
MAIN CASE

Reference No: 17/01231/FUM

Proposal: Construction of 19 dwellings with associated parking and amenity space and retention of existing offices on site

Site Address: Former Hillside Quarry Corner Of Quarry Lane And Heath Road Swaffham Bulbeck CB25 0LU

Applicant: Greensons Properties Ltd

Case Officer: Andrew Phillips, Senior Planning Officer

Parish: Swaffham Bulbeck

Ward: The Swaffhams
Ward Councillor/s: Councillor Allen Alderson

Date Received: 10 July 2017 **Expiry Date:** 9 October 2017
[S186]

1.0 RECOMMENDATION

Members are recommended to delegate approval of this application to the Planning Manager, subject to the completion of a S106 (affordable housing and potential education requirement) and the following conditions (with any minor changes to the conditions delegated to the Planning Manager). A previous Committee Report to Planning Committee on 4 October 2017 and the Minutes of the Committee meeting can be read in full in the attached Appendix 2. The full list of Planning Conditions can be read in the attached Appendix 1.

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Car park lighting
- 4 Surface water drainage
- 5 Construction times
- 6 Potential contaminated land
- 7 Potential contamination
- 8 Fire hydrants
- 9 Tree protection
- 10 Soft landscaping
- 11 Hard landscaping
- 12 Boundary treatments
- 13 Car parking
- 14 Boundary wall permitted development rights
- 15 Close existing access

- 16 Highway drainage
- 17 Biodiversity protection
- 18 Biodiversity enhancement
- 19 Renewable energy
- 20 Brickwork to be agreed
- 21 Materials agreed
- 22 Office to remain as B1

2.0 SUMMARY OF APPLICATION

- 2.1 The application has been brought to Planning Committee due to the material change in Policy following the approval by Full Council of the Proposed Submission Local Plan for its final consultation and submission to the Secretary of State for examination and the updated five year supply report which demonstrates that the Council currently has a supply of available and deliverable sites which exceeds the five year requirement. In addition to cover missing/additional consultation responses.
- 2.2 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 None of note

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is partially within the Cambridge Green Belt, with the existing office building fully within the Green Belt. The proposed 19 dwellings are all outside of the Green Belt (though the garden of plot 19 is partially within). The land rises to the east of the site, which is where the most mature trees are located.
- 4.2 The site is located adjacent of the T-Junction of Quarry Lane and Swaffham Heath Road, which is located approximately half way between two sections of the village that are within the village framework. There is a public footpath that comes to the southwest corner of the site.
- 4.3 There is currently an outbuilding that is in a poor state of repair that is currently used for storage along Swaffham Heath Road.

5.0 RESPONSES FROM CONSULTEES

- 5.1 Additional consultation and neighbour responses not stated in October committee report.

Strategic Planning Officer - (13 November 2017) States:

“The Proposed Submission Local Plan suggests an indicative site capacity of 12 dwellings. This figure is generally a rather crude estimate, based on assumptions about the net site area. Unless specifically stated, the indicative dwelling capacity figure is not intended to be a maximum or minimum limit. If a proposal presents a suitable design solution, but exceeds the indicative site capacity, I do not see this as a reason for concern.”

Swaffham Bulbeck Parish Council – (11 August 2017) It states that the Parish Council supports in principle 2 -4 bedroom dwellings on this Brownfield site, but the proposal does not conform with policy ENV1.

States that further consideration should be given to:

1. Restricting the number of dwellings to 16.

The current proposal is an overdevelopment resulting in some houses which are excessively tall for this rural location; insufficient off road parking for homeowners and visitors; tight access to and out of parking spaces; a disproportionate amount of hard surfacing; poor provision of soft landscaping; small gardens; lack of bin storage; partition fences which would not keep children away from cars/roads or badgers out of gardens.

