x 2 Bedroom properties
- 33 x 1 Bedroom properties

Senior Trees Officer – Initial comments - These proposals are for a medium size development upon a currently vacant plot. There are trees on the boundary of the site and a hedgerow with trees internally. A number of trees are indicated for removal including the internal trees and hedgerow. An Arboricultural report has been submitted to support the application. I have no objection to this proposal as the main feature trees within the landscape are outside the site, on the verge with Ely Road and therefore not affected. While the impact to vegetation as a whole is relatively significant, I consider the proposed open space provision and tree planting sufficient to mitigate the removals.

If the application is to be approved, the Tree Protection Plan within Appendix 4 of the Arboricultural report will be required to be implemented under condition of planning approval, to ensure the successful retention of trees at the site (Condition TR9A). If the application is to be approved, I recommend a full Landscaping Scheme with associated Landscaping Maintenance Schedule to be submitted under condition of planning approval (Conditions LS1A & LS3A).

12/10/17 - re-consultation

The revision within these plans has a significant impact to existing trees adjacent the highway at the revised access point. Therefore a revised Arboricultural Impact Assessment is required to address the impact of this significant variation upon the trees at that location.

From first viewing it appears likely trees that are not within the site, will be required for removal and this may be objectionable.

15/11/17 – re-consultation

The revised access for this site significantly increases the impact upon trees including an attractive Cherry tree within the grass verge, which I assume is managed by the County Highways department. I advise you notify them to consider their opinion.

I do consider the loss of this tree significant and I strongly advise either another layout is considered or a plan indicating appropriate replanting of the trees affected by the current layout is demonstrated prior to any planning approval.

CCC Growth & Development – no comments received

Minerals And Waste Development Control Team - no comments received

Environmental Health (Contamination) - The findings of the Phase 1 Site Investigation Report dated March 2017 are accepted and we are in agreement that a Phase 2 intrusive investigation is carried out due to the proposed sensitive end use.

Waste Strategy (ECDC) –East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances and/or loose gravel/shingle driveways; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface), this is especially relevant to units 8S, 9S, 20T, 21T & 22W shown on the Site plan.

- As all wheeled bins and bags must be present adjacent the public highway the units 4F to 9S would be putting multiple bins and bags in a single entrance onto the main adopted roadway, leading to a good likelihood of bins/bags blocking the entrance to this area.
- Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Act's of 1972, 2000, and 2003, as well as the Localism Act of 2011.

5.2 **Neighbours** – A site notice was posted and 24 neighbouring properties were notified and an advert placed in the Cambridge Evening News. The 7 responses received are summarised below. A full copy of the responses are available on the Council's website.

- Concerns regarding access to the site and the risk to pedestrians
- Already an issue with parked cars on Main Street and Cannon Street and this is likely to continue
- Issues with wheelie bins and bin bags
- Bus stop on Cannon Street will cause a bottleneck, especially at school start/finish times
- Positive remarks regarding the reasonable distance between existing houses and new dwellings
- Several comments requesting access to come off Ely Road

6.0 **The Planning Policy Context**

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2 Locational strategy

GROWTH 3	Infrastructure requirements
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
COM 7	Transport impact
COM 8	Parking provision
LTD 1	Housing allocation, land west of Ely Road

6.2 Supplementary Planning Documents

Design Guide
Developer Contributions and Planning Obligations
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Cambridgeshire Flood and Water

6.3 National Planning Policy Framework 2012

- 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

6.4 Proposed Submission Local Plan 2017

LP1 A presumption in favour of sustainable development
LP 2 Level and distribution of Growth
LP 3 The Settlement hierarchy and the Countryside
LP 6 Meeting Local Housing Needs
LP 16 Infrastructure to Support Growth
LP 22 Achieving Design Excellence
LP 23 Water Efficiency
LP 30 Conserving and Enhancing Biodiversity and Geodiversity
LP 25 Managing Water Resources and Flood Risk
LP 26 Pollution and Land Contamination
LP 27 Conserving and Enhancing Heritage Assets
LP 28 Landscape, Treescape and Built Environment
LP 17 Creating Sustainable, Efficient and Resilient Transport
LTD.H1 land west of Ely Road

