
MAIN CASE

Reference No: 16/00564/FUL

Proposal: New detached two storey dwelling with detached double garage.

Site Address: Site Rear Of 7 Bell Road Bottisham

Applicant: Mr & Mrs Denston

Case Officer: Oli Haydon - Planning Officer

Parish: Bottisham

Ward: Bottisham
Ward Councillor/s: Councillor Alan Sharp
Councillor David Chaplin

Date Received: 17 May 2016 **Expiry Date:** 12/09/2016

[R76]

1.0 **RECOMMENDATION**

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

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Sample materials
- 4 PD - windows and openings
- 5 Biodiversity Improvements
- 6 PD – Extensions
- 7 Foul and Surface Water
- 8 Construction Management Plan

2.0 **SUMMARY OF APPLICATION**

- 2.1 The application seeks planning permission for the construction of a detached two-storey dwelling together with associated works, including the creation of a new access off Woodward Drive, the construction of a detached garage and boundary planting.
- 2.2 The proposed dwelling is to occupy a footprint of 9m by 15.8m with a ridge height of 5m and an eaves height of 8.5m. The plot has a site area of approximately 702m²

with the proposed dwelling (and garage) covering 25% of this area. The dwelling will be accessed off Woodward Drive, a private drive off Bottisham High Street. The applicant intends to use the existing boundary planting along the length of the property boundary with Woodward Drive, with the dwelling being accessed through a gated opening.

2.3 The dwelling will be located 40m from the rear elevation of 7 Bell Road, a detached bungalow. A previous application (refused) for a dwelling in this area was accessed from Bell Road, not Woodward Drive as is proposed in this application. The reason for refusal on the previous single dwelling application was due to this inadequate access from Bell Road and poor visibility.

2.4 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.**

2.5 This application was called to Planning Committee by Cllr Sharp for the following reasons:

- The application is over development within a confined area, with access onto a quiet residential road.
- Safety issues will increase in this area due to the proper access onto Woodward Drive via hedge with a totally inadequate splay opposite already a narrow road with well-established homes in the area.
- The exiting of additional vehicles onto the High Street, at a junction opposite Beachwood Avenue and close to the Bell Road junction, does not appear to be an ideal situation, especially with parked vehicles in front of terraced houses on the right hand side of the junction. The vision of any driver would not be good exiting the close
- This is a Cul de Sac has little or no turning area for large vehicles and at times they have had to reverse into the High St opposite a Triangle.
- There is no pedestrian footpath on a narrow private footway and the danger that this creates limited sanctuaries.
- There is a reduction in privacy from overlooking due to the proposed building being nearer to adjacent properties than the existing building occupying the plot.

3.0 PLANNING HISTORY

3.1

03/01239/OUT	The erection of a bungalow on land at the rear 7 Bell Road Bottisham	Refused	21.01.2004
94/00412/OUT	Two 3 Bedroom Bungalows with Shared Access	Refused	23.06.1994

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located within the established development envelope of Bottisham and outside of the Conservation Area boundary. The site is located adjacent to Woodward Drive, a recent development of four detached two-storey dwellings, located off High Street. The dwelling will be located within the existing garden of 7 Bell Road, a single-storey dwelling to the north of the development site. To the east of the site are the semi-detached and terraced dwellings along an area of High Street, Bottisham, separated from the proposed dwelling by approximately 55m, by virtue of their long gardens.
- 4.2 The Woodward Drive development was granted permission in 2006 (06/00315/FUL) and later amended in 2009 (09/00470/FUL) to include 4 detached dwellings instead of the originally approved 5.

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.

Ward Councillors – Cllr Sharp and Cllr Chaplin wished to call the application in to Planning Committee for the reasons laid out in Section 2.5.

Bottisham Parish Council - Objected to the proposal on the following grounds:

- Backland development
- Adverse effect on enjoyment and safety of neighbours
- Not in keeping with surroundings
- Loss of garden ground
- Piecemeal development
- Construction disruption and tight access
- Permission was refused for a dwelling on this side with an exit onto Bell Road
- Safety issues from inadequate splays
- Little or no turning area for large vehicles

Local Highways Authority - The Highway Authority does not consider that this application has any implications that will affect the highway network. The access to this development is off a private road. Current highways standards state that any new gates should be set back from the back by a minimum of 6 metres from the carriageway/footway edge to allow vehicles to be entirely clear of the road. This is so as not to obstruct or impede other road users. Also 2.0m x 2.0m pedestrian visibility splays are required as a minimum where the access joins or crosses a pedestrian route.

