

MAIN CASE

Reference No: 14/01239/FUM

Proposal: Hybrid planning application: Detailed application for 24 residential dwellings, including garaging and parking (following demolition of existing buildings) and construction of new access onto Tunbridge Lane including associated drainage and all ancillary works. Outline application for employment site - for B1 or D1 class uses (following demolition of existing buildings) with all matters reserved except points of access.

Site Address: Crystal Park Tunbridge Lane Bottisham

Applicant: Bloor Homes, Crystal Structures, G A Wooster, L S Winsor

Case Officer: Rebecca Saunt Senior Planning Officer

Parish: Bottisham

Ward: Bottisham

Ward Councillors: Councillor Kevin Ellis
Councillor Robert Stevens

Date Received: 23 October 2014 **Expiry Date:** 22 January 2015

[P161]

No site visit has been arranged.

1.0 RECOMMENDATION

1.1 Members are requested that **Approval** be Delegated to the Planning Manager, subject to the successful completion of a s106 agreement in relation to affordable housing provision, open space provision and maintenance and subject to the recommended conditions below:

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

Plan Reference	Version No	Date Received
ARCHAEOLOGICAL TRAIL TRENCH		27th November 2014
S290-08	C	10th December 2014
EA529-PD-02		23rd October 2014
EA529-PD-03		23rd October 2014
EA529-PD-04		23rd October 2014

EA529-PD-05		23rd October 2014
EA529-PD-06		23rd October 2014
EA529-PD-07		23rd October 2014
EA529-PD-08		23rd October 2014
EA529-PD-09		23rd October 2014
EA529-PD-10		23rd October 2014
EA529-PD-11		23rd October 2014
EA529-PD-12		23rd October 2014
EA529-PD-13		23rd October 2014
EA529-PD-14		23rd October 2014
EA529-PD-15		23rd October 2014
EA529-PD-16		23rd October 2014
EA529-PD-17		23rd October 2014
EA529-PD-18		23rd October 2014
EA529-PD-19		23rd October 2014
EA529-PD-20		23rd October 2014
EA529-PD-021		23rd October 2014
EA529-PD-22		23rd October 2014
UTILITIES STATEMENT		23rd October 2014
OPEN SPACE ASSESSMENT		23rd October 2014
AFFORDABLE HOUSING STATEMENT		23rd October 2014
PA529/200	A	23rd October 2014
COMMUNITY INVOLVEMENT		23rd October 2014
ARBORICULTURAL METHOD STATEMENT		23rd October 2014
FLOOD RISK ASSESSMENT		23rd October 2014
TRANSPORT STATEMENT		23rd October 2014
CULTURAL HERITAGE STATEMENT		23rd October 2014
LIGHTING		23rd October 2014
ECOLOGICAL ASSESSMENT		23rd October 2014
ENERGY STATEMENT		23rd October 2014
HISTORIC BUILDING RECORD		23rd October 2014
ENERGY STATEMENT		23rd October 2014
PLANNING STATEMENT		23rd October 2014
ARCHAEOLOGICAL EVALUATION		23rd October 2014
BAT ROOST SURVEY		23rd October 2014
SITE INVESTIGATION REPORT		23rd October 2014
EA529-SL-001	M	27th November 2014
EA529-SL-002	D	27th November 2014
EA529-SL-003	E	27th November 2014
EA247-LS-001	D	27th November 2014
EA529-PD-23	A	10th December 2014
EA529-PD-01	A	10th December 2014

- 1 Reason: To define the scope and extent of this permission.
- 2 OUTLINE PLANNING PERMISSION FOR EMPLOYMENT SITE FOR B1 OR D1 USES (FOLLOWING DEMOLITION OF EXISTING BUILDINGS) WITH ALL MATTERS RESERVED EXCEPT POINTS OF ACCESS EXCEPT POINTS OF ACCESS, INDICATED ON DRAWING NUMBER EA529-SL-001-M.

Approval of the details of the layout, scale, appearance and landscaping (herein after called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

The reserved matters application for approval must be made not later than the expiration of three years beginning with the date of this permission.

2 Reason: The application is in outline only and gives insufficient details of the proposed development. In order that the Council may be satisfied that the details of the proposal are in accordance with the adopted development plan and to comply with Section 92 of the Town and Country Planning Act 1990.

3 The development to which this permission relates shown on drawing no. EA529-SL-001-M must be begun no later than the expiration of two years from the final approval of the reserved matters for that area, or in the case of different dates of approval of the reserved matter, the final approval of the last such matter to be approved.

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

4 Prior to the first use details of the noise mitigation measures, including the hours of operation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

5 FULL PLANNING PERMISSION FOR 24 RESIDENTIAL DWELLINGS, INCLUDING GARAGING AND PARKING (FOLLOWING DEMOLITION OF EXISTING BUILDINGS) AND CONSTRUCTION OF NEW ACCESS ONTO TUNBRIDGE LANE INCLUDING ASSOCIATED DRAINAGE AND ALL ANCILLARY WORKS, INDICATED ON DRAWING NUMBER EA529-SL-001-M.

The development hereby permitted as shown on Drawing Number EA529-SL-001-M shall be commenced within 3 years of the date of this permission.

5 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

6 No development shall take place until a Level 3 Historic Building Recording has been submitted to and approved in writing by the Local Planning Authority. The Level 3 Recording shall be deposited in the Historic Environment Record.

6 Reason: To ensure that an accurate assessment of the significance of the site and a record of what is to be lost is made, in accordance with Policy EN5 of the East Cambridgeshire Core Strategy.

7 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological mitigation work in accordance with a written scheme of investigation, which has been submitted by the

applicant and approved in writing by the Local Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) Approval of a Written Scheme of Investigation;
- (ii) Excavation fieldwork in accordance with the agreed Written Scheme of Investigation;
- (iii) Completion of a Post-Excavation Assessment report (audit report to clarify stage (iv) needs): to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority;
- (iv) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

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

No construction work should commence on site until stage (ii) has been satisfactorily completed.

- 7 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009.
- 8 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - groundwaters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details before any development takes place.

- 8 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.

- 9 No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.
- 9 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.
- 10 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 10 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.
- 11 Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

- 11 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).
- 12 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
- 12 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).
- 13 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access.
- 13 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 14 Prior to commencement of first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.
- 14 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 15 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
- 15 Reason: To prevent surface water discharging to the Highway, in accordance with policies EN2, EN7 and S6 of the East Cambridgeshire Core Strategy 2009.
- 16 No unbound material shall be used in the surface finish of the access road within 6 metres of the highway boundary of the site.
- 16 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 17 The access and manoeuvring areas shall be provided as shown on the approved drawings and retained free of obstruction.
- 17 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.

- 18 No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on the street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway).
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

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

- 19 Prior to the commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for the control of pollution (including 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.

- 19 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

- 20 Construction works on the site and deliveries to the site during the construction phase shall not be undertaken outside of the following hours: 8.00 - 18.00 Monday to Friday; 8.00 - 13.00 on Saturdays; and at no time on Sundays and Bank Holidays.

- 20 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

- 21 All lighting, excluding security lighting, during the construction phase shall be switched off between the hours of 22:00 - 06:00.

- 21 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

- 22 There shall be no burning of waste during the preparation or construction phases of the development.

- 22 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

- 23 The works shall be carried out in accordance with the Arboricultural Method Statement (AMS), September 2014 and its recommendations, including the tree protection details, direct arboricultural supervision identified, and tree works required. All works shall be carried out in accordance with the agreed AMS.

- 23 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009.
- 24 The soft landscaping works detailed on Drawing No. EA247-LS-001D 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.
- 24 Reason: To assimilate the development into its surroundings, in accordance with policy EN1 of the East Cambridgeshire Core Strategy 2009.
- 25 No development shall take place until a scheme for the maintenance of the soft landscaping for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the methods for the proposed maintenance regime, a detailed schedule, and details of who will be responsible for its continuing implementation. The soft landscaping shall be maintained in accordance with the agreed scheme.
- 25 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy EN1 of the East Cambridgeshire Core Strategy 2009.
- 26 No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: hard surfacing material. 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.
- 26 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 27 The boundary treatment as shown on Drawing No. EAH29-PD-22 and EA529-SL-002-D shall be completed before the occupation of the dwellings. Development shall be carried out in accordance with the approved details.
- 27 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 28 Any tree or shrub removal shall be undertaken outside of the bird breeding season of February to September in any calendar year.
- 28 Reason: To protect species and sites of nature conservation, in accordance with policies EN2 and EN6 of the East Cambridgeshire Core Strategy 2009.
- 29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order), no windows, dormer windows, rooflights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at first floor level or above in the rear elevation(s).

- 29 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 30 The development hereby permitted shall take place in accordance with the conclusions set out in Section 8 of the Ecological Assessment produced by Eco Planning, dated 3rd February 2014, received on 23 October 2014.
- 30 Reason: To safeguard protected species and to allow biodiversity gain, in accordance with policies EN2, EN5 and EN6 of the East Cambridgeshire Core Strategy 2009.
- 31 Notwithstanding the details submitted in the Energy Statement received on the 23 October 2014, prior to commencement of construction, full details of methods to provide at least 10% of the site's proposed energy requirement, from decentralised and renewable or low-carbon sources, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall thereafter be installed prior to the occupation of any of the dwellings hereby approved.
- 31 Reason: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability, and to contribute effectively to tackling climate change, in accordance with Policy EN4 of the East Cambridgeshire Core Strategy 2009.
- 32 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. All development shall be carried out in accordance with the approved details.
- 32 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 33 Prior to the commencement of development details of the provision of fire hydrants, or equivalent, shall be submitted to and agreed in writing with the Local Planning Authority in conjunction with the Fire and Rescue Authority.
- The hydrants or equivalent shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development or in accordance with alternative details of provision approved by the Local Planning Authority.
- 33 Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety provision in accordance with Policies EN2 and S4 of the East Cambridgeshire Core Strategy 2009 and Policies Growth 3 and ENV2 of the draft East Cambridgeshire Local Plan (2013).

2.0 SUMMARY OF APPLICATION

- 2.1 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.

- 2.2 The hybrid application seeks detailed permission for the erection of 24 dwellings, including garaging and parking (following the demolition of the existing buildings on site) and construction of a new access onto Tunbridge Lane. The application also seeks outline permission for an employment site for B1 or D1 Use Classes, with all matters reserved except points of access.
- 2.3 Following the refusal of the previous application on the 2nd July the applicant has incorporated two bedroom dwellings into the mix of dwellings and a footpath along the northern side of the proposed access road. The application also now includes a total of 66 parking spaces, including 52 parking spaces, 12 spaces in garages and 2 in car ports, which includes 7 visitor parking spaces. Further archaeological work has been undertaken and the applicant considers that mitigation measures could be dealt with by planning conditions. The applicant has also reviewed the proposal in light of the dental practice's potential land requirements and have set aside a 0.06 hectare parcel of land on the road frontage (to the south of the access road), which could be brought forward for that purpose or for an alternative B1 employment purpose if the former were not to come to fruition. This section of the application is outline and therefore no further details have been provided by the applicant and would be addressed through a Reserved Matters application.
- 2.4 The applicant proposed 24 dwellings, of which 9 will be affordable dwellings. The market dwellings comprise of 2 two bedroom dwellings, 3 three bedroom dwellings, 9 four bedroom dwellings and 1 five bedroom dwelling. The 9 affordable dwellings would comprise 4 two bedroom dwellings, 4 three bedroom dwellings and 1 four bedroom dwelling.
- 2.5 The proposal will be a linear development with the employment site for B1 or D1 use, to be situated at the front of the site, fronting Tunbridge Lane and situated behind existing trees. Aside from plot 1, situated to the front of the site, all of the proposed dwellings would front onto the proposed road or the small communal car parks situated to the rear of the site. The proposed dwellings would be set back from the road frontage, to enable areas of landscaping.
- 2.6 The applicant proposes a variety of dwellings, with varying designs and roof heights. Existing trees and hedgerows will be retained along the front and side boundaries of the site and the applicant has identified those trees to be removed in the arboricultural statement submitted, which includes those located within the site and in the south east corner. The applicant has submitted a soft landscape scheme which proposes additional trees, hedgerows, climbers, grass areas and areas of soft landscaping to the front of the dwellings. The boundary treatments proposed include a mixture of 2 and 1.8 metre high panel fences in between the rear gardens of the properties and the boundaries of the site.
- 2.7 The applicant has proposed that the dwellings would be constructed with a mixture of bricks and render. A mixture of roof tiles has also been proposed.