7.0 **PLANNING COMMENTS**

7.0.1 The main issues to consider in determining this application are:

- The principle of development
- Visual impact
- Housing mix and affordable housing
- Layout and public open space
- Access and highway safety
- Residential amenity
- Flood risk and drainage
- Ecology and archaeology

7.1 Principle of Development

7.1.1 The determination of a planning application is to be made pursuant to section 38(6) of the Planning and Compulsory Purchase Act 2004, which is to be read in conjunction with section 70(2) of the Town and Country Planning Act 1990. Section 38(6) requires the local planning authority to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. Section 70(2) provides that in determining applications the local planning authority "shall have regard to the provisions of the Development Plan, so far as material to the application and to any other material considerations." The Development Plan consists of the adopted East Cambridgeshire Local Plan (2015) and related Supplementary Planning Documents.

7.1.2 The National Planning Policy Framework promotes sustainable development and states at Paragraph 49 that new housing applications should be considered in the context of the presumption in favour of sustainable development. The Framework supports the delivery of a wide range of high quality homes. It specifically states at paragraph 14 that local planning authorities should normally approve planning applications for new development in sustainable locations that accord with the development plan or, where the development plan is absent, silent or relevant policies are out of date, with the policies contained in the Framework; unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or where specific policies in the Framework indicate development should be restricted.

7.1.3 The adopted Local Plan aspires to deliver managed and sustainable growth over the plan period to 2031. For the rural areas the Local Plan seeks to deliver new housing in appropriate locations to meet local needs. In doing so, the Plan identifies those rural settlements where some new development within defined settlements will in principle be appropriate; both in the form of allocations and windfalls. These settlements are the subject of Vision Statements which set out the growth aspirations for each one. The Local Plan seeks to prevent new development taking place outside the defined settlements unless certain specific exemptions are met.

7.1.4 The Council is currently preparing a replacement Local Plan covering the period from 2016 to 2036. At a meeting of Full Council held on 5th October 2017, Members considered an updated report on the latest draft of the emerging replacement Local Plan (the 'Proposed Submission Local Plan') accompanied by a Five Year Housing Land Supply Report. This report was agreed by Council, which has established that

East Cambridgeshire District now has a five year housing land supply; currently calculated to be 6.94 years. Consequently, Paragraphs 14 and 49 of the Framework are not engaged and the housing supply policies contained in the Local Plan are no longer considered to be out of date. Paragraph 11 of the Framework makes it clear that the Framework does not change the statutory status of the development plan as the starting point for decision making. This states that “proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise”. The Framework is one such material consideration and should be taken into account.

- 7.1.5 Adopted policy GROWTH 2 and emerging policies LP1 and LP3 all seek to manage new development so that it takes place in sustainable locations. In respect of open market housing, these are considered to be within defined settlements where there is ready access to shops, services and facilities that meet the day to day needs of those communities. Policy GROWTH 2 states that the majority of development will be focused on the market towns of Ely, Soham and Littleport with more limited development taking place in villages which have a defined development envelope, thereby helping to support local services, shops and community needs. It then states that outside of these settlements new development will be strictly controlled, having regard to the need to protect the countryside and the setting of towns and villages. Development outside these settlements will not be permitted except where it complies with a limited range of specified categories detailed in that policy.
- 7.1.6 The site is identified within the adopted East Cambridgeshire Local Plan as within the settlement boundary of Little Downham and has been identified within Policy LTD.1 of the adopted Local Plan and Policy LTD.H1 of the Proposed Submission Local Plan, as a housing allocation for development of approximately 25 dwellings. The principle of residential development on this site is therefore acceptable and its accordance with the requirements of LTD.1 and LTD.H1 will be addressed elsewhere in this report.
- 7.1.7 As an allocated site both within the adopted Local Plan and the emerging Local Plan the principle of development is considered acceptable on this site.

7.2 **Visual impact**

- 7.2.1 The location of this site on the approach to Little Downham means it will be visible from Ely Road. The application originally proposed vehicular access from Cannon Street at the site of the existing engineering building. Given the level of local opposition, the applicant decided to alter the access position to Ely Road. The 5 metre access road will result in the loss of two trees along that boundary but given the depth of the verge, the required visibility can be achieved without significant loss of the hedge as this is an important landscape feature on the site boundary. The Council’s Trees Officer has not objected to the scheme other than to request that a replacement tree be planted due to the loss of the Cherry Tree to accommodate the proposed access.

