
MAIN CASE

Reference No: 19/00708/OUT

Proposal: Five single storey dwellings with detached garages

Site Address: Site To West Of 10 - 20 Sheriffs Court Burrough Green
Suffolk

Applicant: Mr F Peers

Case Officer: Catherine Looper, Planning Officer

Parish: Burrough Green

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

Date Received: 15 May 2019 **Expiry Date:** 09/08/2019

[U48]

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE the application subject to the recommended conditions below; the conditions can be read in full on the attached appendix 1.

- Approved Plans
- Time Limit- Reserved Matters
- Time Limit- Commencement
- Fire Hydrants
- Drainage Details
- Archaeological Investigation
- Construction Times
- PD Restriction- Extensions & Alterations
- Unexpected Contamination
- Biodiversity Enhancements
- Tree Protection Measures
- Ecological Recommendations
- Bin Store
- Piling Condition
- CEMP

2.0 SUMMARY OF APPLICATION

2.1 This is an outline planning application seeking permission for five detached single storey properties, with detached garages. The issues being considered with this application are Access, Layout and Scale with Appearance and Landscaping to be considered at the Reserved Matters stage.

2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.3 The application has been called into Planning Committee by Councillor Sharp.

3.0 PLANNING HISTORY

3.1

17/01681/OUT	Five single storey dwellings with detached garages	Refused	27.06.2018
--------------	--	---------	------------

4.0 THE SITE AND ITS ENVIRONMENT

4.1 Burrough Green is a small village located approximately 5 miles south-west of Newmarket. A Conservation Area covers the southern and central parts of the village and includes a number of attractive buildings including several thatched cottages.

4.2 The application site comprises an irregular shaped area of land located along the southern edge of Burrough Green and measures approximately 0.80ha. Part of the site abuts the Burrough Green Conservation Area to the north and north-west.

4.3 The site is fairly level and overgrown and enclosed on all but one of its boundaries by a mature hedgerow and a number of mature trees. On the eastern edge, there is a gated entrance leading into the site which on one side is laid to lawn and on the other scrub land and hedgerow.

4.4 There is a staggered row of large detached properties in Church Lane located on generous plot sizes which wrap around the site on its northern and north-western boundary. Along the east boundary lies a more contemporary form of residential development of two storey semi-detached dwellings in Sheriffs Court. To the south of the site is open countryside.

5.0 RESPONSES FROM CONSULTEES

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

Cambridgeshire Fire And Rescue Service

“With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

Parish

“Burrough Green Parish Council objects to application 19/00708/OUT, and submits the following comments, in line with our previous objections to application 17/01681/OUT;

- The proposed development is outside the Building Line and is not recognised within the Local Plan and there are concerns regarding setting a precedent for further future development within a Conservation Area. The previous Sheriffs Court development was only approved due to special consideration for Social Housing and the Parish had been assured at that time that there would be no further development of the land.
- The site is an area of archaeological significance, including of the medieval period, a 13th Century church and a designated medieval moat site. We believe the development has not carried out significant archaeological investigation.
- The outline application has trees omitted on the proposed site and the plans and this needs to be addressed and established whether any plans are in place to remove trees from the site, we feel an Arboricultural Impact Assessment must be carried out in full on the proposed site.
- The proposed eco-friendly design of the private dwellings does not fit in with the environment and neighbouring properties, which will also have an effect on the Conservation Area. We would stress that conditions need to be in place, if approved, to ensure the dwellings remain as single storey residential. There are also concerns that the Laurel hedges are not in-keeping with the village and are in fact not even a native species.
- There are concerns that the fencing is acting to make the development a gated community, and we feel that this will be detrimental to the integration with the community.
- The Access road is inadequate for the current dwellings and extra dwellings and cars would put extra pressure on the single track access leading to the estate from the junction with the highway. The single track itself goes straight through the historic Green, which archaeologically and historically is a significant landmark within the village. There is also a safety issue, as the single track access goes through the centre of a busy village Green and is adjacent to the children’s play area, which with construction traffic and extra cars/traffic post development, puts children and users of the green at risk. The school walking bus uses this route every

day, and therefore the extra traffic and HGV's pose a real threat to school children trying to get to and from school. The track is also completely inadequate for refuse trucks and HGV's to use. Our feeling is that Highways have not visited the site and taken into account the access road which vehicles will need to use to get to the private drive access from the main highway.