3.0 PLANNING HISTORY

3.1

14/00359/FUM	Erection of 24 dwellings, new access and associated works (demolition of existing buildings)	Refused	02.07.2014
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4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is approximately 1.93 acres (0.78 hectares) and is located within the development envelope of Bottisham. The site has been previously developed and contains a number of buildings which were originally linked to Bottisham Airfield and constructed during World War II to provide accommodation for RAF personnel. To date there are five workshop/office buildings and two former air raid shelters, the majority of which are in a dilapidated state of repair and have been damaged by storms and falling trees within the site. In the rear eastern corner of the site is a detached single storey residence with an adjoining workshop. The current occupiers of the site are Crystal Structure Ltd, a small carpet store and a vehicle repair garage/workshop used in association with a hobby.

4.2 To the north of the site are Bottisham Medical Practice and the Ancient Meadows residential development. To the east of the site are residential properties situated on Mulberry Close and Beechwood Avenue and to the south are residential properties situated on Tunbridge Close. The western boundary of the site adjoins Tunbridge Lane, to which the access to the site is located. There are a number of trees located within and on the boundaries of the application site.

5.0 RESPONSES FROM CONSULTEES

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

Cambridgeshire Fire and Rescue Service – If minded to grant approval would ask that adequate provision be made for fire hydrants.

Cambridgeshire Archaeology – An archaeological evaluation has been undertaken at the site which found significant evidence relating to Bronze Age occupation and Roman settlement. The remains are of regional importance, nothing being present that would prohibit development from occurring at the site. Should planning consent be granted advise that an appropriate condition be placed on the decision notice that would enable a scheme of works to occur and the evidence to be preserved 'by record'

Cambridgeshire County Council Education – This development will be dealt with by CIL.

English Heritage – Do not consider that it is necessary for this application to be notified to English Heritage.

Parish – Maintain principles that Bottisham does not need and cannot cope with extra development due to inadequate infrastructure, though we are trying to address some of these issues. This application has tried to address the comments raised by East Cambs in refusing the previous application.

1. Overlooking houses - Site plan adjusted and neighbours concerns taken on board. Some neighbours in discussion with applicants re fences and trees. In order to deal with these issues the houses are now closer aligned.
2. Boundaries and fences have been reviewed and clarified.
3. Pavements and roadways – On site more detail is given and the style seems to be similar to cul de sacs in other parts of new build in the District including Bottisham.
4. Mix of homes clarified and reviewed taking on board District Cllrs comments.
5. Mixed site – Still maintain that industrial sites in Bottisham and the surrounding villages still have empty units and have in Bottisham a designated employment site waiting to be developed. The ones within the village are not necessarily providing jobs for villagers.
6. No site ever provides sufficient parking, but an attempt has been made to provide adequate parking for visitors. Parking in Tunbridge Lane will prove dangerous in such a narrow lane and is not to be encouraged.
7. Have recently restored traffic calming measures in this area which the applicant was aware when the previous application was submitted. We are closely monitoring this area and maybe some adjustments will have to be made.
8. In response to the criticism of the previous application re lack of employment opportunity they have designated an area for this purpose. Adequate parking is essential.

Aware of concerns of immediate neighbours and share their concerns specifically the need for a play area for the whole village and we are trying to address elsewhere. On balance we feel in spite of our opposition to future build, this proposal is a positive use of a derelict brownfield site.

Bottisham and Lode Speedwatch Coordinator – Significant reduction in speed along Tunbridge Lane has been monitored since the introduction of Traffic Speed Calming engineering. If the site entrance to Crystal Structures is to move as indicated then the developer should pay for the removal of the existing Speed Calming measures and install in their place a ‘Raised Platform’ across the entire width of the road and across the new site entrance as recommended by CCC Highways. The removal of the existing measures would be unwise before the new ‘platform’ is ready to be installed.

Conservation Officer – Previous comments still remain dated 29th May 2014 for application reference 14/00359/FUM (which can be found in the committee report attached at Appendix 2), no additional comments to make.

Anglian Water Services Ltd – No further comments to make following comments made on the previous application.

Architectural Liaison Officer – Crime levels are low within the area. While we do not object to the site being used for residential development encompassing an employment area we would ask that the identified rear access footpath be removed as a crime, antisocial behavior and fear of crime generator.

Environment Agency – Site is considered sensitive and the desk study has identified works buildings on the site and two above ground fuel storage tanks which are also considered to be potential contaminative uses. The site is considered to be of high sensitivity and could present potential pollutant/contaminated linkages to controlled waters. Would recommend appropriate conditions as suggested are included.

Environmental Health – Street lighting should be to the Highways Authority specification. Recommend a number of conditions relating to a Construction Environmental Management Plan, construction times, deliveries to the site, construction lighting and burning of waste. Reviewed the Ground Engineering Report and recommend that a number of points need to be addressed before the contaminated land requirements of the planning process are met. If permission is granted would recommend contamination conditions are attached.

Housing Section – The type and size mix of the affordable housing is suitable to meet the identified housing need. The proposal for all the homes to be rented helps balance the affordable housing tenures in Bottisham. The policy requirement of 40% affordable housing is not met in that the calculation has been ‘rounded down’ and I am satisfied with the offer of a commuted sum of £9,000 to be provided in lieu of the ‘missing’ fraction of an affordable dwelling.

Waste Strategy (ECDC) – The Council will not enter private property to collect waste or recycling. In other communal car parks there have been issues with fly-tipping being generated and it would be the responsibility of the land owners/tenants and not the District Council to remove such waste.

Technical Officer Access – Houses on S/SW side have no footpath for access, even though they have to pass employment site, consider this to be unsafe. Footpath on opposite side is not wide enough for wheelchair users. Although visitor parking is shown, none appear to fit blue badge holders. Can refuse/recycling vehicles access the properties safely? Allocated parking for No. 12 encroaches onto footpath. Density and over development of the site will make access for those with mobility or visual impairments very difficult, and possibly unsafe for independent use.

Tree Officer - The supporting Arboricultural Report dated September 2014 is comprehensive and is fit for purpose. No objections to the proposed landscaping.

Site notice posted, advert placed in the Cambridge Evening News and 26 neighbours notified – Summary of responses received attached at Appendix 1.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Core Strategy 2009

CS1	Spatial Strategy
CS2	Housing
CS4	Employment

CS7	Infrastructure
H1	Housing Mix and Type
H2	Density
EC1	Retention of employment sites
S4	Developer contribution
S6	Transport impact
S7	Parking provision
EN1	Landscape and settlement character
EN2	Design
EN3	Sustainable construction and energy efficiency
EN4	Renewable energy
EN5	Historic conservation
EN6	Biodiversity and geology
EN8	Pollution

6.2 East Cambridgeshire Draft Local Plan Pre-submission version (as modified)

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 9	Pollution
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision
BOT 3	Employment allocation, extension to Tunbridge Lane Business Park

6.3 Supplementary Planning Documents

Design Guide
Developer Contributions and Planning Obligations

6.4 National Planning Policy Framework 2012

- 1 Building a strong, competitive economy
- 4 Promoting sustainable transport
- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 12 Conserving and enhancing the historic environment

7.0 PLANNING COMMENTS

Principle of Development

- 7.1 Bottisham is designated as a Key Service Centre where, under Policies CS1 and CS2 of the Core Strategy, any scale of development would be supported provided there is no adverse impact on the character of the area and all other material considerations are satisfied. The site is located within the development envelope of Bottisham. However a key issue in respect of residential development on the site is the fact that its current use is for employment purposes.
- 7.2 The site has been identified for employment use for a considerable time, and was allocated for this use in 2000. However, there have been no planning applications for employment development on the site in this time. The Site Assessment Results Technical Background Paper produced by the Council for the Local Plan notes that employment use has been decreasing on the site and the buildings are unsuitable for modern market requirements. The paper also notes that there may be viability challenges involved in redeveloping the site for employment only purposes and the Council is not aware of any interest in redeveloping the site wholly for employment use. Policy BOT2 of the draft Local Plan allocated the Crystal Structures site as a mixed-use housing/employment allocation comprising 15 dwellings and 0.2 hectares of employment development (B1/B2). The Council has reviewed the need for the allocation of the site and considers that the allocation is inconsistent with the approach adopted for other employment sites in the Local Plan which are within the development envelope. Therefore a modification to the Plan to delete the BOT2 allocation was proposed and agreed by Members at the Development and Transport Committee on the 14th April 2014. Proposals for development would then be assessed against draft Local Plan policy EMP1, outlined below.
- 7.3 Policy EC1 of the Core Strategy and Policy EMP1 of the draft Local Plan seek to retain existing employment sites, whilst allowing some flexibility to take account of sites that may no longer be suitable or appropriate for employment use. Policy EC1 states that where the continued viability of the site for B1, B2 or B8 use is in question, applicants are required to demonstrate that the site has been actively marketed at a realistic price for a continuous period of at least 12 months, or provide other convincing evidence of physical/operational constraints or lack of viability that demonstrates that it is no longer suitable for any B1, B2 or B8 business uses. Draft Local Plan Policy EMP1, in contrast to that policy states that as an exception, proposals for mixed-use re-development involving an element of employment uses may be permitted, where it can be demonstrated that continued use of the site for 100% employment purposes is no longer viable, or redevelopment of the site would bring significant environmental or community benefits. Clear and robust evidence is required in relation to both scenarios, and re-development proposals, which propose the loss of all employment uses, must provide clear evidence as to why it is not possible to deliver employment as part of the scheme.
- 7.4 Whilst there was some comment made on draft Policy EMP1 at the Local Plan Examination, this related to allocated employment sites or minor amendments to the wording, both of which do not affect this application, consequently, it is considered that considerable weight can be given to this draft Policy in the determination of this

application. The changes between the Core Strategy and the draft Local Plan policy effectively mean that the application site could be developed for residential, provided there was no adverse impact on the character of the locality, but only if an element of employment use is provided within the site or full justification is provided as to why this is not possible.