2. Improved diversity of building design which is informed by, and sympathetic to, the distinctive characters of this specific rural location which takes into account:

- The proximity of two Grade II listed building immediately neighbouring the site.
- The clunch buildings on the site.
- Variation of building materials reflecting the rural and local setting.
- Avoidance of dwellings taller than two storey and parking at the front of any houses.
- Environmental features such as solar panels and bird boxes.
- Swaffham Bulbeck Community Land Trust is working very closely with developers and landowners of a site immediately opposite for approximately 40 dwellings. Considerable thought has gone into the design and layout which creates a natural and organic growth of the village. The proposed plan (17/01231/FUM) in its current form does not complement the plans which are evolving for the larger site across the road. To date, the landowners have been reluctant to work with the Community Land Trust during the planning stages of this development.

3. Highway safety concerns including:

- Proximity of the planned new roadway to the road junction.
- Parking for visitors/deliveries.
- Safe sight lines.
- Prevention of parking close to a junction and/or on Quarry Lane adjacent to the proposed dwellings.

4. *The site was in the second and final round of the call for sites exercise (May 2017) to which the Parish Council, following consultation with the community, made the following response to East Cambs District Council:*

Because this site is predominantly a brownfield site and it's physical characteristics could absorb a design with low intrusion on the village environment, it is supported provided the following conditions are met:

- The CLT to have a full partnership role in the development of affordable dwellings.
- Affordable homes should be pepper potted among the market dwellings.
- The number of dwellings (22) is excessive for the location and shape of the site, particularly in relation to traffic issues and should be reduced to a maximum of 16.
- The design of houses should be in keeping with its rural location, and the remains of the clunch (chalk stone) buildings should be incorporated into the overall design of the housing development
- Detailed design of house should include environmental aspects e.g. bird and bat boxes.

(22 September 2017) States:

"Swaffham Bulbeck Parish Council has been asked for a re-consultation response by 22nd September for planning application 17/01231/FUM. It is a most unusual request to ask for a second response to a planning application. The Parish Council has already made its response which was submitted 10th August. The Parish Council notes that minor amendments have been made with the reduction of one house a reconfiguration of vehicular arrangements for two houses. These amendments do not change the Parish Council's original response"

It concludes:

"The Parish Council supports the principle of development on this site but objects to the submitted plan (17/01231/FUM) for 20 houses which is an overdevelopment lacking sufficient consideration for policy ENV1: Landscape and settlement character, other planned developments close by and traffic safety issues"

Conservation Officer – (26 September 2017) Nothing further to add from a conservation viewpoint.

28 Quarry Lane – (22 September 2017) Previous comments still stand. It is over development with potential dangerous access to the road.

34 Quarry Lane – (17 September 2017) The design and density of the buildings is totally inappropriate for the village, there are very few 3 storey buildings in the village.

Quarry Lane is predominantly bungalows, some with loft conversions. Even though the numbers of dwellings has been reduced by one this is still far too dense for area.

The prominent raised position of the site means that the development would be visible from many locations within the village.

The junction of Quarry Lane with Heath Road is busy all day but especially at rush hour with fast moving traffic driving round blind corners. The proposal introduces two driveways on a corner with reduced visibility and a new access road close to the busy junctions.

There are also footpath from the houses leading onto the busy road. Due to the compact design of the development, homeowners with more than two cars or with visitors will have to park on Quarry Lane causing danger to other traffic due to the blind corner and busy junction as already mentioned. Double yellow lines should be considered for safety.

Demolition of the existing clunch buildings shows a lack of imagination in the design and is disappointing as these material are part of the village character.

32 Quarry Lane – (22 September 2017) Occupant states that development occurs; things change.

States they do not want to repeat themselves on the many good points already raised. If permission is granted then 20 dwellings will have insufficient garden space for gardens and communal areas; changing the feel of this Greenbelt area.

The car parking is going to be a real issue if insufficient spaces are provided. Parking on street would cause a considerable highway risk.

No provision should be allowed for anything other than a two storey building to ensure the proposal does not cause privacy issues or be out of keeping with the character of the area.

