

---

**MAIN CASE**

Proposal:                               Erection of affordable housing - 8 units

Location:                               Land To Rear Of 7B Wilburton Road Stretham Cambridgeshire

Applicant:                              Mr AJ & Mrs S V Lee

Agent:                                    Birketts Llp

Reference No:                          12/00551/FUL

Case Officer:                          Ann Caffall

Parish:                                   Stretham  
  Ward:        Stretham  
  Ward Councillor/s:   Councillor Bill Hunt  
  Councillor Charles Roberts

Date Received:     20 July 2012                                Expiry Date:     14 September 2012

**[M135]**

---

**1.0       EXECUTIVE SUMMARY**

- 1.1       The application is a resubmission and seeks permission for 8 affordable houses on land outside the development envelope in Stretham. The site is located on the western edge of the village between Wilburton Road and the High Street. The application is brought before Committee at the request of the Members for the Stretham Ward, Councillor Bill Hunt and Councillor Charles Roberts.
- 1.2       The Main issues for consideration are:
- Principle of development
  - Highway Safety
  - Impact on adjoining occupiers
  - Impact on Conservation Area.
  - Site specifics
- 1.3       Officers consider that the principle of development in the location is supported by national and local policy. The scale of the development is appropriate for the settlement hierarchy status of Stretham and amended plans have been received which satisfy the requirements of the Highway Authority for a private drive. The layout and design of the development is acceptable in terms of impact on adjoining occupiers and the character and appearance of the Conservation area. Site-specific requirements have been met and can be achieved with suitable conditions
- 1.4       The application is recommended for APPROVAL subject to conditions and a S.106.

1.5 A site visit has been arranged for 11.25am

## 2.0 **THE APPLICATION**

2.1 This is a resubmission of an application made last year. The application seeks consent for 8 semi-detached, two storey affordable dwellings. Amendments to the access and visibility splays are included within the submitted plans. A supporting statement, transport statement and design and access statement are submitted with the application.

2.2 A 5m wide shared driveway is proposed from Wilburton Road, between Nos. 7A and No.7. This serves as a vehicular access to 7, 7a, 7b and 7c. A turning head is provided within the site to allow for the turning of emergency vehicles, around which is an area of open space on the eastern boundary protected from the road by a low level post and rail fence. It is envisaged that the access road will remain privately maintained under the control of an appropriate housing association.

2.3 The layout provides for 4 x 2 bed dwellings and 4 x 3 bed dwellings. Each dwelling has parking provision for 2 cars, and a garden store. A brick built communal bin storage area with a pitched roof is to be provided at the entrance to the site. 1.8m high close-boarded fencing is proposed to the west, east and southern boundaries.

2.4 The dwellings have a traditional cottage style design with brick and slate roof and header course detailing to the windows.

2.5 Dimensions are 5m to the eaves, 8m to the ridge, with the semi-detached unit measuring 14m W x 7.8m L. Finished floor levels of the first semi –detached dwellings situated on either side of the access road (plots 1&2, 7&8) will be set at 6m AOD: Plots 3 & 4 will be 0.45m above this and the plots furthest away from the entrance (5&6) will be set 0.3m above at 6.75m.

## 3.0 **THE APPLICANT'S CASE**

3.1 A supporting statement, Transport statement and Design and Access statement are submitted with the application. The applicant's case is that the proposal complies with the Council's adopted policies relating to affordable housing as an exception site. This can be summarised as follows:

3.2 Whilst outside the settlement boundary it adjoins the main built-up framework of the village

3.3 No significant harm would be caused to the character or setting of Stretham

3.4 The scale is related to the settlement hierarchy and the identified local affordable housing need

3.5 The scheme incorporates dwelling sizes, types and tenures identified by the Council.

3.6 The affordable housing is to be made available to people in local housing need at an affordable cost for the life of the property secured by a registered provider of social housing in accordance with the terms of an agreed S106

3.7 There is no land more suitable at a location which is currently available

#### 4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The application site is located on the north side of Wilburton Road (A1123) towards the western side of the village. It is currently vacant pasture and slopes down towards Wilburton Road. A mixture of close-boarded fencing and walls mark the boundary of the site.

4.2 Access is via a gravel drive leading from Wilburton Road, which serves Nos. 7, and its granny annex (7c), 7a and 7b.

4.3 Rear gardens of properties in Wilburton Road, St James Close and the Old Rectory adjoin the southern and eastern boundaries, respectively. The northern boundary is open and to the west lays an open paddock.