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) – No objections raised – subject to informatives.

- 5.2 Neighbours – Site notice posted and 9 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

Responses received from 1, 2, 3 and 4 Woodward Drive, 33 Mill Road (Ashley) and 36 High Street

Written in Support:

- The Woodward Drive roadway is not maintained by the current residents and is maintained by Mr Woodward. Connections to the mains services have been planned so as to not prevent access for Emergency Vehicles or Residents.
- The title deeds referring to new openings refer to the property Number 2 only.
- The scale is in keeping with the other dwellings on the drive and the dwelling has larger gardens than 1, 2 and 3.
- The windows are positioned so they do not overlook and the dwelling will not cast a shadow on neighbouring properties.
- All the current dwellings of Woodward Drive are built on garden land and the reasons for refusal of the dwelling on this site previously referred to the access which was onto Bell Road.
- Woodward Drive is a very quiet roadway with few traffic movements and the buried mains services have the capability of easily servicing another dwelling.
- Windows have been positioned so as not to overlook and the grey roof tiles will be in keeping with the other properties. There is a turning circle to allow for us to not use the turning bay on Woodward Drive.
- This will not overcrowd the site; the land plot is ample and considerably wide for a single dwelling. It will be contained within this area, with its own turning bay and surrounded by hedges.
- The dwelling will be considerable distance from any neighbouring properties and will not cause overshadowing or block any natural land.
- This will complete the attractive development of Woodward Drive and will efficiently re-use the overlarge garden of 7 Bell Road.
- As little hedge as possible has been removed to protect the surrounding landscape and new shrubs and trees will be introduced into the site to compensate for this loss.
- Construction traffic will be able to use ample off-road space to allow traffic to pass.

Written in Objection:

- The road is only designed for four houses; everybody can drive off their drives with clear sight of the road. Visibility from proposed dwelling onto Woodward Drive.
- This development is purely for the financial gain of Mr Woodward, who owns the road
- Mr Woodward has no need to own the road and the resident of Number 4 has an interest in purchasing the road.
- We would not give permission for utilities for this dwelling to come from our supply

- Construction traffic will use Woodward Drive as an access point which is dangerous.
- There is not enough space in the bin area for a new dwellings waste
- Garden grabbing is not allowed in the planning rules.
- Why not knock down number 7 Bell Road and build a house for everyone to live in instead?
- The access is not designed for nor could hold 4 vehicles, as stated on the application form.
- The property will be visible from the public highway.
- The property will cast a shadow over the street and block the views of Number 1 and 2 Woodward Drive
- The road is a straight road and a fire engine can easily access each property – the new property due to the nature of the right angled entrance would not be able to allow a fire engine to enter.
- Vehicles commonly park outside 36 High Street – Woodward Drive is now a crossroads with Beechwood Avenue and is very busy at rush hours
- Noise and traffic fumes from vehicles.
- Lorries leaving Woodward Drive and causing a hazard
- Stationary vehicles causing harmful fumes
- The biodiversity impact of development within gardens
- The impact on sunlight and privacy for the garden of 36 High Street.
- Out of keeping with the adjacent gardens
- Removing significant portion of garden of 7 Bell Road
- Loss of rural green space
- Proposed dwelling would sit in isolation and out of keeping
- Object to the removal of hedges and shrubs
- Hinder traffic flow to Number 3 and 4 Woodward Drive as they will be waiting for vehicles to turn in
- Any dwelling would also require excavation of the drive to allow connection to the mains services
- No provision has been made as to how this new property would be responsible for maintenance
- Overshadowing and overlooking for Number 2
- Ridge height is too high compared with the surrounding area
- Size and scale of the house will dominate our garden
Increase the numbers of cars using Woodward Drive by 5 with hazardous exiting onto High Street.
- The property is too large for the site, is overbearing, overpowering and out of scale. It will dominate the outlook and obstruct existing views
- It would create a precedent for dwellings within gardens of Bell Road
- Buff brickwork will be different to rest of Woodward Drive
- No indication of where foul sewage and mains water connection or surface water disposal is. Hooking up of these services will cause great disturbance to Woodward Drive.
- The waste area is not large enough for another wheelie bin.
- Two previous applications were refused.
- An extra five cars will be using Woodward Drive which is regularly traversed by the residents all of whom have children with them or visiting.