The robust hedge along the western boundary will also be retained which will protect the wider countryside from any significant harmful visual intrusion from this development. The dwellings will not be prominent from Cannon Street as they will

be largely obscured from view by the properties in Cannon Street. Views of the site will be available through the proposed green space into the site. The main visual impact will be on approaching the site from the south along Ely Road as views are possible across the farm entrance where the site is at present open. Sensitive boundary treatment would therefore be required to the rear of Plots 16, 17 and 18, with scope for hedge planting alongside the ditch on that boundary. It is considered that the applicant has given careful consideration to changing levels on the site as the site slopes upwards towards Cannon Street. In addition the applicant has reduced the heights of some of the dwellings to delete some original three storey elements and keep building heights to a maximum of 8 metres in that part of the site.

- 7.2.2 The distribution of building heights on the site has responded to surrounding development, with the taller buildings located alongside the agricultural buildings to the south and the lower buildings adjacent to Cannon Street. The buildings will be of high quality design and the design has taken inspiration from the key architectural features within the area. The dwellings use styles and materials which is appropriate to the site location comprising roof finishes of tiles and slate with a mix of red and buff bricks and render. A limited use of weatherboarding is acceptable to give variety. Specific materials will be agreed by condition.
- 7.2.3 On balance, given the sites allocation and the fact that it is well enclosed by the farm buildings and existing vegetation, the visual impact of the proposal is considered acceptable as some impact cannot be avoided. It is also accepted that the site can adequately accommodate the 27 dwellings without appearing overdeveloped. The proposed density of 23 dwellings per hectare (9 per acre), with provision of open space, allows for a development which does not appear overdeveloped in the context of its surroundings and will provide for an attractive development with its own sense of place and character. The proposal is considered to comply with Policies ENV 1, ENV 2 and LTD 1 of the adopted Local Plan in maximising the retention of hedgerows and trees on the site and having regard to layout, scale, height, design and massing to minimise visual impact, and with Policy LTD.H1 of the proposed Submission Local Plan, in having regard to the Conservation Area and important views of Ely cathedral.

7.3 **Housing mix and affordable housing**

- 7.3.1 The 27 dwellings are a mix of 2, 3 and 4 bedroom dwellings in a mix of detached, semi-detached and terraced dwellings. 30% of the dwellings are to be affordable in line with Policy HOU 3 and LTD 1. In the original submission the applicant proposed to provide for a contribution for off site provision of 4 of the units in the form of one bedroom dwellings. The application has subsequently been amended to provide for all 8 units on site in the form of 5 x 2 bed dwellings and 3 x 3 bed dwellings, all to be sited in the south west corner of the site. The Strategic Housing Officer has confirmed this will meet housing need and this can be secured by S106 legal agreement.

The market dwelling mix has been amended since submission and comprises;

4 x 2 bed dwellings
6 x 3 bed dwellings

9 x 4 bed dwellings

7.3.2 The dwellings are provided in the form of six different house types so will give variety in the streetscene and a sense of place. The mix is considered acceptable in terms of Policies HOU 1 and LTD 1 of the adopted Local Plan in providing for a mix of dwelling types and sizes to reflect need.

7.3.3 The obvious desire to retain as much of the existing landscape features surrounding and within the site, advocated by Policy LTD 1, have formed key parameters which have dictated the layout concept, as has the need for minimising the visual impact of the development. In addition, the desire to ensure existing amenities of residents adjoining the site are protected as much as possible, has also formed a key factor on the layout.

7.4 **Layout and public open space**

7.4.1 An area of 0.16 hectares of public open space is proposed to the north east corner of the site which accords with Policy LTD 1 of the adopted Local Plan. The position is considered acceptable as it will maintain some separation distance from the dwellings fronting Cannon Street, and an area of green space is provided between Numbers 5 and 7 Cannon Street. Dwellings have been orientated where possible to provide frontage development to the public open space and Ely Road. The open space will be designed with a slight incline to provide exceedance storage for the SUDs system. The Lead Local Flood Authority has advised that this will be dry for most of the time so will provide for usable open space on site.