Proposal will add to the current highway safety risk of the Quarry Lane/High Street junction.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix
HOU 2	Housing density
HOU 3	Affordable housing provision
EMP 1	Retention of existing employment sites and allocations
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 12	Listed Buildings
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 2012

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 8 Promoting healthy communities
- 9 Protecting Greenbelt
- 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
- LP2 Level and Distribution of Growth
- LP3 The Settlement Hierarchy and the Countryside
- LP4 Green Belt
- LP6 Meeting Local Housing Needs
- LP16 Infrastructure to Support Growth
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network
- LP18 Improving Cycle Provision
- LP20 Delivering Green Infrastructure, Trees and Woodland
- LP21 Open Space, Sport and Recreational Facilities
- LP22 Achieving Design Excellence
- LP23 Water Efficiency
- LP24 Renewable and Low Carbon Energy Development
- LP25 Managing Water Resources and Flood Risk
- LP26 Pollution and Land Contamination
- LP27 Conserving and Enhancing Heritage Assets
- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP30 Conserving and Enhancing Biodiversity and Geodiversity
- Swaffham Bulbeck1 Swaffham Bulbeck's Local Character and Facilities
- Swaffham Bulbeck2 Infrastructure and Community Facilities
- Swaffham Bulbeck3 Allocation Sites
- Swaffham Bulbeck6 Site SWB.H3 - Hillside Mill, Quarry Lane

7.0 PLANNING COMMENTS

- 7.1 This application was presented to Planning Committee on 4 October 2017 when Members resolved to delegate approval to the Planning Manager subject to the

conditions and completion of a S106 legal agreement to include affordable housing, education contribution, together with any minor revisions to the conditions delegated to the Planning Manager. The decision is still pending as the S106 agreement has not been completed.

- 7.2 Since then however, the Full Council, at a meeting held on 5th October 2017, have agreed the latest draft of the emerging Local Plan, the Proposed Submission Local Plan, accompanied by a Five year Housing Land Supply Report. This has established that the District now has a five year housing land supply. 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.
- 7.3 This also means that adopted Policy GROWTH 2 is now relevant to the determination of this planning application and account can be taken of emerging Local Plan policies LP1 and LP3. These all seek to manage new development so that it takes place in sustainable locations. Policies Swaffham Bulbeck3 and Swaffham Bulbeck 6 give an indicative size of 12 dwellings on this site.
- 7.4 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, it is considered that, although the site is outside of the development boundary and contrary to Policy GROWTH 2 of the adopted Local Plan, it is material planning consideration that the Planning Committee have already resolved to grant planning permission subject to the completion of a S106 agreement, together with the site’s status within the Proposed Submission Local Plan.
- 7.5 The additional consultation responses, detailed above, do not raise any new material considerations that were not addressed in the October Committee report and presentation.
- 7.6 Some of the key sentences in the previous committee report are: “it is considered that the proposed development will be of a very high quality but the urban built frontage will be at odds with the existing village edge site. However, Officers believe that the benefits of the design outweigh the concerns...the Conservation Officer has not objected to the harm to the nearby listed building...The Local Highways Authority has considered the amendments and considers that it overcomes their objection”. Biodiversity and renewable energy was conditioned (recommended conditions 18 and 19). The full previous committee report can be found in Appendix 2. It is, therefore, considered that the additional consultation comments do not raise any new material concerns that were not considered in the previous committee report and duly considered when members took their decision to grant delegated approval.

- 7.7 Policy Swaffham Bulbeck 6 seeks that the existing clunch buildings should be incorporated into proposal if possible and that the design should be in keeping with the rural location. The clunch buildings are not protected and could be demolished at any point and the proposal could not incorporate them into the proposed layout. The loss of the clunch buildings was covered under paragraph 7.21 in the previous committee report. The previous committee report highlighted that the proposal will be at odds with the existing village edge, but that the design was of such high quality that it outweighed the concerns. While the new proposed policy has moderate weight it is still considered that the benefits of the high quality design would outweigh the concerns.
- 7.8 Policy LP21 requires an offsite public open space contribution, with the S106 still being considered this will fall under the negotiation of this legal agreement. However, addition of another financial requirement will need to be carefully considered on top of CIL, policy compliant affordable housing and education contribution. It should also be noted that the required contributions to make this development acceptable were considered at the October committee and open space requirements was not deemed to be necessary.
- 7.9 On balance therefore this development is recommended for approval as there is no demonstrable harm which would significantly and demonstrably outweigh the benefits.
- 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:
- Members previously delegated approval to the Planning Manager at Planning Committee on 4 October 2017.
 - The additional consultation responses detailed in this report do not raise any new material considerations that were not addressed in the October report.
- 9.0 APPENDICES