- Increased risk of collision between cars and pedestrians as a result of the new dwellings position
- My title deeds allow me to pass at all times and for all purposes with or without vehicles along the Estate Road. Connection of utilities will disrupt this right of access.
- The access to the new property should be well splayed and hedge removed to improve the line of sight.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development
ENV 2	Design
ENV 1	Landscape and settlement character
ENV 7	Biodiversity and geology
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision
ENV 8	Flood risk
GROWTH 3	Infrastructure requirements

6.2 Supplementary Planning Documents

Design Guide
Developer Contributions and Planning Obligations

6.3 National Planning Policy Framework 2012

- 11 Conserving and enhancing the natural environment
- 7 Requiring good design
- 6 Delivering a wide choice of high quality homes

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

The main issues to consider in the determination of this application are the principle of development, the impact of the proposal on visual amenity and residential amenity and highway safety.

7.1 **Principle of Development**

- 7.1.1 The Local Planning Authority is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, all Local Planning policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that

development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.

- 7.1.2 The benefits of this application are considered to be: the provision of a residential dwelling built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short term through construction work.
- 7.1.3 The site is located within the recognised development framework of Bottisham, in the established residential area of Woodward Drive, close to the existing facilities and services on offer within Bottisham. For the purposes of assessing the proposal in relation to the presumption in favour of sustainable development, the site is therefore considered to be in a sustainable location.
- 7.1.4 The East Cambridgeshire Local Plan 2015 states that development within Bottisham is likely to be in 'infill' sites within the village, as the settlement faces pressure to grow due to its proximity to Cambridge. The defined settlement boundary is to prevent sprawl into the open countryside.
- 7.1.5 Several statements of opposition to the scheme, from the residents of Woodward Drive, have stated that 'garden grabbing' should not be an acceptable form of development. The SPD Design Guide states that back land development, one dwelling built behind another, will only be acceptable if supported by a contextual analysis of the locality. It is considered that, by virtue of the immediate context (Woodward Drive itself) forming a substantial and comprehensive back land development, that an additional dwelling using this same access should be accepted. The previous applications on this site that were subsequently refused sought to use an access off Bell Road which ran alongside 7 Bell Road. The two refusals (2003 and 1994) were prior to Woodward Drive being developed and it is considered that the circumstances and the context have drastically changed. Woodward Drive was approved on the grounds that it '*makes more efficient use of the land (than the existing property)*' and it is considered that this proposed single dwelling only supports this argument of efficiency.
- 7.1.6 It is considered that the development site represents a highly sustainable location within an established residential area of Bottisham and that the surrounding built context supports the idea that this proposal cannot represent back land development without bringing the viability and suitability of Woodward Drive itself into disrepute.

7.2 Visual Amenity

- 7.2.1 The site will utilise the existing large garden space belonging to 7 Bell Road. The development will be located 35m from the dwelling at 7 Bell Road and occupy 37% of the total site area belonging to 7 Bell Road, leaving 700m² of garden land under the ownership of 7 Bell Road. The dwelling will be located adjacent to the one-and-a-half and two storey dwellings of Woodward Drive. Woodward Drive was granted permission in 2006 (06/00315/FUL) and later amended in 2009 (09/00470/FUL) to include 4 detached dwellings instead of the originally approved 5. The proposed dwelling will be located on the northern side of Woodward Drive, a minimum of 11m from the nearest neighbouring dwelling. Given the proposed site layout and the

whole site capacity, it is considered appropriate to restrict permitted development rights in relation to any extensions or alterations to the dwelling.