- 7.5 One of the reasons for refusal of the previous application for the site was loss of employment. Members were concerned that the proposal would lead to the loss of an employment site and considered that the applicant had not fully investigated local business requirements and that employment could be incorporated within the proposed development. The applicant continues to contend that a comprehensive commercial redevelopment of this site is not viable as concluded by the commercial agent's report which accompanied the previous application. However, in recognition of the Planning Committees decision that redevelopment of the site could incorporate employment uses, the applicant has submitted a hybrid application to set aside a land parcel for a class D1 (non-residential institution) use (this could be a dental surgery or similar facility such as a clinic) or alternatively Class B1 (business) which could be offices, research, appropriate in a residential area. The employment section of this application is in an outline format, with only the means of access to be detailed at this stage.
- 7.6 Comments have been received from the dentist during the course of the application, raising concerns in relation to the lack of communication received from Bloor Homes. Bloor Homes have responded and advised that discussions have been had with the dentist in relation to this site and advised that they have simply sought, as requested, to protect from a planning perspective future employment uses on this portion of the site, which would then be the subject of subsequent planning applications. Bloor Homes have advised that they would be happy to enter into negotiation in respect of this element of the site, but advised the dentist that this was premature until such time as the outcome of their planning application was known.
- 7.7 Bloor Homes have advised that the employment generation uses proposed could embrace a range of operations, all of which would be the subject of separate commercial negotiations once a planning application decision was received.
- 7.8 On balance, given the evidence submitted by the applicant both as part of the previous application and this current application and following consultation with Economic Development on the information submitted, it is considered that there is not sufficient demand for employment uses on this site. However, following the refusal of the previous application the applicant has amended the proposals to set aside a land parcel for D1 or B1 use. The Parish Council are also supportive of the current application and maintain that industrial sites in Bottisham and the surrounding villages still have empty units, alongside a designated employment site in Bottisham waiting to be developed. Therefore the inclusion of this parcel of land for the specific uses, alongside a residential development is considered to be in keeping with existing land uses, while retaining an employment site and would be in accordance with policy.

Residential Amenity

- 7.9 Concerns have been raised by a neighbour in relation to the introduction of 2 and a half and 3 storey dwellings. The maximum height of the dwellings are 2 and a half storey, as the second level of accommodation is situated within the roof. Those properties with rooms in the roof are served by dormer windows in the front elevation and only small velux windows in the rear elevation, to further protect residential amenity. The height of the proposed dwellings is in keeping with the other dwellings within the vicinity and a condition recommending the removal of permitted development rights for the conversion of the roof space has also been recommended.
- 7.10 There are a number of mature trees along the side boundaries of the site providing adequate screening both into and out of the site, which further reduce any impact on the neighbouring properties. Concerns have been raised in relation to the retention of a tree located within the boundaries of a neighbouring property. The applicants would not be able to remove this tree without the permission of the landowner.
- 7.11 Neighbours situated in Tunbridge Close have raised concern in relation to boundary treatments and have commented that the conifer hedge situated along the existing boundary should potentially be removed and replaced with a 2 metre high close boarded fence, to ensure the long term protection of the boundaries, in accordance with the rest of the site. No objections would be raised to the removal of the hedge and its replacement with a close boarded fence. However, the applicants have chosen to retain the existing hedge and this also raises no concerns. The applicant has been advised of the neighbour's comments in relation to the hedge.
- 7.12 The layout of the site ensures that the rear gardens of the proposed properties back onto the rear gardens of those dwellings situated in Tunbridge Close, Ancient Meadows and Mulberry Close, with the exception of plot 12. Plot 12 flanks the rear garden of part of both 4 and 6 Mulberry Close. However, this property has been moved further away from the boundary to enable the proposed footpath connection to Ancient Meadows and no windows are proposed and there are no windows situated in the side elevation. It is considered that there is sufficient separation distance between the gable of the property and the boundary with the rear gardens of 4 and 6 Mulberry Close to ensure that there would not be an adverse impact on residential amenity.
- 7.13 The siting of all of the proposed properties allow a separation distance of at least 10 metres from the rear boundary of the two storey element of the dwelling, to ensure that there is sufficient distance between rear inter-visible windows in accordance with the Design Guide and protect residential amenity. Due to the siting of the properties in relation to the existing dwellings it is considered that the proposal would not introduce an unacceptable level of overlooking or be overbearing, so would not have an adverse impact on residential amenity.
- 7.14 A condition restricting the works hours and deliveries during the construction period to 8.00 - 18.00 Monday to Friday and 8.00 - 13.00 on Saturdays, and at no time on Sundays and Bank Holidays has been recommended by Environmental Health, to protect the residential amenity of the neighbouring occupiers.

7.15 Due to the existing use of the site it is considered that the outline proposal for either D1 or B1 use would be compatible with the residential nature of the adjoining properties. At this stage this element of the proposal is outline and therefore the details would be secured through a reserved matters application, where the detailed proposal would be assessed and any relevant conditions to further protect residential amenity would be recommended.

7.16 The accuracy of the plans submitted by the applicant have also been raised as neighbours have advised that the plans do not show the extent of the neighbouring properties and their extensions. A site visit has been carried out, alongside the viewing of aerial photos to ascertain the correct positioning of the properties.

Visual Amenity

7.17 Core Strategy Policy EN2 and draft Local Plan Policy ENV2 seek to ensure good and appropriate design, in scale with the surrounding properties and with no detriment to the street scene. The applicant has produced a thorough Design and Access Statement that shows clearly how they have developed the proposals and looked to the local area in terms of design, scale and materials. The dwellings proposed have taken their design lead from the character of the surrounding area.

7.18 The proposed dwellings have been designed in a variety of styles with a number of different house types proposed, all with private gardens. The majority of the parking is proposed on plot, with only a small communal car park situated in the south east corner of the site. The larger dwelling to the north of the access road and the proposed employment area to the south of the access road provide the entrance to the site. Plot 13 situated to the rear of the site fronts onto the access road, creating a 'pleasing' end view of the site. The streetscene will be varied with a variety of ridge heights, designs and spacing's between dwellings and it is considered that the overall layout and design creates an attractive streetscene in keeping with its surroundings.

7.19 The density of the proposed development is in keeping with the vicinity and would generate a density of close to 30 dwellings per hectare, which meets the requirements of Policy H2 of the Core Strategy and Policy HOU2 of the draft Local Plan. The proposed rear gardens and plot ratios are in accordance with the East Cambridgeshire Design Guide.

7.20 The existing buildings on the site are in a dilapidated state of repair and are not capable of being retained in any form. It is therefore considered acceptable that the buildings are demolished to enable the redevelopment of the site.

7.21 Adequate consideration has been given to the design of the site layout and landscaping in order to create a pleasant streetscene, this is in-keeping with its surroundings. A soft landscape plan and boundary treatments plan have been submitted with the application and it is recommended that the details of these are conditioned. The Architectural Liaison Officer from the Cambridgeshire Constabulary has commented on the application and advised that the proposed footpath connection to Ancient Meadows should be removed as a fear of crime/anti-social behaviour generator. However, the footpath is considered an important

element of the scheme and both the Parish Council and neighbours to the site have commended the connectivity to Ancient Meadows and other facilities within the village.

Historic Environment

- 7.22 A Written Scheme of Investigation (WSI) was submitted as part of the previous application, the text of which was approved. However, archaeology advised that until the evaluation has been undertaken, archaeology is unable to indicate at present which conditions should be applied to this application if it was granted approval. Potentially this archaeological work might require amendments to the scheme. As this work had not been completed it formed the basis for one of the reasons for refusal of the previous application, as the potential of the site remained unknown.
- 7.23 Prior to the submission of this application an archaeological evaluation has been undertaken at the site, which found significant archaeological evidence relating to Bronze Age occupation and Roman settlement. The remains found are of regional importance. However, nothing being present that would prohibit development from occurring at the site. Archaeology have therefore advised that should planning consent be granted an appropriate archaeological condition should be placed on the decision notice that would enable a scheme of works to occur and the archaeological evidence to be preserved 'by record'. The WSI should involve all significant periods of land use at this site.
- 7.24 The original comments received from Archaeology recommended that the Conservation Officer was proactively approached for an opinion as to the merits of the conservation and reuse of some of the buildings at the site and their suitability for their inclusion on the Local List. The Conservation Officer has advised that due to the advanced state of decay present in all of the buildings on the site, it would be unfeasible to request their retention as part of the redevelopment scheme. Whilst 20th century military structures are underrepresented in both local and national lists, the Conservation Officer does not believe that it would be expedient to insist on their retention in this instance as doing so would place an unreasonable burden on the applicant.

Highways

- 7.25 The previous application incorporated a shared surface road. Whilst County Highways advised that the proposals would be within the limits that 'Manual for Streets' considers acceptable. Members raised concerns that the shared surface would be unsuitable as it would lead to conflicts between drivers and pedestrians. The revised layout now incorporates a dedicated footpath running through the site, along the northern side of the access road, to alleviate the concerns raised in relation to vehicular/pedestrian conflicts.
- 7.26 A total of 66 parking spaces are now proposed, this includes 52 parking spaces, 12 spaces in garages and 2 spaces in carports. Draft Local Plan Policy COM8 requires that there should be 2 parking spaces per dwelling, with up to 1 space per 4 dwellings for visitors. 2 or more parking spaces have been proposed per dwelling in line with current parking standards and 7 visitor parking spaces (minimum of 6 required). It is therefore considered that the terms of this policy can be met.

Concerns were also raised with respect to tandem parking. The applicant has advised that apart from plots 12 and 13, the actual form of tandem parking is on-plot driveways, which is a common feature of estate layouts. This enables the proposal to be a less car dominated streetscene and improve the overall appearance of the site. Policies within the Core Strategy and Draft Local Plan and the principles within the Design Guide make no reference to a preference of parking design and therefore the proposal is considered acceptable and would not be detrimental to the highway.

- 7.27 Traffic calming measures have been implemented along Tunbridge Lane since the submission of the previous application. These measures have shown a significant reduction in speed along Tunbridge Lane. The proposed access to the site is situated adjacent to the traffic calming measures. If this development is approved and proceeds, it would be inappropriate to have cushions situated within the bellmouth and so the applicants have proposed that the access would be constructed in the form of a raised speed table. The Highway Authority has confirmed this is acceptable.
- 7.28 A number of comments were received from the Parish Council and a number of neighbours highlighting the need for a link up footway at the rear of the site and supporting the footpath to connect the proposed site with the adjacent Ancient Meadows development. The applicant is unable to provide a complete link to the existing Ancient Meadows footpath because this land is outside of the applicant's ownership. However, there are ongoing discussions looking at the potential of some of the s106 contribution funding the remaining section of the link to the existing Ancient Meadows footpath. East Cambs are in the process of adopting the open space at Ancient Meadows, which would link up with this site.

Ecology

- 7.29 No part of the development site or any adjacent area has any statutory or non-statutory conservation designation or status. The majority of the site, although no longer in full time use has had its vegetation managed with a regular mowing of amenity green areas and the applicants Ecological Assessment states that these areas have little associated biodiversity or conservation value. However, there are some localised areas of unmanaged vegetation with associated potential refuge/basking sites that are suitable reptile habitats, further survey work is required and it is recommended that this is secured by condition.
- 7.30 Due to the nature of the buildings a Bat Roost Survey was submitted by the applicant. The survey concluded that there was no positive roost sign of any type and concluded that at present there is no bat roost within the proposed development site and no further bat related surveys are required.