7.5 **Access and highway safety**

7.5.1 The application has been amended since submission to move the access to the site from Cannon Street to Ely Road. The County Highway Authority are satisfied with this access arrangement and the waste team are satisfied that a waste vehicle can turn within the site. The application also includes an uncontrolled pedestrian point on Cannon Street which will allow for safe pedestrian crossing from the site near the bus shelter. In addition a small section of 2 metre wide footpath is provided on Cannon Street to facilitate this. This would need to be secured by Grampian condition.

7.5.2 The Parish have consistently expressed concern that there is insufficient parking within the scheme which would encourage on street parking. They are of the view that even though the development provides for two spaces per dwelling as well as 11 on site visitor parking spaces, that over time garages will be converted and that more vehicles per dwelling are needed. They request that at least 13 additional spaces are provided to avoid too many vehicles being parked on footways, which restrict pedestrian access, hinder access by emergency, delivery and refuse vehicles and result in a cramped appearance of the site.

7.5.3 Policy LP22 of the Proposed Submission Local Plan states that developments should provide attractive, accessible and integrated vehicle and cycle parking which also satisfies the standards in Appendix B. The Appendix states that single garages do not count as a parking space and that double garages count as one space, parking spaces should avoid being tandem and should be of sufficient size. The

new standards also require 4 bed dwellings to provide 3 car spaces.

- 7.5.4 It is considered that in this instance, given the amount of weight that can be attached to the emerging Local Plan, the standards set down in Policy LP22 cannot be insisted upon. The developer was requested to review the parking arrangements, particularly given the local concerns and has already provided for 10 spaces over the current standard and 4 spaces over the standard for visitors parking. The standard requirements for the site are 54 spaces (2 per dwelling) and the developer is providing 64. The standard for visitor spaces requires provision of 7 spaces and the developer is providing for 11. The developer has also amended the layout over the course of the consideration of the application to reduce the levels of tandem parking such that 12 of the properties have tandem parking remaining.
- 7.5.5 The Parish are also concerned about the width of the highway within the site. The road is currently 5 metres wide with footpaths either side. The parish wish the road to be widened to 6 metres to allow for more space to park on the road. This is however not considered reasonable, given that more than the standard parking provision has been made on site and the County Highway Authority are satisfied with the layout proposed. The road will remain private as the County Highway Authority has advised they would not adopt this road, as the materials are permeable paving. It is to be maintained in the long term by a private management company details of which would be agreed by condition.

7.6 Residential amenity

- 7.6.1 The residents impacted by this development are to the north on Cannon Street. The layout has been designed to take this into account by siting the open space to the rear of these properties thereby siting the dwellings themselves at least 15 metres away from the rear garden boundaries of these properties. In addition plot 1 has been handed to allow provision of a single storey garage along the boundary with Number 7. Some amount of overlooking will result from the back to back siting of dwellings within the centre of the site but the distances between comply with the SPD Design Guide for rear gardens being 20 metres apart. The gardens have a 10 metre depth also in accordance with the Design Guide. It is therefore considered that the residential amenities of future occupiers has been safeguarded as the proposal complies with the parameters of the Design Guide in terms of plot sizes, building ratio and rear amenity space.
- 7.6.2 It is acknowledged that some level of disturbance may occur at certain times of the year from the agricultural activities on the farm complex to the south. However this is an allocated site and the main activities associated with the potato grading and packing activity will be between September to March with 4/6 tractor deliveries per day and a lorry once a week. These movements are not considered excessive such that planning permission should be refused on this basis as the grading activities themselves are not excessively noisy and the properties will be shielded by the buildings themselves and boundary fencing.
- 7.6.3 Overall it is considered that the proposal accords with Policy ENV 2 of the adopted Local Plan and Policy LP 22 of the Proposed Submission local Plan.

7.7 Flood risk and drainage

- 7.7.1 The Lead Local Flood Authority originally objected to the proposal as the applicant had not demonstrated that sustainable drainage systems will be used on site as underground storage tanks were proposed for attenuation. The scheme was amended to provide for permeable paving on all roads and drives to be stored within an open graded sub-base of the permeable surfacing. A flow control will be located within the sub-base, permitting attenuated discharge to the ditch on the northern boundary of the site and run –off rates are restricted to comply with the IDB 1.1l/s/ha. The Lead Local Flood Authority is satisfied with the amended details provided in the Flood Risk Addendum. The IDB are also satisfied with the proposed flow rate from the site.
- 7.7.2 The proposal accords with Policy ENV 8 of the adopted Local Plan and Policy LP 25 of the Proposed Submission Local Plan in ensuring there is no risk of flooding as a result of this development.