- Our concerns regarding surface water and drainage on the site have not been addressed. The proposed development is on marsh land and it is believed that the current drainage in place, which was put in for the previous development, is only sufficient for the 6 houses within that development and is inadequate for further residential properties.
- The removal of the car parking from the original application 17/01681/OUT, which was the only benefit to the village, due to the fact that parking is an ongoing problem and is woefully inadequate.”

Ward Councillors- Councillor Sharp

“The design of the buildings does not fit in with neighbouring properties, which are within the conservation area.

There is still an unanswered concern around drainage and surface water.

The development will create more traffic across an historic green, which has a single track road.

The access for the proposed development is near the meeting point for the walking bus that takes pupils to the primary school. The development, both during the build and after would create considerable safety issues for pupils.”

Historic England

“Thank you for your letter of regarding further information on the above application for planning permission. On the basis of this information, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.”

CCC Growth & Development

No Comments Received

Cambridgeshire Archaeology

“Our records indicate that the site lies in an area of high archaeological potential, situated within the medieval core of Burrough Green. The proposed development area rests directly within a field containing earthworks (possibly a medieval hollow way and house platforms: Historic Environment Record reference 10112) which may have formed part of the original settlement at Burrough Green during the

medieval period, later becoming a shrunken medieval village. Located roughly 85m to the north west of the application area is 13th century Saint Augustine's Church (07418). In addition, to the north of the application area is designated medieval moated site (National Heritage List for England reference 1020059, HER DCB330).

We have commented on this in recent years. We would recommend that the same archaeological standard condition is placed on the development as was for prior application (19/00708/OUT) within the same bounds, that is:

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.”

Asset Information Definitive Map Team

No Comments Received

Local Highways Authority

“The Highway Authority has no objection in principal to this application. This access to this development is off a private drive which is not going to be adopted by the highways authority. The junction with the highway is suitable for this intensification of use.”

Minerals And Waste Development Control Team

No Comments Received

ECDC Trees Team

“The new AIA report and plan is acceptable. I have no objections to this application on tree ground and no landscape comments further to those made with the previous application.”

Conservation Officer

No Comments Received

Environmental Health

“This department has given comments on the proposed site in the past which I include below.

The only additional comments I would like to make are to request the updated hours of construction and deliveries to -

07:30 – 18:00 each day Monday – Friday

07:30 – 13:00 on Saturdays and

None on Sundays or Bank Holidays

And add that -

If it is necessary to undertake ground piling I would request that a method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place. If there is no intention to utilise ground piling then I would request this be confirmed in writing and a condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA.”

Waste Strategy (ECDC)

“The site roads do not appear suitable for waste vehicle to enter and County Highways have indicated they would not adopt the roads, therefore ECDC will not enter the site to collect bins or bags and all residents would be required to bring these to the site entrance on the relevant collect day; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).

A suitable collection point should be provided adjacent to the roadway at Sheriffs Court for residents to leave any bins and bags and the collection point should have a solid base so as to be suitable for use in all weathers, any incorrect waste left at this location would be the responsibility of the site owners/residents to clear.”

The Ely Group Of Internal Drainage Board

No Comments Received

National Air Traffic Services Ltd

“The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.”

Ramblers Association South

“Thank you for consulting the Ramblers on this application affecting a public right of way.

It would appear that this is a resubmission of application no. 17/01681/OUT, with minor variations, refused some months ago, and in the circumstances I can do no more than to repeat my earlier comments, where relevant.

Whilst the route of Burrough Green fp 11 crosses the entrance to the earlier development, which will also be used to access the current proposal, it is not anticipated that users of the footpath will be unduly affected so long as conditions are imposed to control deliveries to the site and parking of vehicles during the construction period. Subject to these conditions, no objection is offered to the proposal on rights of way grounds”

5.2 Neighbours – 32 neighbouring properties were notified and one response was received. The response received is summarised below. A full copy of the responses are available on the Council’s website.

- The site is green belt and the proposals do not comply with green belt policies.
- The dwellings are ultra-modern in design and would look out of place.
- The access across the village green is very narrow and cars cannot pass.
- Issues with the previous development at the site.
- Previous archaeological investigation was insufficient.
- Water pressure has dropped since the previous development and would drop further.