Drainage

- 7.31 Concerns have been raised by local neighbours in relation to infrastructure, querying the ability for Anglian Water works to cope with the influx of dwellings. Anglian Water have been consulted on both this application and the previous application and advised that the foul drainage from this development is in the catchment of Bottisham Water Recycling Centre and it will have capacity for these flows. The sewerage system at present also has available capacity for these flows.

Other Material Matters

Housing Mix

- 7.32 Policy HOU1 of the draft Local Plan states that housing developments of 10 or more dwellings should provide an appropriate mix of dwelling types and sizes that contribute to current and future housing needs as identified in the most recent available evidence relating to the locality.
- 7.33 Concerns were raised at Planning Committee by Members in relation to the proposed housing mix of the previous application, because the market housing did not include any two bedroom dwellings. The applicant has altered the housing mix so that the proposed market dwellings now include 2 two bedroom dwellings. This revised mix reflects the Cambridge Housing Sub-Regional Strategic Housing Market Assessment 2013 (SHMA) and enables the terms of Policy HOU1 to be met.

Affordable Housing and S106

- 7.34 Draft Local Plan Policy HOU3 seeks to provide 40% affordable housing on all full market sites of 5 dwellings and above in the south of the district. The text to the Policy states that the Council recognises that in some cases there may be exceptional development costs, which need to be taken into account, and that the policy is a starting point for negotiation. Applicants seeking to justify a lower proportion of affordable housing will be required to demonstrate why it is not economically viable to make the minimum level of provision by way of a financial viability assessment. Whilst affordable housing should normally be provided on-site, in exceptional circumstances off-site provision or a payment in lieu may be considered acceptable provided sufficient justification is made.
- 7.35 The applicant seeks permission for 24 dwellings, 40% of which would equal 9.6 affordable dwellings. The calculation for affordable housing has been 'rounded down' to 9 dwellings, with an offer of a commuted sum of £9000 to be provided in lieu of the 'missing' fraction of an affordable dwelling. The Housing Officer is satisfied with the offer of a commuted sum. The Housing Officer has considered the application and confirmed that the type and size mix of the affordable housing proposed is suitable to meet the identified housing need. The Housing Register contains 60 applicants who either have an existing local connection to Bottisham or who have expressed a wish to move there. The proposal for all the homes to be rented meets the identified need and helps balance the affordable housing tenure in Bottisham. The proposal is therefore in accordance with Policy HOU3 of the draft Local Plan.

- 7.36 The draft Heads of Terms for the s106 Agreement includes affordable housing, public open space and maintenance

Open Space

- 7.37 The proposal does not include any on-site public open space. The applicant has advised that in order to achieve the sites maximum potential in delivering an attractive and well planned scheme, whilst also working with the sites constraints including existing trees, root protection areas and tree canopy, neighbouring dwellings, existing foul sewer easement and the small size of the development in

linear shape they felt it was necessary to address the policy of public open space through a contribution in lieu for public open space in line with the contributions per dwelling figures, as set out in the Councils Supplementary Planning Document (SPD) on Developer Contributions. This contribution will be secured by a s106 Agreement and would be £42,408.

- 7.38 Developers are also required to make provision for on-going maintenance of informal open space provided for the direct benefit of new development, as set out in the SPD on Developer Contributions. The figure for maintenance of an open space grassed area is calculated at £6.37 per m² and the amount of land required per dwelling is set out in the SPD on Developer Contributions. Further maintenance costs for footpaths, trees and hedges are also set out in the SPD.

Contamination

- 7.39 The Ground Engineering Report entitled 'Site Investigation Report' dated June 2013 has been reviewed by Environmental Health and it was recommended that a number of points needed to be addressed before the contamination land requirements of the planning process, i.e. ensuring the site is suitable for its proposed enduses, are met. Environmental Health Officers have advised that if the planning permission is granted before the information is available then it is recommended that planning conditions be attached to any decision.

Energy Statement

- 7.40 An Energy Statement was submitted with the application which considered the feasibility of suitable low and zero carbon technologies and high-efficiency alternative systems to be used within the development to support the planning requirements. The applicant considers that Gas Savers are considered a viable solution for this scheme, with the potential to offset up to 5.50 tCO₂/pa which would be 10.44 %, alongside a fabric first approach to energy efficiency along with whole house ventilation. As further work is required to ensure the proposal meets policy regarding renewable energy sources it is considered that a condition should be attached to any consent granted requiring further details of how the proposal will comply with Policy EN3 of the Core Strategy and Policy ENV4 of the draft Local Plan.

- 7.41 In summary, following the 4 reasons for refusal of the previous application relating to the loss of an employment site, a shared surface road and tandem parking, the proposed housing mix and archaeological evaluation the revised scheme seeks to address each of these reasons. This application incorporates a parcel of land for D1 or B1 use, ensuring that the proposal incorporates an element of employment, creating a mixed use development, in accordance with policy. The applicant has incorporated a footpath on the northern side of the access road and amendments have been made to some of the parking layout. The actual form of parking on most of the plots is on-plot driveways, which is a common feature of estate layouts within the vicinity, to ensure that the proposal would not lead to a car dominated streetscene. The proposal also now includes 2 two bedroom market dwellings, providing an acceptable mix of dwellings on the site.

- 7.42 Therefore it is considered that the 4 reasons for the refusal of application 14/00359/FUM have now been addressed. All other material planning

considerations have been satisfied as part of the previous application, and on balance the proposed application would not create an adverse impact on residential or visual amenity, the historic environment, highways, ecology and drainage, while providing 40% affordable housing and a contribution in lieu for public open space. This application is therefore recommended for approval.

8.0 **APPENDICES**

- 8.1 Appendix 1 – Summary of neighbour comments.
- 8.2 Appendix 2 – Copy of Committee Report for 14/00359/FUM

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
Application File – 14/01239/FUM	Room No. 011 The Grange	Rebecca Saunt Senior Planning Officer 01353 665555 rebecca.saunt@eastcambs.gov.uk
History Application File – 14/00359/FUM	Ely	
Draft Local Plan http://www.eastcambs.gov.uk/localdevelopment-framework/eastcambridgeshire-local-plan		
Core Strategy http://www.eastcambs.gov.uk/localdevelopment-framework/adoption-corestrategy		
East Cambridgeshire Local Plan – post hearing work and proposed modifications http://www.eastcambs.gov.uk/sites/default/files/d%26t%20ctee%20report%20on%20post%20hearing%20work%2014apr14.pdf		
Planning Committee Report 2 nd July 2014 http://www.eastcambs.gov.uk/sites/default/files/agendas/pl020714_P23.pdf		
Planning Committee Minutes – 2 nd July 2014 http://www.eastcambs.gov.uk/sites/default/files/minutes/pl020714min.pdf		

Summary of Neighbours Comments

Site notice posted and 26 No. of neighbours consulted, 8 No. of responses received:

Sustainability

- Bottisham Parish Council been consistent that large scale development plans are overstated and unsustainable;
- Best use of site is for mixed residential and employment – with max of 15 dwellings;
- Should provide attractive and usable open space;
- Should provide link to existing pedestrian pathway
- Doubt adequacy of sewage facilities;
- ECDC at advanced stage in approving a development of 50 homes at Bell Road site;
- Care should be taken during development of existing foul water sewer;
- Applicant failed to acknowledge a need for 2 bedroom dwellings
- Village has no land to provide play areas or open spaces – adequate open space provided;

Residential Amenity

- Concerns relate to boundary and fencing between properties and the development – are plans sufficiently robust for the long term?
- Right way forward would be removal of conifer hedge and installation of 2 metre fence as proposed on other areas of the site and willing to discuss with Bloor Homes;
- Site plan does not show surrounding properties accurately, for example does not show extensions to existing properties;
- Tree 11 provides important screening – stands in garden of neighbour and its continued existence is not a matter for developers;
- Variety of business that have used existing site have not been detrimental to residential amenity;
- Object to construction of 2 ½ and 3 storey dwellings;
- Welcome provision of 2m boundary fence – should be in place prior to commencement of development;
- Maintenance of fencing and soft landscaping must be determined and notified to residents before developer leaves the site;
- Object to any system of lighting which would affect amenity – car park lighting should be low level;
- Due to previous uses of the site full contamination survey needed;
- Significant reduction in the number of trees;

Visual Amenity

- Same number of properties proposed and employment, so packed into a smaller space;

- Support development of the site

Employment

- State allocating 0.16 acres for employment site, but will not discuss any further;
- Bloor homes have no interest in negotiating with the dentist, would welcome frank discussion/negotiation for the site;
- Would not support a dental practice as insufficient space for parking;
- Already room for expansion on nearby industrial park rendering this provision unnecessary on this site;
- Employment only makes sense in terms of overall benefit to the community if it is a new dentist and if not providing a dentist should be housing, to revert to original scheme submitted;
- Revised plan does not make a serious attempt to meet mixed use of site, a poor amendment to marginally meet these recommendations;
- Need for local business, applicant has failed to take this on board;

Highways

- Road too narrow;
- Residents and visitors will park on street;
- Parking for employment seems insufficient;
- Still proposes a speed table despite objections to such an approach;
- Relocates entrance/exit such that at night car headlights will shine into our property.

MAIN CASE

Proposal: Erection of 24 dwellings, new access and associated works (demolition of existing buildings)

Location: Crystal Park Tunbridge Lane Bottisham Cambridgeshire CB25 9EA

Applicant: Bloor Homes, Crystal Structures, G A Wooster, L S Winsor

Agent:

Reference No: 14/00359/FUM

Case Officer: Rebecca Saunt

Parish: Bottisham
Ward: Bottisham
Ward Councillor/s: Councillor Robert Stevens
Councillor Kevin Ellis

Date Received: 17 March 2014 Expiry Date:

[P23]**1.0 EXECUTIVE SUMMARY**

- 1.1 The application seeks permission for the erection of 24 dwellings which includes 15 market dwellings and 9 affordable dwellings, new access onto Tunbridge Lane and associated works, which includes the demolition of the existing buildings on the site. The site is located within the development envelope of Bottisham and has been previously development and used for employment use.
- 1.2 The site has been identified for employment use for a considerable time, and was allocated for this use in 2000. However, given the changes in policy, the evidence submitted by the applicant and the comments received from the Parish Council a residential scheme on this site is considered acceptable.
- 1.3 The applicants have worked with Officers to amend the scheme following consultation responses and comments from neighbours, which include alterations to the mix of dwellings, layout of the site, a proposed footpath to link with Ancient Meadows and the incorporation of a raised table at the entrance to the site, in accordance with traffic speed calming measures already out to consultation for Tunbridge Lane.
- 1.4 The proposal includes an appropriate mix of market and affordable dwellings that due to their siting and design would not create an adverse impact on residential amenity. A variety of styles with a number of different house types has been

proposed, all with private gardens and the majority of parking on plot. The streetscene will be varied with a variety of ridge heights, designs and spacing's between dwellings and the overall layout and design would create an attractive streetscene in keeping with its surroundings. A contribution in lieu for public open space has also been proposed.

- 1.5 This application has been called to Planning Committee at the request of local Ward Councillor Robert Stevens due to the significant nature of the application, because the future of the site has been considered by Members and Officers and local people over the past two years, resulting in its inclusion in the Bottisham Village Vision. The application has been amended to address most of the concerns raised, and it is considered that with appropriate planning conditions, the proposal accords with planning policy and addresses the concerns expressed.
- 1.6 It is therefore recommended that APPROVAL be Delegated to the Principal Development Management Officer, at a later date, subject to the archaeological survey work not requiring an amendment to the scheme and following the successful completion of a s106 agreement in relation to affordable housing provision, open space provision and maintenance.