- 7.2.2 The dwelling will be of a modern style with a mix of architectural elements. The dwellings of Woodward Drive were considered to be, by the approving officer, of '*a simple design, sympathetic to the character of this part of Bottisham*'. The scale of Woodward Drive ensures it provides a standalone design context against which this proposal will be compared and it is considered that the dwelling will be cohesive and in keeping with the scale, design, layout and form of the dwellings on Woodward Drive. The dwellings fronting High Street, from which Woodward Drive is accessed, are a mix of semi-detached and terraced dwellings covering a variety of architectural eras.
- 7.2.3 It is considered that, by virtue of the site's position 70m from High Street and its obscurity behind 30-38 High Street, that the dwelling will have a minimal impact on the street scene. The existing dwellings of Woodward Drive are not visible from behind the properties of Bell Road and there is likely to be a minimal impact resulting from this development on the street-scene in this locale.
- 7.2.4 The dwelling will be two-storey with brickwork and roof tiles matching the dwellings of Woodward Drive. The dwelling will be very much self-contained within the plot, with existing boundary planting and proposed landscaping to ensure the dwelling appears cohesive amongst the existing dwellings of Woodward Drive.
- 7.2.5 As previously stated, the plot size will be approximately 700m² which includes in excess of 250m² of garden space. The plot size well exceeds the 300m² guideline set out in the SPD Design Guide and furthermore, the garden also exceeds the 50m² guideline for rear private amenity space. The proposal includes a generous plot size with an appropriately sized dwelling in the context of the immediate area. It will not impinge upon the garden allowance of 7 Bell Road and it will have a minimal impact on the street scene of High Street and Bell Road. The National Planning Policy Framework is clear in that when assessing applications in the context of the presumption in favour of sustainable development that planning permission **should be granted** unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of a scheme. In this case it is considered that the proposal would not have a significant and demonstrable adverse effect on the character and appearance of the area such that would outweigh the benefits of the proposal. On this basis the proposal is considered to comply with Policy ENV2 of the Local Plan in this regard.

7.3 Residential Amenity

- 7.3.1 Policy ENV2 also requires development proposals to ensure that there is no significantly detrimental effect on the residential amenity of nearby occupiers and that future occupiers of new buildings enjoy high standards of amenity.
- 7.3.2 The applicant has taken care to ensure that the proposal will minimally impact on the residents of Woodward Drive. The proposed dwelling matches the orientation of its nearest neighbour, Number 2 Woodward Drive and no windows have been proposed in the southern elevation of the proposed dwelling. Likewise, no windows have been proposed for the northern side elevation, negating any overlooking

impact onto 7 Bell Road. The front first-floor windows, which will mainly serve a gallery, are 9m from the boundary will overlook the 50m long gardens of High Street and the rear first-floor windows will face the rear extent of the long gardens of Bell Road. These separation distances are within the guidelines of the SPD Design Guide and would not be considered to introduce an unacceptable level of overlooking in a residential area such as this. Given the proposed lack of first floor side windows, it is considered appropriate to restrict permitted development rights in relation to new window openings in the southern elevations.

- 7.3.3 The proposed dwelling will have a ridge height of 8.5m, similar to the two-storey dwellings on Woodward Drive, whose ridge heights are 9m, 8.6m and 8.7m. The nearest neighbouring dwelling is located 1m from the road of Woodward Drive, a further 4m to the development site and a further 6m to the proposed dwelling; this 11m separation distance is deemed considerable enough to not cause an overbearing effect on the occupiers of Number 2. As previously stated, there are no windows facing the dwellings on Woodward Drive.
- 7.3.4 The positioning of the dwelling beneficial to minimize any natural light impact for the surrounding dwellings. Minimal impact is likely to be experienced at the end of the gardens of the surrounding dwellings on Bell Road and High Street and the garden of the adjacent 2 Woodward Drive.
- 7.3.5 Several opposition statements refer to the lack of capacity within Woodward Drive to support an additional dwelling. The owner of the private Woodward Drive has specified a method of connection to the existing utilities so that access to existing properties would not be prevented. The installation of gas, electricity, phone-line and foul water will be via one trench that will be covered with temporary road plate covers to ensure Woodward Drive users may continue to use the surface. Water connections will occur north of the site and will not interfere with the road surface. The installation of these utilities is likely to cause minor and temporary disruption to the road surface while such works are carried out. Utility capacity does not form a material planning consideration and the applicants (or future developers) would need to make enquiries with the relevant service providers to establish whether there is capacity to connect to the mains network. Regarding adequate bin store storage, any apparent lack in capacity in the bin store does not bear significant enough weight to warrant the refusal of planning permission. Regarding disruption to the residents as a result of construction; such short-term disturbances do not form material planning considerations and thus would not form an acceptable reason for refusal of the scheme.
- 7.3.6 On balance the proposal is not considered to have a significantly detrimental impact on the residential amenity of the occupiers of nearby dwellings. Whilst there will be disruption to the residents of Woodward Drive while the proposal is under construction, this does not represent a reason for refusal. It is considered that on balance the proposal complies with policy ENV2 of the Local Plan in respect of residential amenity.