5.3 An advert was placed in the Cambridge Evening News on 30th May 2019 and a site notice was displayed at the site on 4th June 2019.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

ENV1	Landscape and settlement character
ENV2	Design
ENV4	Energy Efficiency and renewable energy in construction
ENV7	Biodiversity and Geology
ENV8	Flood Risk
ENV9	Pollution
ENV11	Conservation Areas
GROWTH 5	Presumption in favour of sustainable development
COM 7	Transport Impact
COM 8	Parking Provision
Part Two:	Village/Town Visions – 8.7 Burrough Green
HOU 2	Housing density

6.2 Supplementary Planning Documents

East Cambridgeshire Design Guide
Developer Contributions and Planning Obligations
Flood and Water
Contaminated Land

6.3 National Planning Policy Framework 2019

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment
- 16 Conserving & enhancing the historic environment
- 6 Building a strong competitive economy

- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport

7.0 PLANNING COMMENTS

- 7.1 The main considerations in the determination of this application are the principle of development, residential amenity, visual impact and the conservation area, highways, flood risk and drainage, contamination and ecology and biodiversity.
- 7.2 It should be noted that a similar application was received in 2017 (17/01681/OUT) for five dwellings, with all matters reserved apart from access, layout and scale. The application was refused for the following reasons:
1. The proposed development by reason of its siting and layout would fail to preserve or enhance the special character of the Burrough Green Conservation Area, resulting in a detrimental impact on the setting of this designated heritage asset and the wider local environment. The proposal would therefore conflict with Policies ENV1, ENV2 and ENV11 of the adopted East Cambridgeshire Local Plan 2015 and Policy LP27 of the Submitted Local Plan and policies of the NPPF.
 2. The construction of 15 unallocated visitor parking bays at the entrance into the site would result in a conflict with those accessing and egressing the site to the detriment of highway and pedestrian safety contrary to Policy COM 7 of the adopted East Cambridgeshire Local Plan 2015 and Policy LP17 of the Submitted Local Plan 2017.
- 7.3 The Applicant appealed this decision and the Inspector dismissed the appeal on 3rd April 2019 (APP/V0510/W/18/3208502). The Inspector considered that the additional parking area which was located at the entrance to the site would result in unacceptable risks to future and existing occupiers, as well as future users of the car park. The Inspector did not consider that the development would result in harm to the character of the Conservation Area and that it would in fact preserve the Conservation Area's character.
- 7.4 The Applicant has resubmitted the application with amendments intended to overcome the previous reasons for refusal in light of the Inspector's decision. The only difference with this application is the removal of the car parking spaces near the entrance of the site. The matters to be considered are access, layout and scale.
- 7.5 Principle of Development
- 7.6 The Five Year Housing Land Supply report dated June 2019 has concluded that the Council does not currently have an adequate five year supply of land for housing, and as such, the housing policies within the 2015 Local Plan (GROWTH 2) cannot be considered up-to-date in so far as it relates to the supply of housing land. In this situation, the presumption in favour of development set out in the National Planning Policy Framework (NPPF) means that permission for development should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate that development should be restricted.

- 7.7 The proposal would be beneficial to the local housing supply in the form of five dwellings, and would be beneficial in the short term to the local economy through the construction stage. The site is located adjacent to the settlement boundary and in close proximity to the services and facilities on offer in Burrough Green. The site would be well linked to the remainder of the village and have good access to open spaces such as the green. The principle of development is therefore considered acceptable subject to compliance with other local and material planning policies and all other material planning considerations that form part of the planning balance for this application.
- 7.8 Residential Amenity
- 7.9 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. Paragraph 127(f) of the NPPF requires proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users. Under policy ENV2 of the Local Plan 2015 this application should take care to ensure there is no significantly detrimental harm to the residential amenity of the occupier and neighbouring occupiers as a result of the proposal.
- 7.10 The layout of the proposed dwellings is being considered as part of the outline application, as well as the scale of the proposal. The dwellings are proposed to be single storey and are laid out to be a minimum of 25m from any existing neighbouring dwellings. The large separation distances combined with the single storey nature of the dwellings means that the proposed dwellings are not considered to be overbearing or overlooking to neighbouring occupiers. Additionally, these would not create a loss of light to neighbouring dwellings.
- 7.11 With regard to the amenity of future occupiers of the proposed dwellings, the dwellings have been laid out in such a way that they have spacious and open setting, with a good level of private amenity space. The proposed plot sizes, rear amenity space and indicative building sizes comply with the requirements of the Design Guide SPD. The layout, separation distances and single storey nature removes overlooking and overbearing issues between the proposed properties themselves.
- 7.12 The entrance road would be located behind the properties of Glebe House and Oakleas, however this would be a minimum of 25m from the rear of the closest property. Additionally, the introduction of five dwellings is not considered to give rise to significant levels of traffic to the detriment of residential amenity of neighbouring occupiers.
- 7.13 It is considered that the location and scale of the proposed dwellings would not create any significantly detrimental effects on the residential amenity of nearby occupiers and that there would be an acceptable relationship between the proposed scheme and existing neighbouring dwellings. The proposal therefore complies with Policy ENV2 of the Local Plan 2015. It is considered appropriate to remove permitted development rights to ensure that residential amenity is