1.7 **A Site visit has been arranged for xx.xxam, prior to the Planning Committee meeting.**

2.0 THE APPLICATION

- 2.1 The application seeks permission for the erection of 24 dwellings (of which 9 will be affordable), new access onto Tunbridge Lane and associated works, which includes the demolition of the existing buildings on the site.
- 2.2 The 15 market dwellings would comprise 4 three bedroom dwellings, 10 four bedroom dwellings and 1 five bedroom dwelling and the 9 affordable dwellings would comprise 4 two bedroom dwellings, 4 three bedroom dwellings and 1 four bedroom dwelling. The dwellings would be a mixture of two and two and a half storey dwellings. The proposal includes both integral and detached garages and carports.
- 2.3 The proposal would be a linear development with two larger dwellings situated at the entrance of the site, either side of the proposed access road, fronting Tunbridge Close, but set back behind existing trees. The remaining dwellings would front onto the proposed road for the length of the site with plots 12-14 situated at the rear of the site fronting the access road and a small communal car park situated in the rear south eastern corner of the site. The proposed dwellings would be set back from the road frontage, to enable areas of landscaping.
- 2.4 The elevations of the dwellings have been enhanced through features such as bay windows, chimneys, decorative door canopies and cottage style window casements and style doors. Existing trees and hedgerows will be retained along the front and side boundaries of the site and the applicant has identified those trees to be removed in the arboricultural statement submitted, which includes those located within the site and in the south east corner. The applicant has submitted a soft

landscaping scheme which proposes additional trees, hedgerows, climbers, grass areas and areas of soft landscaping to the front of the dwellings. The boundary treatments proposed include a mixture of 2 and 1.8 metre high close boarded fences along the boundaries of the site, 1.8 metre high panel fence in between the rear gardens of the properties, a 1.8 metre high brick screen wall to the rear gardens of plots 1 and 23 (at the entrance to the site) and 1.2 metre high black metal estate rail fencing to the front of plots 1, 17-20 and 23-24.

- 2.5 The applicant has proposed that the dwellings would be constructed with a mixture of bricks and render, including Maplehurst Light Multi, Dorchester Red Stock and Yellow Multi Gilt Stock Hanson bricks and render in Rose, Cornish and Parchment. A mixture of roof tiles have also been proposed, including Forticrete Gemini Slate Grey and Autumn and Marley Pantile Old English Red.

3.0 THE APPLICANT'S CASE

- 3.1 The Applicant's case is set out in the Design and Access Statement, which can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, on the application file.

- 3.2 The applicant specifies in their Design Statement that *"A key element of the scheme has been the character created by the local vernacular. The concept here has been to introduce local characteristic quality into these areas and create a more informal quality whilst retaining strong surveillance from the properties that over look the spaces.*

The layout offers active frontages where practicable. This assists in improving crime prevention on the site.....The layout has been designed to accommodate the motor vehicle but not to allow it to dominate the street scene. Car parking is a very sensitive and significant issue for residents and house buyers. Parking areas have been designed to avoid over dominance on the street scene and where possible, natural surveillance onto the parking areas ensures that crime will be reduced."

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is approximately 1.93 acres (0.78 hectares) and is located within the development envelope of Bottisham. The site has been previously developed and contains a number of buildings which were originally linked to Bottisham Airfield and constructed during World War II to provide accommodation for RAF personnel. To date there are five workshop/office buildings and two former air raid shelters, the majority of which are in a dilapidated state of repair and have been damaged by storms and falling trees within the site. In the rear eastern corner of the site is a detached single storey residence with an adjoining workshop. The current occupiers of the site are Crystal Structure Ltd, a small carpet store and a vehicle repair garage/workshop used in association with a hobby.

- 4.2 To the north of the site are Bottisham Medical Practice and the Ancient Meadows residential development. To the east of the site are residential properties situated on

Mulberry Close and Beechwood Avenue and to the south are residential properties situated on Tunbridge Close. The western boundary of the site adjoins Tunbridge Lane, to which the access to the site is located. There are a number of trees located within and on the boundaries of the application site.

5.0 PLANNING HISTORY

5.1

82/00836/FUL	Change of use to storage	Approved	10.02.1983
82/00118/FUL	Use of building for workshop/storage of light electrical work	Approved	22.04.1982
79/00940/FUL	Change of use from paint spraying to storage	Approved	03.01.1980

6.0 REPLIES TO CONSULTATIONS

6.1 24 nearby addresses notified, site notice posted and advert placed in the Cambridge Evening News, 10 letters were received and are summarised below:

Policy

- Loss of employment would be contrary to Core Strategy Policy EC1. Site allocated for mixed use development in the pre submission Local Plan in Draft Policy BOT 2 to deliver much needed units for local enterprises. Proposal does not accord with policy, should be mixed use;
- Bottisham Parish Council has been consistent and clear that larger scale development plans are overstated and unsustainable;
- Variety of businesses on this site over the years have not impacted on our property;

Highways

- Ensure adequate space for parking and wheelie bins;
- Already increase in traffic and parking, which will be exacerbated;
- The access and traffic should not compromise safety and amenity provided by the pavement;

Sustainability

- Concerned with impact on services in the village;
- Proposals should be viewed together with planned 50 dwellings in the Ox Meadow area of Bottisham – Village College full, Primary school stretched and long waiting times for appointments at GP's;
- Capacity of sewerage system;

Residential Amenity

- Overlooking, loss of light, privacy and overbearing;

- Special concerns about screening of car parking area – should be a wall, would like to see high level planting in this area for privacy and lighting should be low level;
- Boundaries with Beechwood Avenue and Tunbridge Close properties must be better screened before development commences, current plans inaccurate in places regarding location and ownership of existing trees and fences;
- Plots 12, 13 and 14 will be detrimental due to overlooking;
- Existing hedge does not provide adequate screening at rear of site;
- Plot 11 will have negative impact due to bulk and massing, should be moved away from boundary;
- Existing hedge under our control so applicant can't rely on retention of hedge to provide screening;
- Proximity of affordable housing and communal car parking area adjacent to our property will create adverse impact;
- No lighting strategy submitted;
- Can working hours be established?
- Siting of access will impact on loss of privacy particularly at night with car headlights;
- Existing trees should be maintained to retain privacy;

Visual Amenity

- Development too dense;
- Gardens not big enough;
- Development more in keeping with Rowley Gardens would be more appropriate;
- Proposal should include an attractive and useable area of public open space;
- Design is complete contrast to character and nature of properties in Mulberry Close and Beechwood Avenue;
- Out of scale, dominating Mulberry Close;
- Height of buildings must be restricted to two storeys, increase in height would be oppressive and cause the houses to dominate the surrounding area;
- Would it be possible for some of the existing structures to be incorporated into the development?
- Should be 2 and 3 bedroom dwellings and single storey dwellings;

Inaccuracies

- Plans inaccurate which show our property;
- Comments made during pre-application consultation with the applicant have not been taken on board;

Other Issues

- Maintenance of car park, open spaces, fence and walls important;
- Care taken with foul water sewer to ensure our property is not affected;
- Disappointing applicant not taken opportunity to link the site to the public footpath recently provided between Ancient Meadows and rest of the village;
- Some of the trees and branches at rear of the site could be dangerous in current condition;

- Site is a mess and requires improvement or investment;
- Plan submitted is reasonably sympathetic to its surroundings, apart from the properties proposed adjacent to 17 Tunbridge Close.

Letter received from Bottisham Dental - owner of site rejected an offer for part of the site prior to signing a contract with Bloor Homes. Would like to buy and build a new expanded NHS/mixed dental practice on part of the site and hoping for other commercial sites to be opened up and disappointed every time an employment site is redeveloped for houses.

- 6.2 **Access Group** – 6 % of visitor parking is suggested (at least 1 space) for accessible parking – set out to BS8300 (2009) and access to and at principal entrances should be step-free and free from obstruction.
- 6.3 **Anglian Water** – There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. The foul drainage is in the catchment of Bottisham Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows.
- 6.4 **Archaeology** – The conclusions of CgMS’s brief Cultural Heritage Statement (February 2014) support the high potential of the presence of archaeological evidence as outlined in our comments, although uses the suggestion that the extensive depths of ‘made ground’ present in the application area is due to aborted 19th century coprolite quarries in the area. Given that a deeply plunging Roman masonry building foundation was excavated at the northern boundary of the site and that title evidence suggests the location of a bath house in the immediate vicinity, the character and significance of the ‘made ground’ needs to be tested, as it is highly likely to be archaeological. Should such a test find that masonry villa buildings are present in the application area, the planning decision, guided by Section 12 of the NPPF, will need to consider whether it is appropriate to grant consent for development that would, in the opinion of the heritage consultant and endorsed here destroy archaeological evidence.

The Historic Building Record provides a helpful account of most of the military structures on the site. We concur with the statements of the report and advise that consideration is given to the retention and renovation of some of the buildings as part of any new development in order to preserve the historic character of this area. Recommend that the Conservation Officer is approached for an opinion as to the merits of the conservation and reuse of some of the buildings at the site. If consent granted recommend that a further Level 3 Historic Building Recording work is undertaken.

- 6.5 **Architectural Liaison Officer** – The layout with active frontages and good surveillance across the site is excellent, therefore have no objections to the proposal from a crime and disorder perspective and recommend that the applicant considered a Secured by Design application for this development.
- 6.6 **Conservation Officer** – The site is not located within Bottisham Conservation Area and there are no listed buildings within close proximity. However, due to the use of

the site as an RAF airbase during World War II the site would be considered to be a non-designated heritage asset as defined in the NPPF and forms an important part of the social history of the village. The buildings are generally in poor condition, many have been vacant for a prolonged period of time and none of the buildings are capable of conversion. A historic building recording at level 1-2 has been undertaken by the applicant, prior to redevelopment a level 3 recoding should be carried out and this should be conditioned. In terms of the impact on the non-designated asset (the site itself) adequate consideration has been given to assessing the significance of the assets and sufficient supporting information has been submitted. The thorough Design and Access Statement shows clearly how the applicant has developed the proposals and looked to the local area in terms of design, scale and materials. The proposed dwellings have taken their design lead from the character of the surrounding area and adequate consideration has been given to the site layout and landscaping in order to create a pleasant street scene and high quality environment. No objections from a conservation viewpoint.

Due to advanced state of decay present in all of the buildings on site, it would be unfeasible to request their retention as part of the development scheme and I do not believe it would be expedient to insist on their retention in this instance, whilst unfortunate I believe doing so would place an unreasonable burden on the applicant.