7.4 Highways

- 7.4.1 Woodward Drive is a private road that has not been adopted by the County Highways Authority. A number of residents have raised concerns that Woodward

Drive cannot support an additional dwelling and the increase in traffic movements associated with this. Further concerns were raised regarding the positioning of the dwelling and the lack of a pavement which could cause a significant hazard to the users of Woodward Drive. It is considered that, the addition of a single dwelling to Woodward Drive will not compromise the safety of its users. Adequate visibility can be obtained through the removal of additional sections of boundary hedging if the need arises. It is considered that the proposal would not have a significant adverse effect on the public highway (High Street).

- 7.4.2 In order to assess the impact of the construction on the safe operation of the highway, the submission of a construction environment management plan (CEMP) has been secured by condition which should include how the construction traffic will access and navigate the development compound. On this basis the proposal is considered to comply with policy COM7 in relation to the provision of safe and convenient access to the public highway.
- 7.4.3 The Local Highway Authority is in no position to offer recommendations as the driveway and proposed new access does not form land under their control. The established fire engine turning area will not be compromised as a result of the development and there is suitable turning within the development site to minimise any increase in movements on the existing private road.
- 7.4.4 The parking provision for the dwelling is in line with Local Plan Policy COM8 and the proposal will not cause any additional parking on Woodward Drive or Bottisham High Street.

7.5 Other Material Matters

- 7.5.1 The site is not located within a flood risk area, however, the Local Planning Authority is responsible for ensuring that suitable surface water drainage measures are implemented on all new development and this can be secured by condition.
- 7.5.2 In order to protect the future biodiversity of the area and ensure the longevity of any existing animal habitats on site, the implementation of new biodiversity measures on the proposed development site will be secured by condition.
- 7.5.3 In order to ensure a minimal level of disturbance to the highway network and residential amenity, a condition will be placed on the decision to request the submission and approval of a Construction Management Plan prior to commencement.

7.6 Planning Balance

- 7.6.1 The proposal would give rise to an important benefit in the provision of an additional dwelling to the district's housing stock, which should be afforded significant weight in the planning balance. The proposal would also give rise to direct and indirect economic benefits, which should also be given weight. These benefits have to be set against the harm that would arise if the proposal was to go ahead.
- 7.6.2 The principle for back land development has been established, approved and constructed adjacent to the application site and it is considered that the proposal will

sit cohesively with the other dwellings on Woodward Drive. The dwelling is of a similar scale, design and layout with materials to match those of Woodward Drive. The proposal will not appear cramped or contrived and is deemed to be an efficient use of the large garden for 7 Bell Road. The dwelling will not be visible from the street-scene and not significantly harm the character of Woodward Drive, Bottisham High Street or Bell Road. The applicant has made significant efforts to reduce any overbearing or overlooking on the neighbouring residents and as such any adverse effects on visual or residential amenity do not outweigh the benefits of the single dwelling proposal.

- 7.6.3 The proposal will not have a significantly detrimental impact on the residential amenity of nearby occupiers or future occupiers and the proposal does not raise any issues in relation to highway safety, drainage, biodiversity or parking that cannot be secured by condition. **On balance the application is therefore recommended for approval.**

8.0 APPENDICES

8.1 Appendix 1 – Draft Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/00564/FUL	Oli Haydon Room No. 011 The Grange Ely	Oli Haydon Planning Officer 01353 665555 oli.haydon@eastcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - Draft Planning Conditions

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

Plan Reference	Version No	Date Received
SITE PLAN		28th April 2016
1689/10	A	17th May 2016

- 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 above ground construction shall take place on site until details of the walls, roof, windows and doors to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no 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 southern elevation(s).
- 4 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 5 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.
- 5 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 6 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.
- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

- 7 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 occupation of the dwelling
- 7 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. This condition is prior to commencement as these details need to be agreed before construction begins.
- 8 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, unless otherwise agreed in writing with 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.