protected and the dwellings are not extended or altered in a way which may create impacts to neighbouring occupiers.

7.14 Visual Impact & Conservation Area

7.15 In terms of visual impact, Policy ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. Under policy ENV1 of the Local Plan 2015 this application should ensure that it provides a complementary relationship with existing development, and conserve, preserve and where possible enhance the distinctive and traditional landscapes, and key views in and out of settlements. Paragraphs 127 and 130 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The NPPF indicates that development should be refused which fails to improve the character and quality of an area and the way it functions.

7.16 The Inspector made clear within the appeal for this site (APP/V0510/W/18/3208502) that the site in its current scrubland form does very little to contribute to the character or appearance of the conservation area. The Inspector considered that the low density and single storey nature of the dwellings proposed would not create an adverse impact on the conservation area and that the development would preserve the character of the conservation area. Additionally, the Inspector identified from the site visit that the area holds a number of styles, layouts and densities for dwellings, and that the proposed dwellings would therefore not be out of keeping with the character of the area.

7.17 Highways

7.18 Policy COM7 of the Local Plan requires that all development must ensure safe and convenient access to the public highway. In terms of the allocated parking, Policy COM8 of the Local Plan sets out the parking requirements for the District. New dwellings are required to provide a minimum of two parking spaces. The scheme demonstrates that sufficient car parking can be accommodated on site. The Highways Authority have not raised concerns regarding the proposal and have confirmed that the junction with the highway is suitable for this intensification of use.

7.19 The Applicant should be aware that the Highways Authority have confirmed that the private drive would not be adopted.

7.20 Ecology & Biodiversity

7.21 The application has been supported by a Preliminary Ecological Appraisal Survey carried out by Archer Peers & Co. The aim of the survey was to complete an Extended Phase 1 Habitat Survey and to analyse these findings against a desk study.

7.22 The Appraisal places the site approximately 530m from the Park Wood SSSI and Out and Plunder Woods SSSI both south east of the site. Brinkley Hall and Ladies

Grove and Hay Wood County Wildlife Sites are both located 570m and 1000m south and south-west of the site respectively.

- 7.23 The Appraisal has also identified a number of protected species within a 2km radius of the application site. Whilst the presence of many of these species were not found on site, it is likely that it is used for foraging and commuting purposes by bats, owls and birds. Mitigation measures have been proposed in the form of off-site vegetation enhancement, control of lighting across the site both during and after construction, as well as any site clearance works and hedge/tree removal undertaken outside of the bird nesting season. No badgers, water vole, otters or dormice were identified to be present on site.
- 7.24 With regard to reptiles, the site benefits from scrub and tall ruderal which offers suitable habitat for widespread species of reptiles. The presence of 7 ponds within 250m of the site may suggest that Great Crested Newts could be present on site. A Reptile Survey has been submitted by Arbtech Consulting and this has recorded that Great Crested Newts were not found present either on the site or on the adjacent ponds outside of the area.
- 7.25 It is therefore considered that the scheme would not result in an unacceptable impact on biodiversity or ecology and this factor is weighed neutrally in the planning balance.
- 7.26 Consideration has been given to the ecological value of the site. Policy ENV7 of the Local Plan 2015 seeks to maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of development proposals. The policy also recognises the importance of environments such as trees, wetlands, hedgerows, woodlands and ponds which provide habitats, corridors and links for wildlife, which are part of an essential network for the survival and diversity of species. It is recommend that a condition requiring a scheme of biodiversity improvements could be placed on any grant of permission. The request for biodiversity improvements is guided by the local plan policies which seek to deliver a net gain in biodiversity, proportionate to the scale of development proposed, by creating, restoring and enhancing habitats for the benefit of species. It is also recommended that the recommendations put forward within the Arbtech Preliminary Ecological Appraisal Survey are implemented during the development.
- 7.27 The applicant has submitted a Tree Survey and tree protection scheme along with the application. The Council's Trees Officer has been consulted in order to determine whether proposals are acceptable. They have raised no objections to the scheme and it is considered appropriate to condition that the tree protection measures are carried out in accordance with the recommendations in the tree survey and protection scheme.
- 7.28 With the appropriate conditions recommended within the ecological and tree reports, and a condition relating to biodiversity enhancement, it is considered that the proposal complies with policy ENV7 of the Local Plan 2015.