- 6.7 **Cllr Robert Stevens** – This significant application should be considered by the Planning Committee. The future of this site has been considered by Members and Officers and local people over the past two years, resulting in its inclusion in the Bottisham Village Vision.
- 6.8 **English Heritage** – On the basis of the information provided, we do not consider that it is necessary for this application to be notified to English Heritage.
- 6.9 **Environment Agency** – The site is located above a Principal Aquifer. We consider the previous land use as an RAF airfield to be high risk and potentially contaminative. Planning permission could be granted as submitted if the recommended planning conditions relating to contamination, surface water drainage and piling or any other foundation designs are included.
- 6.10 **Environmental Health** – The street lighting should be to the Highway Authority's specification. The document entitled 'Environmental Statement' (Assessment of Environmental Impacts) appears to be assessing the impact of the lighting rather than the development as a whole. Therefore advise conditions relating to a Construction Environmental Management Plan, construction times, deliveries, lighting and burning of waste. The Ground Engineering Report entitled 'Site Investigation Report' has been reviewed. A number of points need to be addressed before the contaminated land requirements of the planning process are met. If permission is granted before this information is available, I recommend contamination conditions 1 and 4 are attached to the decision.
- 6.11 **Highways** – No objection in principle to the proposal. The layout shows a shared surface road, whilst this is within the limits that Manual for Streets considers acceptable, the layout would be likely to engender an intimidating environment for

pedestrians, given the straight nature of the road, and the likely number of vehicle movements. Highway authority will not adopt roads incorporating permeable paving. Tandem parking spaces increases the amounts of vehicle movements. Should the traffic management measures be introduced in the form currently envisaged in the consultation, speed cushions would be introduced at the location of the bellmouth, where it would be inappropriate to have cushions within the bellmouth and the access to this site will be required to be constructed in the form of a raised table.

6.12 **Housing Officer** – The type and size mix of the affordable housing is suitable to meet the identified housing need. The proposal for all the homes to be rented meets the identified need and helps balance the affordable housing tenure in Bottisham. The policy requirement of 40% affordable housing is not met in that the calculation has been ‘rounded down’, and I am satisfied with the offer of a commuted sum to be provided in lieu of the ‘missing’ fraction of an affordable dwelling.

6.13 **Parish Council** – All are supportive of the situation and the need for ‘something’ to be done. However, as a village we have repeatedly opposed any further development in the village. The need for growth has not been proven but imposed from elsewhere. Concerns include effect on local schools, Bottisham Village College is now oversubscribed, impact on traffic as waiting for traffic calming measures to be installed and query the ability for Anglia Water works to cope, therefore we do not support further housing in the village. However, with reference to the application a lot of thought and consultation has gone into this application which has been an exercise in cooperation with all parties and we have the following comments to make:

- Site is no longer suitable for mixed use;
- Traffic calming is due to commence within the next month and any review of this once installed should be funded by the applicant;
- Clarification is needed in relation to contamination on the site;
- Clarification of ownership of space between the Surgery car park and the site;
- Consider smaller sized houses are preferable;
- Car parking design would benefit from reviewing;
- Review provision of green open space but aware 106 monies could be used elsewhere;
- Linkup of pathway to Beechwood Avenue to encourage children walking to school;
- Ownership of all trees, especially the ones with TPO;
- There will be some overlooking of properties in certain areas which is contrary to Policy EN2.

6.14 **Trees Officer** – The Hayden’s Arboricultural Impact Assessment report and plans submitted to support the application, giving detailed consideration to the impact of the proposed development upon trees and hedges and making recommendations for works and protection during the development, is supported. The revised Arboricultural Method Statement clearly states arboricultural supervision is essential during manual excavation, but there is no specific reference or detail of the possible excavation work that may be required for the new footpath, where the path ends close to tree T24 (Lime). Revised report specifically addresses my previous

concerns regarding excavating the post holes for the fencing in paragraph 5.9. Need to condition arboricultural report and recommendations to ensure are followed. No objections to proposed landscaping scheme but period of maintenance should be extended to 3-5 years.

- 6.15 **Waste Strategy** – The Environmental Protection Act 1990 enables Councils to charge for the supply of wheeled bins, therefore all new residential developments are required to make financial contributions to allow for the provision of appropriate coloured waste storage containers.

7.0 THE PLANNING POLICY CONTEXT

7.1 East Cambridgeshire Core Strategy 2009

- CS1 Spatial Strategy
- CS2 Housing
- CS4 Employment
- CS7 Infrastructure
- H1 Housing Mix and Type
- H2 Density
- EC1 Retention of employment sites
- S4 Developer contribution
- S6 Transport impact
- S7 Parking provision
- EN1 Landscape and settlement character
- EN2 Design
- EN3 Sustainable construction and energy efficiency
- EN4 Renewable energy
- EN5 Historic conservation
- EN6 Biodiversity and geology
- EN8 Pollution

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

- GROWTH 1 Levels of housing, employment and retail growth
- GROWTH 2 Locational strategy
- GROWTH 3 Infrastructure requirements
- GROWTH 4 Delivery of growth
- GROWTH 5 Presumption in favour of sustainable development
- HOU 1 Housing mix
- HOU 2 Housing density
- HOU 3 Affordable housing provision
- 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 9 Pollution
- ENV 14 Sites of archaeological interest
- COM 7 Transport impact
- COM 8 Parking provision
- BOT 2 Mixed-use housing/employment allocation, Crystal Structures

- 7.3 Supplementary Planning Documents
Design Guide
Developer Contributions and Planning Obligations

8.0 CENTRAL GOVERNMENT POLICY

- 8.1 National Planning Policy Framework 2012
- 1 Building a strong, competitive economy
 - 4 Promoting sustainable transport
 - 6 Delivering a wide choice of high quality homes
 - 7 Requiring good design
 - 12 Conserving and enhancing the historic environment

9.0 PLANNING COMMENTS

- 9.1 The key issues in determining this application are:
- Planning policy
 - Housing mix
 - Residential amenity
 - Impact on the character and appearance of the area
 - Highways
 - Open space
 - Ecology
 - Affordable housing and s106

9.2 Planning policy

Bottisham is designated as a Key Service Centre where, under Policies CS1 and CS2 of the Core Strategy, any scale of development would be supported provided there is no adverse impact on the character of the area and all other material considerations are satisfied. The site is located within the development envelope of Bottisham. However a key issue in respect of residential development on the site is the fact that its current use is for employment purposes.

- 9.3 The site has been identified for employment use for a considerable time, and was allocated for this use in 2000. However, there have been no planning applications for employment development on the site in this time. The Site Assessment Results Technical Background Paper produced by the Council for the Local Plan notes that employment use has been decreasing on the site and the buildings are unsuitable for modern market requirements. The paper also notes that there may be viability challenges involved in redeveloping the site for employment only purposes and the Council is not aware of any interest in redeveloping the site wholly for employment use. Policy BOT2 of the draft Local Plan allocated the Crystal Structures site as a mixed-use housing/employment allocation comprising 15 dwellings and 0.2 hectares of employment development (B1/B2). The Council has reviewed the need for the allocation of the site and considers that the allocation is inconsistent with the approach adopted for other employment sites in the Local Plan which are within the development envelope. Therefore a modification to the Plan to delete the BOT2 allocation was proposed and agreed by Members at the Development and

Transport Committee on the 14th April 2014. Proposals for development would then be assessed against draft Local Plan policy EMP1, outlined below.

- 9.4 Policy EC1 of the Core Strategy and Policy EMP1 of the draft Local Plan seek to retain existing employment sites, whilst allowing some flexibility to take account of sites that may no longer be suitable or appropriate for employment use. Policy EC1 states that where the continued viability of the site for B1, B2 or B8 use is in question, applicants are required to demonstrate that the site has been actively marketed at a realistic price for a continuous period of at least 12 months, or provide other convincing evidence of physical/operational constraints or lack of viability that demonstrates that it is no longer suitable for any B1, B2 or B8 business uses. Draft Local Plan Policy EMP1, in contrast to that policy states that as an exception, proposals for mixed-use re-development involving an element of employment uses may be permitted, where it can be demonstrated that continued use of the site for 100% employment purposes is no longer viable, or redevelopment of the site would bring significant environmental or community benefits. Clear and robust evidence is required in relation to both scenarios, and re-development proposals, which propose the loss of all employment uses, must provide clear evidence as to why it is not possible to deliver employment as part of the scheme.
- 9.5 Whilst there was some comment made on draft Policy EMP1 at the Local Plan Examination, this related to allocated employment sites or minor amendments to the wording, both of which do not affect this application, consequently, it is considered that considerable weight can be given to this draft Policy in the determination of this application. The changes between the Core Strategy and the draft Local Plan policy effectively mean that the application site could be developed for residential, provided there was no adverse impact on the character of the locality, but only if an element of employment use is provided within the site or full justification is provided as to why this is not possible. Residential and employment uses do not sit easily together and it is in all practical terms, only B1 uses which would be possible. Such uses include office, research and development and light engineering. However issues such as noise would need to be controlled and there would also be a potential need for some separation between the employment and residential properties.
- 9.6 In order to satisfy the terms of draft Policy EMP1 the applicant submitted a document produced by Barker Storey Matthews which addresses the market demand for commercial premises on the site and surrounding areas and reports on the marketing activities undertaken on the existing buildings over recent years. The report concludes that *“the existing commercial buildings on the site are of a very low quality by modern standards, and whilst some marketing has been undertaken on the site (with very little response), we do not consider that further marketing would result in ongoing beneficial use of the buildings for employment purposes....refurbishment of the buildings is highly unlikely to prove economically viable....Speculative commercial development is unlikely to proceed without some strong indication that there is likely to be demand from potential occupiers. As demand for commercial property in village locations is currently so poor, we consider the majority of commercial developers would want to have a pre-let or pre-sale agreement in place before undertaking and construction, which may result in*

the plot remaining undeveloped for an extended period of time. The proposed mixed-use nature of development being suggested is likely to prove problematic....and we consider this will have a negative impact on marketability and value of both the residential and commercial uses....further development of the land around Tunbridge Court represents the best opportunity for employment growth in the village. The clustering of business units is likely to prove more attractive to potential occupiers.”

- 9.7 The applicant has also advised that the current occupier of the site Crystal Structures Ltd will not cease trading as a result of a sale of the site and will seek a relocation of the business to new premises, as the sale of the land will provide the funding and potential to expand the business, which is an option that is not currently available.
- 9.8 A letter has been received from Bottisham Dental, very late in the application process stating that the owner rejected an offer by them for part of the site, prior to signing a contract with Bloor Homes. The dentist wanted to buy and build a new expanded NHS/mixed dental practice on part of the land. This information was passed onto the applicant during the course of the pre-application and application discussions. However, while this letter has been received the application submitted is for a purely residential scheme and this is what Members are being asked to assess.
- 9.9 On balance, given the evidence submitted by the applicant and following consultation with Economic Development on the information submitted it is considered that there is not sufficient demand for employment uses on this site and that it would not be possible to deliver employment as part of the proposed scheme. Whilst there has been considerable interest in the site this has been from residential developers and it is understood that the vendor has received no direct approaches from commercial developers, despite the fact that it has been allocated as employment land for some time. Bottisham Parish Council have also commented that while they do not support the development because they do not support any further housing within the village, they do consider that the site is no longer suitable for a mixed use scheme, due to the recent build around it and because several industrial sites within the area and surrounding villages are proving unsustainable. Therefore given the changes in policy, the evidence submitted by the applicant and the comments received from the Parish Council a residential scheme is considered acceptable.
- 9.10 **Housing Mix**
Policy HOU1 of the draft Local Plan states that housing developments of 10 or more dwellings should provide an appropriate mix of dwelling types and sizes that contribute to current and future housing needs as identified in the most recent available evidence relating to the locality. Aside from the affordable housing proposed the remaining 15 dwellings proposed all had 4 bedrooms. The dwelling mix was raised as a concern with the applicant and following negotiations a revised dwelling mix was submitted which included the original mix of affordable dwellings (4 two bedroom dwellings, 4 three bedroom dwellings and 1 four bedroom dwelling) and 4 three bedroom dwellings, 10 four bedroom dwellings and 1 five bedroom dwelling. This revised mix reflects the Cambridge Housing Sub-Regional Strategic

Housing Market Assessment 2013 (SHMA) and enables the terms of Policy HOU1 to be met.