#### 5.0 **PLANNING HISTORY**

5.1

11/01095/FUL	Erection of affordable housing - 8 units	Withdrawn	06.02.2012
--------------	--	-----------	------------

#### 6.0 **REPLIES TO CONSULTATIONS**

6.1 **Stretham Parish Council** – Objects for following reasons:

- Public meeting held earlier this year and no public support for proposal
- Stretham and Wilburton Community Land Trust has been formed, supported by Cllr Hunt. An alternative site in Stretham is under negotiation with the land owner. It is hoped to submit a planning application on this land in the near future for affordable housing and work units for local people. The SWCLT can clearly demonstrate that there are more suitable sites than the application site and generate income to be invested back into the community.
- The site is outside the development envelope.
- Access is narrow, dangerous and already used by 3 properties.
- The recreation ground and play park opposite the entrance to the site. The proposal will increase the number of vehicles on this already busy road and further increase the risk of injury to a child.
- There is no visitor parking and it is proposed to remove the lay-by along Newmarket Road. (sic).
- Waste and recycling vehicles will not access the site. If rubbish was left outside the site it would impact on visibility and if wheelie bins are introduced this would make the problem even worse. If there is a waste storage site within the development this would surely encourage vermin and introduce another problem.

- The site is very close to Stretham Church and the Conservation Area. Views of the church will be obstructed contrary to Policy H4 as significant harm would be caused to the character of setting of the settlement and the surrounding countryside.
- Trees would be affected by building works.
- The Parish Council believes the site is of archaeological interest and this should be fully investigated before any final decision is made.

6.2 **Highway Authority** – Initial concerns were that the private drive would serve more than the 5 dwellings that CCC recommends as the maximum for a private drive. 3 existing dwellings appear to use the drive already for vehicular access. 1 of these uses the private drive for its sole means of access. Increasing the number of dwellings using the private access by 8 would mean that:

- a) residents would be more likely to encounter difficulties in future agreeing payments for maintenance of the shared access
- b) the number of pedestrians, cyclists and cars sharing the access would increase such that the dimensions recommended for an adoptable road would be appropriate. The narrower width available for the private access would lead to more conflict between, and inconvenience for, users.
- c) servicing of the dwellings for refuse collection and goods delivery (e.g. weekly internet food shopping) would be inconvenient. In fact, residents would be required to carry their refuse for a longer distance than the 30m stated in the Building Regs. Lorries and vans would be unable / unwilling to use the private access so would create more demand for loading / unloading on street.

All of the above mean that the development should be served by a road built to adoptable standards and maintained in the long term at public expense. However, the applicant does not control enough land to be able to put forward an acceptable layout for adoption. You should therefore consider carefully whether or not it is acceptable for these 8 dwellings to be served by a private drive. The layout of the internal road is of concern as it implies yet more dwellings are envisaged to the east of the current proposal.

**Highway Authority** - Amended plans have been received showing a 5m width of access for the first 15m without demarcation of the pedestrian margin, and the necessary visibility splays. The LHA have confirmed that they are acceptable and have suggested 6 conditions relating to highway safety.

6.3 **Environmental Health** – No objections subject to contamination conditions and restriction on construction times.

**Conservation Officer** – No objections provided conditions placed to ensure there is no impact on the nearby listed buildings.

**County Archaeologist** – condition requiring archaeological investigation.

**Housing Officer** - I am satisfied that there is housing need for this proposal. The housing waiting lists contain 17 Stretham residents: 12 on the Housing Register for rented homes, and 5 more on the shared ownership waiting list. These figures do not include applicants who are not resident in Stretham but who may have a local connection through former residency, employment or close family connection.

The mix of 4 no. 2 bed houses and 4 no. 3 bed houses is appropriate to the identified need evidenced by the housing waiting lists. Five or six of the homes should be rented, and two or three should be shared ownership.

Should consent be granted, I would request that the following Affordable Housing provisions are secured by planning condition or S106 Agreement.

1. That the homes will be Affordable Housing in accordance with the definition contained in the NPPF.
2. That the homes will transfer to a Private Registered Provider of social housing.
3. That the tenure of the homes (Rent or Shared Ownership) is agreed in writing by ECDC's Head of Housing prior to commencement of the development.
4. That rented homes are either "Social Rent" or Affordable Rent".
5. That shared ownership leases will be based on the HCA model "Protected Area House Lease".
6. That there will be no Right To Acquire on rented homes, or Right to Enfranchise on shared ownership homes, in accordance with the provisions of the Housing Act 1996 in respect of homes in settlements of less than 3000 population.
7. That occupation will in accordance with a nomination agreement giving priority to applicants with the relevant local connection – draft of standard Rural Exception site nomination agreement to be attached.
8. That the homes are build to HCA design and quality standards.
9. That these affordable housing conditions shall be binding on successors in title, with exceptions for mortgagees in possession and protected tenants.