7.8 Ecology and archaeology

- 7.8.1 The Ecology appraisal states the site is dominated by poor semi-improved grassland with species poor hedgerow and scattered trees. The site survey located six ponds within 500m of the site which were assessed and the eDNA analysis confirmed the presence of Great Crested Newts in two ponds off site at a distance of some 400m away and are separated from the site by a network of properties and Ely Road. The report concluded that the proposed development is not likely to result in significant impacts to newt populations and that an EPS licence will not be required. The works should however be carried out under a precautionary method of works. Surveys concluded that no bats emerged from the buildings and as such the works can be carried out with no constraints in relation to roosting bats. It is also recommended that vegetation to be removed is checked by an experienced ecologist to ensure no nesting birds are present. Further mitigation and enhancement measures are recommended within the Ecological Appraisal and Protected Species Surveys. The survey does not recommend retention of the on site hedge on the basis that it does not qualify as a habitat of principal importance under Section 41 of the NERC Act 2006 or as a priority habitat on the LBAP. Mitigation and enhancement will be secured by condition.
- 7.8.2 Cambridgeshire archaeology does not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation. This will be secured by condition.
- 7.8.3 The proposal accords with Policy ENV 7 of the adopted Local Plan and Policy LP30 of the Proposed Submission Local Plan.

7.9 Other Material Matters

- 7.9.1 County Council have requested an education contribution for pre-school, primary and secondary provision. However, as this is an allocated site no contribution has been sought from the applicant as this will be provided through CIL payments.
- 7.9.2 Policy ENV 4 requires all proposals for new development to aim for reduced or zero carbon development in accordance with the zero carbon hierarchy. Applicants are

required to demonstrate how they have considered maximising all aspects of sustainable design and construction. This has not been submitted as part of the planning application so will be required by condition.

7.10 Planning Balance

- 7.10.1 The benefits of the development are the contribution it would make in terms of housing supply as well as the economic benefits of construction and additional population to support local businesses, the provision of affordable housing and public open space. These weigh significantly in favour of the proposal.
- 7.10.2 On balance it is considered that there will be no significant adverse impacts that would weigh against the proposal and it is therefore recommended for approval.

8.0 COSTS

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

The site is allocated for housing and the site is within the settlement boundary of Little Downham and no statutory consultees have objected.

9.0 APPENDICES

- 9.1 Draft conditions.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/00733/FUM	Barbara Greengrass Room No. 011 The Grange Ely	Barbara Greengrass Senior Planning Officer 01353 665555 barbara.greengrass @eastcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - 17/00733/FUM Conditions

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

Plan Reference	Version No	Date Received
P002		8th May 2017
AFFORDABLE HOUSING STATEMENT		25th April 2017
PHASE1 SITE INVESTIGATION REPORT		25th April 2017
APPENDIX 1 FIGURES		25th April 2017
APPENDIX 3: HISTORICAL MAPS		25th April 2017
REPORT GS-3637784		25th April 2017
TRANSPORT STATEMENT		25th April 2017
APPENDIX 3 ACCIDENT RCRDS		25th April 2017
P055	A	8th May 2017
P020		25th April 2017
P035		25th April 2017
P025		25th April 2017
P001		25th April 2017
ECOLOGICAL APPRAISAL		25th April 2017
PHASE 1 HABITAT SURVEY		25th April 2017
ENERGY STATEMENT		25th April 2017
TOPOGRAPHIC SURVEY		25th April 2017
APPENDIX A GEO REPORT		25th April 2017
FLOOD RISK ASSESSMENT		25th April 2017
APPENDIX 3		25th April 2017
200	A	25th April 2017
P050	B	14th September 2017
ECOLOGICAL AND PROTECTED SPECIES		15th August 2017
TRANSPORT STATEMENT	C	9th November 2017
APPENDIX 5 DEVELOPMENT ACCESS DR		9th November 2017
APPENDIX 6 TRIP RATE DATA		9th November 2017
P010	M	22nd November 2017
P011	A	14th September 2017
P075	D	8th November 2017
P060	B	8th September 2017
P065	A	15th August 2017
FLOOD RISK AND SURFACE WATER		Addendum A15th August 2017
P040	B	15th August 2017
P015	A	15th August 2017
P030	A	15th August 2017
21935/801	B	15th August 2017
ARBORICULTURAL IMPACT ASSESSMENT		Oct 2017 25th October 2017
P070		25th October 2017
PO45	A	15th August 2017

- 1 Reason: To define the scope and extent of this permission.

- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
 - The statement of significance and research objectives;
 - The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed work
 - The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- 3 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 and LP27 of the Proposed Submission Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 4 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the dwellings.
- 4 Reason: To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Proposed Submission Local Plan 2017.
- 5 Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on Drawing P010 (rev. L) in writing by the Local Planning Authority.
- 5 Reason: To ensure construction of a satisfactory access, in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP17 of the Proposed Submission Local Plan 2017.
- 6 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.

- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Proposed Submission Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 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.
- 7 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV8 and COM7 of the East Cambridgeshire Local Plan 2015 and LP22, LP17 and LP25 of the Proposed Submission Local Plan 2017.
- 8 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).
- 8 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 and LP17 of the Proposed Submission Local Plan 2017.
- 9 Prior to first occupation of any of the dwellings hereby permitted, an uncontrolled pedestrian point and footpath shall be provided on Cannon Street, as shown on Drawing P010 (rev L) and constructed to Cambridgeshire County Council standard at the time of installation.
- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP17 of the Proposed Submission Local Plan 2017. This is a Grampian Condition.
- 10 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 08:00-18:00 each day Monday-Friday, 08:00-13:00 Saturdays and none on Sundays or Public or Bank Holidays.

- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Proposed Submission Local Plan 2017.
- 11 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Proposed Submission Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 12 No development shall begin until a detailed surface water drainage scheme for the site, based on the Flood Risk Assessment and Surface Water Drainage Strategy Addendum (including drawing 21935/801, Rev B) prepared by Plandescil (ref: SVH/MJH/21935) dated 21 July 2017 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.
- 12 Reason: To reduce the impacts/risk of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Proposed Submission Local Plan 2017.
- 13 Prior to the first occupation of any of the dwellings hereby permitted, details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
- 13 Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework, Local Plan Policy ENV8, Proposed Submission Local Plan 2017 Policy LP25 and the Cambridgeshire Flood and Water SPD.
- 14 Prior to the commencement of development, 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 and LP24 of the Proposed Submission Local Plan 2017. This condition is pre-commencement as some of the measures may be below ground level.

- 15 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.
- 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 and LP26 of the Proposed Submission Local Plan 2017.
- 16 Prior to the occupation of each dwelling space shall be laid out within the site for two cars to park in accordance with the approved plans. The visitors parking spaces shall also be laid out and suitable for use prior to the occupation of the last dwelling. The areas shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 16 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and Policy LP17 of the Proposed Submission Local Plan.
- 17 Prior to first occupation of any dwelling a full schedule of all soft landscape works, including details of the replacement tree, shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The boundary treatments shall be carried out in accordance with the approved details prior to occupation of the dwelling to which the boundary treatment relates and the planting shall be carried out prior to the end of the first planting season following occupation of Plot 22. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 17 Reason: To safeguard the character and appearance of the area, in accordance with policies ENV2 of the East Cambridgeshire Local Plan 2015 and Policies LP22 of the Proposed Submission Local Plan.
- 19 Prior to any occupation of the development, a scheme for the maintenance of the soft landscaping for a minimum period of five years from last occupation, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:

- i) methods for the proposed maintenance regime;
 - ii) detailed schedule;
 - iii) details of who will be responsible for the continuing implementation
 - iv) details of any phasing arrangements
- 19 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Proposed Submission Local Plan 2017.
- 20 The tree protection measures as shown on Appendix 4 of the Tree Protection Plan 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
- 20 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 and LP22 and LP28 of the Proposed Submission Local Plan 2017.
- 21 Prior to any demolition, development or site clearance, the mitigation and biodiversity enhancement measures as set out within Part 4 of the ECUS Ecological Appraisal dated July 2017 shall be carried out in accordance with the requirements of the report.
- 21 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP22, LP28 and LP30 of the Proposed Submission Local Plan 2017.