9.11 Residential amenity

Concerns were raised by a neighbour in relation to the proximity of the affordable housing units and communal parking area proposed in the south eastern corner of the site and their overbearing nature, creating overlooking and a loss of light. Plot 15 was located within close proximity to the boundary with 17 Tunbridge Close and the communal parking area proposed car parking spaces for 8 cars along the shared boundary. The concerns in relation to overbearing nature, overlooking and loss of light were shared by Officers and the applicant was asked to amend the proposed layout of this area of the site. Amended plans were received which altered the layout of the dwellings to allow a separation distance of 12 metres from the rear elevation of plots 15 and 16 to the boundary with 17 Tunbridge Close and altered the layout of the communal parking area to ensure that the parking spaces were not directly adjacent to the boundary and are now located 7 metres from the boundary.

9.12 Plot 11 was also moved further away from the rear boundary of the site to allow for the insertion of a footpath to adjoin the Ancient Meadows site, the side elevation of this property is situated 3 metres from the boundary of the site.

9.13 The amended plans submitted by the applicant also altered the proposed house types, which included the insertion of some two and a half storey dwellings into the proposal, instead of all two storey as was originally submitted. While this is introducing a further half storey the ridge height would only increase by approximately 0.6 metres and no additional windows are proposed on the second floor of the dwellings in the rear elevation, to protect the residential amenity of neighbouring occupiers.

9.14 There are a number of mature trees along the side boundaries of the site providing adequate screening both into and out of the site, which further reduce any impact on the neighbouring properties. The layout of the site also ensures that the rear gardens of the proposed properties back onto the rear gardens of the properties on Tunbridge Close, the medical centre and parking area on Ancient Meadows and the rear gardens of Mulberry Close and Beechwood Avenue to the rear of the site. The siting of all of the proposed properties allow a separation distance of at least 10 metres from the rear boundary of the two storey element of the dwelling, to ensure that there is sufficient distance between rear inter-visible windows in accordance with the Design Guide and protect residential amenity. Plot 11 flanks part of the rear garden of 4 Mulberry Close. However, the property is set back 3 metres from the boundary and no windows are proposed in the side elevation. Due to its positioning and separation distance it is considered that it would not have an adverse impact on the residential amenity of this property. Due to the siting of the properties in relation to the existing dwellings it is considered that the proposal would not introduce an unacceptable level of overlooking or be overbearing, so would not have an adverse impact on residential amenity.

9.15 Concerns were raised by residents in relation to the condition of the existing hedge/boundary treatment to the rear of the site and how if this was retained and not improved would impact on their residential amenity. The applicant proposes a 2

metre high double sided close boarded fence, in order to protect the residential amenity of those properties to the rear (including Mulberry Close and Beechwood Avenue). Concerns were also raised in relation to the boundary treatment proposed adjacent to the communal parking area at the rear of the site, the boundary shared with 17 Tunbridge Close. The applicant was approached to see if a wall could be incorporated along this boundary. However, due to the cost implications the applicant advised this was not something they could incorporate. However, since those comments were received the layout of this section of the site has been amended to move plot 15 and the parking spaces away from the boundary and it is considered that the inclusion of a 2 metre high double sided close boarded fence, with a hedge planted in front would be a sufficient boundary treatment to reduce the impact of the proposal on the neighbouring property. It should be noted that the plans submitted by the applicant show the existing hedge along this boundary to be removed. However, this hedge is not within the ownership of the site and this is something the applicant will need to discuss with the neighbouring property.

9.16 A condition restricting the works hours and deliveries during the construction period to 8.00 - 18.00 Monday to Friday and 8.00 - 13.00 on Saturdays, and at no time on Sundays and Bank Holidays has been recommended by Environmental Health, to protect the residential amenity of the neighbouring occupiers.

9.17 **Character and appearance of the area**

Core Strategy Policy EN2 and draft Local Plan Policy ENV2 seek to ensure good and appropriate design, in scale with the surrounding properties and with no detriment to the street scene. Prior to the submission of the application the proposed layout of the site had been subject to pre-application discussions. During these discussions a number of issues were raised with the applicant which were addressed in the main prior to the submission of the application. The comments mainly related to the layout of the proposed development and a reduction in the number of dwellings proposed on the site.

9.18 The applicant has produced a thorough Design and Access Statement that shows clearly how they have developed the proposals and looked to the local area in terms of design, scale and materials. The dwellings proposed have taken their design lead from the character of the surrounding area.

9.19 The proposed dwellings have been designed in a variety of styles with a number of different house types proposed, all with private gardens. The majority of the parking is proposed on plot, with only a small communal car park situated in the south east corner of the site. The two larger houses situated at the front of the site, on either side of the proposed entrance road creates an attractive entrance to the site, with the access road meandering through the site with properties fronting either side of the access road. Plot 12 is situated at the rear of the site, fronting onto the access road; this would create a 'pleasing' end view of the site. The streetscene will be varied with a variety of ridge heights, designs and spacing's between dwellings and it is considered that the overall layout and design creates an attractive streetscene in keeping with its surroundings.

9.20 The density of the proposed development is in keeping with the vicinity and would generate a density of 30 dwellings per hectare, which meets the requirements of

Policy H2 of the Core Strategy and Policy HOU2 of the draft Local Plan. The proposed rear gardens and plot ratios are in accordance with the East Cambridgeshire Design Guide.

- 9.21 The existing buildings on the site are in a dilapidated state of repair and are not capable of being retained in any form. It is therefore considered acceptable that the buildings are demolished to enable the redevelopment of the site.
- 9.22 Adequate consideration has been given to the design of the site layout and landscaping in order to create a pleasant streetscene, this is in-keeping with its surroundings. A soft landscape plan and boundary treatments plan have been submitted with the application and it is recommended that the details of these are conditioned. The Architectural Liaison Officer from the Cambridgeshire Constabulary has commented on the application and advised that the layout with its active frontages and good surveillance across the site is excellent and they have no objections to the proposal.
- 9.23 **Highways**
Concerns were raised by both the Parish Council and residents in relation to the impact of the proposal on potential traffic management measures on Tunbridge Lane that the Highway Authority and Parish Council are consulting on, following lengthy discussions. The traffic calming measures would be situated on the highway fronting the site. Should the traffic management measures be introduced in the form currently envisaged in the consultation, speed cushions would be introduced at the location of the proposed bellmouth, the entrance to the site. If this development is approved and proceeds, it would be inappropriate to have cushions situated within the bellmouth and so the applicants were advised that the access would then need to be constructed in the form of a raised table. Amended plans have been received which incorporate a raised speed table at the entrance of the site on Tunbridge Lane, which the Highway Authority has confirmed is acceptable.
- 9.24 Additional information was requested from the applicants to provide dimensions of the proposed access and access roadway. This information has been submitted by the applicant and the Highway Authority has confirmed that the junction radii and visibility splays area acceptable.
- 9.25 The layout proposed shows a shared surface road to serve the proposed dwellings. Highways have advised that while this is within the limits that Manual for streets considers acceptable, the layout would be likely to engender an intimidating environment for pedestrians, given the straight nature of the roads. However, it is considered that due to the nature of the proposed development and the creation of a no through road the proposed layout and streetscene would be acceptable, as it is within the limits that Manual for streets considers acceptable.
- 9.26 A total of 55 parking spaces are proposed, this includes 36 parking spaces, 16 spaces in garages and 3 spaces in carports. Draft Local Plan Policy COM8 requires that there should be 2 parking spaces per dwelling, with up to 1 space per 4 dwellings for visitors. 2 or more parking spaces have been proposed per dwelling in line with current parking standards and two visitor parking spaces. It is therefore considered that the terms of this policy can be met.

- 9.27 The Highway Authority has advised that they will not adopt roads incorporating permeable paving and therefore the road would have to remain as a private street. This has been brought to the attention of the applicant.
- 9.28 A number of comments were received from the Parish Council and a number of neighbours highlighting the need for a link up footway at the rear of the site to connect the proposed site with the adjacent Ancient Meadows development. Following discussions with the applicant amended plans were received which move plot 11 further away from the boundary to allow the creation of a footpath to the edge of the application site. The applicant is unable to provide a complete link to the existing Ancient Meadows footpath because this land is outside of the applicant's ownership. However, there are ongoing discussions looking at the potential of some of the s106 contribution funding the remaining section of the link to the existing Ancient Meadows footpath.
- 9.29 **Open space**
The proposal does not include any on-site public open space. The applicant has advised that in order to achieve the sites maximum potential in delivering an attractive and well planned scheme, whilst also working with the sites constraints including existing trees, root protection areas and tree canopy, neighbouring dwellings, existing foul sewer easement and the small size of the development in linear shape they felt it was necessary to address the policy of public open space through a contribution in lieu for public open space in line with the contributions per dwelling figures, as set out in the Councils Supplementary Planning Document (SPD) on Developer Contributions. This contribution will be secured by a s106 Agreement and would be £41,912.
- 9.30 Developers are also required to make provision for on-going maintenance of informal open space provided for the direct benefit of new development, as set out in the SPD on Developer Contributions. The figure for maintenance of an open space grassed area is calculated at £6.37 per m² and the amount of land required per dwelling is set out in the SPD on Developer Contributions. Further maintenance costs for footpaths, trees and hedges are also set out in the SPD.
- 9.31 **Ecology**
No part of the development site or any adjacent area has any statutory or non statutory conservation designation or status. The majority of the site, although no longer in full time use has had its vegetation managed with a regular mowing of amenity green areas and the applicants Ecological Assessment states that these areas have little associated biodiversity or conservation value. However, there are some localised areas of unmanaged vegetation with associated potential refuge/basking sites that are suitable reptile habitats, further survey work is required and it is recommended that this is secured by condition.
- 9.32 Due to the nature of the buildings a Bat Roost Survey was submitted by the applicant. The survey concluded that there was no positive roost sign of any type and concluded that at present there is no bat roost within the proposed development site and no further bat related surveys are required.

9.33 **Affordable housing and s106**

Draft Local Plan Policy HOU3 seeks to provide 40% affordable housing on all full market sites of 5 dwellings and above in the south of the district. The text to the Policy states that the Council recognises that in some cases there may be exceptional development costs, which need to be taken into account, and that the policy is a starting point for negotiation. Applicants seeking to justify a lower proportion of affordable housing will be required to demonstrate why it is not economically viable to make the minimum level of provision by way of a financial viability assessment. Whilst affordable housing should normally be provided on-site, in exceptional circumstances off-site provision or a payment in lieu may be considered acceptable provided sufficient justification is made.