- 7.29 Flood Risk, Drainage and Contamination
- 7.30 The site is located in Flood Zone 1, where the principle of development is considered acceptable in terms of Flood Risk.
- 7.31 The application does not include details of drainage proposals and these would need to be secured by condition to ensure that a suitable scheme is proposed which prevents the increased risk of flooding and improves and protects water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The site is within an outer groundwater source protection zone. Further details concerning on-site SUDS would need to be provided, however, this information could be obtained at the detailed design stage.
- 7.32 A Phase 1 Contamination Assessment has been submitted as part of the application. This has been reviewed by Environmental Health who have confirmed that the findings are acceptable. A condition for the reporting of unexpected contamination is recommended.
- 7.33 Other Material Matters
- 7.34 The site is located in the vicinity of Saint Augustine's Church and a scheduled ancient monument to the north. The site therefore has high archaeological potential. The Historic Environment Team have commented and advised that the proposed development lies in an area containing earthworks which may have formed part of the original settlement at Burrough Green in the medieval period. The Historic Environment Team have not objected to the application but require a pre-commencement condition to be applied to any grant of permission to ensure that a programme of archaeological investigation is carried out. This can be secured by condition.
- 7.35 Concerns have been raised by neighbours in terms of the construction of the previous development and the impacts that this has caused to neighbours, however this is not a material consideration in the determination of the current application and would not influence the decision. In order to ensure orderly construction management a CEMP condition is recommended for any grant of approval. Additionally, the site is not located within the green belt, and therefore policies relating to the green belt are not relevant to this application.
- 7.36 Planning Balance
- 7.37 On balance the application is considered to comply with planning policy. The proposal represents a sustainable form of development which is not isolated or disconnected from existing surrounding development and the settlement envelope. The proposal would result in the provision of five dwellings to the districts housing stock, a modest but positive contribution, and would be beneficial to the local economy in the short term during the construction stage. The proposal would not result in significantly detrimental impacts to neighbouring occupiers, and the Inspector of Appeal APP/V0510/W/18/3208502 has determined that the sight would not be visually harmful to the character and appearance of the area or the adjacent conservation area. The application is therefore recommended for approval subject to a number of conditions as set out below.

8.0 COSTS

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

9.0 APPENDICES

- 9.1 Appendix 1- Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/00708/OUT	Catherine Looper Room No. 011 The Grange	Catherine Looper Planning Officer 01353 665555
17/01681/OUT	Ely	catherine.looper@e astcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

Appendix 1- Recommended Conditions

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

Plan Reference	Version No	Date Received
1851/01		15th May 2019
1851/10	G	11th July 2019

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the landscaping and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 2 years of the date of this permission.
- 2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 4 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 95 of the NPPF.
- 5 No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation of any dwelling.
- 5 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 6 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- 6 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-

commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 7 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 07:30 - 18:00 each day Monday-Friday, 07:30 - 13:00 Saturdays and none on Sundays, Public Holidays or Bank Holidays.
- 7 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling, without the prior written consent of the Local Planning Authority.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 10 Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.
- 10 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 11 The tree protection measures as shown in the Tree Survey prepared by Ayers Tree Services shall be implemented prior to the commencement of development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered
- 11 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

- 12 The recommendations detailed in the Arbtech Preliminary Ecological Appraisal Survey shall be implemented and adhered to during development.
- 12 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 13 Prior to first occupation, the details of the proposed bin store as shown on drawing 1851/10 Rev G shall be submitted to and agreed in writing by the Local Planning Authority.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

END