- 9.1 Appendix 1 – Conditions
9.2 Appendix 2 – October Committee Report and Minutes

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
17/01231/FUM	Andrew Phillips Room No. 011 The Grange Ely	Andrew Phillips Senior Planning Officer 01353 665555 andrew.phillips@ea stcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - 17/01231/FUM Conditions

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

Plan Reference	Version No	Date Received
01 EX		10th July 2017
07 TYPE D	B	18th September 2017
06 TYPE C	B	18th September 2017
04 TYPE A	B	18th September 2017
03 SITE LAYOUT	D	18th September 2017
05 TYPE B	A	1st September 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 Prior to first occupation a scheme of car parking lighting shall be submitted to agreed in writing by the Local Planning Authority. Development shall commence in accordance with the approved details.
- 3 Reason: To safeguard the residential amenity of neighbouring occupiers, the character of the area and ensure suitable security, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP26 Pollution and Land Contamination of the Proposed Submission Local Plan 2017.
- 4 No development shall take place until a scheme to dispose of surface water (including long term maintenance) has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation of any dwelling.
- 4 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 and policy LP25 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.
- 5 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, Public Holidays or Bank Holidays.
- 5 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP26 of the Proposed 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 policy LP26 of the Proposed 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 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.
- 7 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 policy LP26 of the Proposed Local Plan 2017.
- 8 Prior to occupation a scheme of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details prior to any dwelling being occupied.
- 8 Reasons: In the interests of public safety.

- 9 The tree protection measures as shown on Arboricultural Impact Assessment 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.
- 9 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 policy LP28 of the Proposed Local Plan 2017.
- 10 Prior to first occupation or commencement of use a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP28 of the Proposed Local Plan 2017.
- 11 No above ground construction shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 11 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP22 of the Proposed Local Plan 2017.
- 12 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.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and policy LP22 of the Proposed Local Plan 2017.

- 13 Prior to first occupation or commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.
- 13 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 Local Plan 2017.
- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of the dwelling houses or across any parking area for the offices.
- 14 Reason: In the interests of highway safety, in accordance with policies ENV2, COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and Policy LP17 of the Proposed Local Plan 2017.
- 15 The existing access(es) shall be permanently and effectively closed and the footway / highway verge shall be reinstated in accordance with drawing number PA003 Rev D, within 28 days of the bringing into use of the new access.
- 15 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 Local Plan 2017.
- 16 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.
- 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 Local Plan 2017.
- 17 Prior to any demolition, development or site clearance, the mitigation measures as detailed in the ecology report dated 7 July 2017 by agb Environmental shall be carried out in accordance with that strategy, or in accordance with any subsequent amendments made with the approval in writing of the Local Planning Authority. A copy of the ecology report mitigation measures shall be provided to all external contractors working on the site by the developer.
- 17 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and Policy LP30 of the Proposed Local Plan 2017.
- 18 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.

- 18 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and Policy LP30 of the Proposed Local Plan 2017.
- 19 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.
- 19 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 Policy LP24 of the Proposed Local Plan 2017. This condition is pre-commencement as some of the measures may be below ground level.
- 20 No above ground construction shall take place on site until details of the brickwork to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 20 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP22 of the proposed Local Plan 2017.
- 21 The materials to be used in the construction of the external surfaces, including roof, timber walls, rainwater goods and fenestration shall be as specified on the approved drawings. All works shall be carried out in accordance with the approved details.
- 21 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and Policy LP22 of the proposed Local Plan 2017.
- 22 The offices hereby retained shall be used for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 2015 as amended, and for no other purpose or class usually permitted by the order
- 22 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP26 of the Proposed Local Plan 2017.