9.34 The applicant seeks permission for 24 dwellings, 40% of which would equal 9.6 affordable dwellings. The calculation for affordable housing has been 'rounded down' to 9 dwellings, with an offer of a commuted sum of £9000 to be provided in lieu of the 'missing' fraction of an affordable dwelling. The Housing Officer is satisfied with the offer of a commuted sum. The Housing Officer has considered the application and confirmed that the type and size mix of the affordable housing proposed is suitable to meet the identified housing need. The Housing Register contains 60 applicants who either have an existing local connection to Bottisham or who have expressed a wish to move there. The proposal for all the homes to be rented meets the identified need and helps balance the affordable housing tenure in Bottisham. The proposal is therefore in accordance with Policy HOU3 of the draft Local Plan.

9.35 The draft Heads of Terms for the s106 Agreement includes affordable housing, public open space and maintenance.

Other issues

9.36 Infrastructure

A number of concerns have been raised by the Parish Council and local neighbours in relation to infrastructure, querying the ability for Anglian Water works to cope with the influx of dwellings. Anglian Water have been consulted on the application and advised that the foul drainage from this development is in the catchment of Bottisham Water Recycling Centre and it will have capacity for these flows. The sewerage system at present also has available capacity for these flows.

9.37 Archaeology

Additional information was requested from the applicant during the course of the application and the applicant submitted a Historic Building Record (English Heritage Level 1-2). The report provided a helpful account of most of the military structures on the site, at least those that could be accessed for photographic purposes, and indicates which could not be. The report indicates that *"Cumulatively, the buildings and access road form a relatively complete survival of the W.A.A.F Mess, Communal and Quarters site of RAF Bottisham, and are considered to hold some illustrative historical value as a surviving fragment of the WWII airfield"*. Archaeology recommended that the Conservation Officer was proactively approached for an opinion as to the merits of the conservation and reuse of some of the buildings at the site and their suitability for their inclusion on the Local List. The Conservation

Officer has advised that due to the advanced state of decay present in all of the buildings on the site, it would be unfeasible to request their retention as part of the redevelopment scheme. Whilst 20th century military structures are underrepresented in both local and national lists, the Conservation Officer does not believe that it would be expedient to insist on their retention in this instance as doing so would place an unreasonable burden on the applicant.

- 9.38 A Written Scheme of Investigation (WSI) was also submitted, the text of which has now been approved. However, the consultant/contractor need further in-put to the trench plan to meet the objections of the brief and the WSI, while also investigating the cause of deep 'made ground' fill found in geotechnical reports already conducted at the site and avoiding many live services that are within the site. Archaeology have advised that there is potential for buildings associated with a Roman villa at the site, due to evidence from immediately north of the site's boundary where major masonry footings were present. The significance established for the remains will determine whether preservation in situ is required. Usually this is suggested for sites of high significance or sites of national importance. In such cases a separate condition would need to be in place to safeguard and exclude such areas from construction impacts. For parts of the site for which construction impacts could be mitigated through excavation, a standard archaeology condition would apply. However, until the evaluation has been undertaken, archaeology is unable to indicate at present which conditions should be applied to this application if it was granted approval. Potentially this archaeological work might require amendments to the scheme and if significant amendments are required the matter would need to be reported back to Committee.
- 9.39 **Energy Statement**
An Energy Statement was submitted with the application which considered the feasibility of suitable low and zero carbon technologies and high-efficiency alternative systems to be used within the development to support the planning requirements. The applicant considers that Gas Savers are considered a viable solution for this scheme, with the potential to offset up to 5.50 tCO₂/pa which would be 10.44 %, alongside a fabric first approach to energy efficiency along with whole hose ventilation. As further work is required to ensure the proposal meets policy regarding renewable energy sources it is considered that a condition should be attached to any consent granted requiring further details of how the proposal will comply with Policy EN3 of the Core Strategy and Policy ENV4 of the draft Local Plan.
- 9.40 **School places**
Local concerns have been raised about the capacity at the local school, especially Bottisham Village College. Community Infrastructure Levy (CIL) is the vehicle to deliver infrastructure made necessary by development. However, the Local Planning Authority has sought advice from the County on this and Members will be updated at Planning Committee.
- 9.41 **Contamination**
The Ground Engineering Report entitled 'Site Investigation Report' dated June 2013 has been reviewed by Environmental Health and it was recommended that a number of points needed to be addressed before the contamination land

requirements of the planning process, i.e. ensuring the site is suitable for its proposed enduses, are met. Environmental Health Officers have advised that if the planning permission is granted before the information is available then it is recommended that planning conditions be attached to any decision.

9.42 Land ownership

Land ownership is not a material planning consideration and Officers do not hold details of land ownership. The ownership of trees is also not a material planning consideration.

9.43 In summary, the site has been identified for employment use for a considerable time, and was allocated for this use in 2000. Since this time no planning applications have been received for employment development. However, given the changes in policy outlined in the planning comments section of this report, the evidence submitted by the applicant, which Economic Development have agreed with and the comments received from the Parish Council a residential scheme on this site is considered acceptable.

9.44 The applicants have worked with Officers to amend the scheme following consultation responses and comments from neighbours, which include alterations to the mix of dwellings, layout of the site, a proposed footpath to link with Ancient Meadows and the incorporation of a raised table at the entrance to the site, in accordance with traffic speed calming measures already out to consultation for Tunbridge Lane

9.45 The proposal includes an appropriate mix of market and affordable dwellings that due to their siting and design would not create an adverse impact on residential amenity. A variety of styles with a number of different house types has been proposed, all with private gardens and the majority of parking on plot. The streetscene will be varied with a variety of ridge heights, designs and spacing's between dwellings and the overall layout and design would create an attractive streetscene in keeping with its surroundings. A contribution in lieu for public open space has also been proposed.

10.0 RECOMMENDATION

RECOMMENDATION: That Approval be Delegated to the Principal Development Management Officer, at a later date, subject to the archaeological survey work not requiring an amendment to the scheme and following the successful completion of a s106 agreement in relation to affordable housing provision, open space provision and maintenance.

Subject to the following conditions: -

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

Plan Reference	Version No	Date Received
S290-08	A	17th June 2014
S244-LS-001B(1-24)(PLOT)		17th June 2014
EA529-PD-015	B	17th June 2014
EA529-PD-010	A	17th March 2014
EA529-PD-017	A	17th March 2014
EA529-PD-018	A	17th March 2014
EA529-PD-019	A	17th March 2014
EA529-PD-025	A	17th March 2014
BHBM1/1		17th March 2014
PA529/200	A	17th March 2014
EA529-SL-003	C	9th June 2014
EA529-SL-002	B	6th June 2014
EA529-SL-001	H	6th June 2014
EA529-PD-027	A	6th June 2014
EA529-PD-022	B	6th June 2014
EA529-PD-026.01	C	6th June 2014
EA529-PD-026.02	C	6th June 2014
EA529-PD-028	B	6th June 2014
EA529-PD-029		6th June 2014
EA529-PD-030		6th June 2014
EA529-PD-031		6th June 2014
EA529-PD-032		6th June 2014
EA529-PD-033		6th June 2014
EA529-PD-034		6th June 2014
EA529-PD-035		6th June 2014
EA529-PD-036		6th June 2014
EA529-PD-037	C	6th June 2014
EA529-PD-038	C	6th June 2014

- 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 development shall take place until a Level 3 Historic Building Recording has been submitted to and approved in writing by the Local Planning Authority. The Level 3 Recording shall be deposited in the Historic Environment Record.
- 3 Reason: To ensure that an accurate assessment of the significance of the site and a record of what is to be lost is made, in accordance with Policy EN5 of the East Cambridgeshire Core Strategy.
- 4 No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with

the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.
- 4 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.
- 5 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 5 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3) and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.
- 6 Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

- 6 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).
- 7 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
- 7 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).
- 8 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking, amending or re-enacting that order) no gates shall be erected across the approved access.
- 8 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 9 Prior to commencement of first use the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification
- 9 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 10 The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.
- 10 Reason: To prevent surface water discharging to the Highway, in accordance with policies EN2, EN7 and S6 of the East Cambridgeshire Core Strategy 2009.
- 11 No unbound material shall be used in the surface finish of the access road within 6 metres of the highway boundary of the site.
- 11 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.

- 12 The access and manoeuvring areas shall be provided as shown on the approved drawings and retained free of obstruction.
- 12 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 13 No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on the street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway).
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
- 13 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 14 Prior to the commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for the control of pollution (including 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.
- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 15 Construction works on the site and deliveries to the site during the construction phase shall not be undertaken outside of the following hours: 8.00 - 18.00 Monday to Friday; 8.00 - 13.00 on Saturdays; and at no time on Sundays and Bank Holidays.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 16 All lighting, excluding security lighting, during the construction phase shall be switched off between the hours of 22:00 - 06:00.
- 16 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

- 17 There shall be no burning of waste during the preparation or construction phases of the development.
- 17 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 18 The works shall be carried out in accordance with the Arboricultural Method Statement (AMS), Rev C, June 2014 and its recommendations, including the tree protection details, direct arboricultural supervision identified, and tree works required. All works shall be carried out in accordance with the agreed AMS.
- 18 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009.
- 19 The soft landscaping works detailed on Drawing No. S244-LS-001b(1-24)(PLOT) 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.
- 19 Reason: To assimilate the development into its surroundings, in accordance with policy EN1 of the East Cambridgeshire Core Strategy 2009.
- 20 No development shall take place until a scheme for the maintenance of the soft landscaping for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the methods for the proposed maintenance regime, a detailed schedule, and details of who will be responsible for its continuing implementation. The soft landscaping shall be maintained in accordance with the agreed scheme.
- 20 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy EN1 of the East Cambridgeshire Core Strategy 2009.
- 21 No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: hard surfacing material. 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.
- 21 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 22 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the

design and materials of the boundary treatment to be erected as shown on Drawing No. EA529-SL-002-B. The boundary treatment shall be completed before the occupation of the dwellings. Development shall be carried out in accordance with the approved details

- 22 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 23 Any tree or shrub removal shall be undertaken outside of the bird breeding season of February to September in any calendar year.
- 23 Reason: To protect species and sites of nature conservation, in accordance with policies EN2 and EN6 of the East Cambridgeshire Core Strategy 2009.
- 24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order), no windows, dormer windows, rooflights or openings of any other kind, other than those expressly authorised by this permission shall be constructed at first floor level or above in the rear elevation(s).
- 24 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 25 The development hereby permitted shall take place in accordance with the conclusions set out in Section 8 of the Ecological Assessment produced by Eco Planning, dated 3rd February 2014, received on 17 March 2014.
- 25 Reason: To safeguard protected species and to allow biodiversity gain, in accordance with policies EN2, EN5 and EN6 of the East Cambridgeshire Core Strategy 2009.
- 26 Notwithstanding the details submitted in the Energy Statement received on the 26th March 2014, prior to commencement of construction, full details of methods to provide at least 10% of the site's proposed energy requirement, from decentralised and renewable or low-carbon sources, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall thereafter be installed prior to the occupation of any of the dwellings hereby approved.
- 26 Reason: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability, and to contribute effectively to tackling climate change, in accordance with Policy EN4 of the East Cambridgeshire Core Strategy 2009.
- 27 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local

Planning Authority. All development shall be carried out in accordance with the approved details.

- 27 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.

<u>Background Documents</u>	<u>Location(s)</u>	<u>Contact Officer(s)</u>
Application File 14/00359/FUM	– Rebecca Saunt Room No. 011 The Grange Ely	Rebecca Saunt Senior Planning Officer 01353 665555 rebecca.saunt@eastcambs.gov.uk