Waste Strategy Officer – The road to the units will not be adopted and the council's waste contractor will not enter a private site to collect waste and therefore all residents would be required to bring waste to a point where the site boundary meets the public highway for collection. This would cause obstruction to those entering the site and the council would be expected to meet the cost to remove and cleanse any waste, which has been left incorrectly left. In the event that wheelie bins are introduced residents would be expected to bring 3 bins to the site every other week and the furthest property is estimated to be over 100m. Veolia will collect from a bin store if the entrance is less than 5metres from the highway boundary but will not collect from bins and any loose or incorrectly presented waste such as electricals, furniture, garden waste in black sacks and it would remain the responsibility of the site management to clear this. The developers may wish to consider the provision of a bin store within the site with a view to employing a commercial waste contractor to collect on a regular basis, however it should be noted that most waste freighters are a least 2.55m wide, meaning any refuse collection vehicle entering the site would be very close to pedestrian margins.

10. Trees Officer – The layout provides for open space on the eastern boundary, which will not interfere with the mature trees on the boundary of the site.
11. Cambridgeshire Police – confirmed that dwellings will need to meet section 2 of Secured by Design and that discussions had taken place with the applicant regarding the requirements

12. Neighbours

9 letters of objection have been received on the basis of:

- Development is outside development envelope,

- inadequate and unsuitable access for existing and future users
- highway safety, traffic spilling back onto highway
- the Parish Council has identified more appropriate sites for the development of affordable housing through the Stretham and Wilburton Community Land Trust. Applicants have not demonstrated that there are not more suitable sites that are available,
- inadequate means of waste disposal, leading to rodent infestation and cost to the Council due to collection problems
- inaccuracies in transport statement,
- noise from air pumps,
- detrimental impact on conservation area,
- no local support
- archaeological interest that could be adversely affected,
- detrimental to the conservation area,
- loss of business at the garage as parking on the opposite side of the street will be removed.

## 7.0 **THE PLANNING POLICY CONTEXT**

### 7.1 **East Cambridgeshire Core Strategy 2009**

CS1	Spatial Strategy
CS2	Housing
H1	Housing Mix and Type
H2	Density
H3	Affordable housing
H4	Affordable housing exceptions
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

### 7.2 **Supplementary Planning Documents**

Design Guide  
Developer Contributions and Planning Obligations

### 7.3 **National Planning Policy Framework 2012**

3	Supporting a prosperous rural economy
4	Promoting sustainable transport
6	Delivering a wide choice of high quality homes
8	Promoting healthy communities
12	Conserving and enhancing the historic environment

## 8.0 PLANNING COMMENTS

The main planning issues for consideration are:

- Principle of development
- Highway Safety
- Impact on adjoining occupiers
- Impact on Conservation Area.
- Site specifics

### 8.1 Principle of development:

The adopted development plan (Policy H4 of the Core Strategy) allows for affordable housing to be built outside the settlement boundary as an exception to countryside policies provided certain criteria are met. This approach is confirmed in The National Planning Policy Framework, which allows for rural exceptions sites to be used to provide affordable housing in perpetuity, in locations that would not normally be used for market housing. The criteria which must be met in order to comply with policy H4 are:

- *The site is adjoining or in close proximity to the main built up framework of the settlement*
- *No significant harm would be caused to the character or setting of the settlement and the surrounding countryside*
- *The scale of the scheme is broadly related to the settlement hierarchy status of the settlement and to the scale of the identified local affordable housing need*
- *The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need*
- *The affordable housing provided is made available to people in local housing need at an affordable cost for the life of the property*
- *It can be demonstrated that there is no land in a more suitable location that is available.*

#### Taking each of these criteria in turn:

- The settlement boundary forms the southern and eastern boundary of the site. It is 110m from the church as the crow flies and 200m walking distance from the village shop and public house. The site lies immediately adjacent to existing development on 2 sides and is not isolated from local amenities or the built up framework of the village. The site lies less than 50m from a bus stop (Stagecoach No. 9), providing an hourly service to Ely and Cambridge from Mondays to Saturdays. The bus service also stops at Tescos in Ely, which is a short walking distance to rail links. The proposal complies with this criterion.
- Glimpses of the development will be seen from the public view when passing the entrance to the site; however it is considered that the impact of eight dwellings in this location will not have a significant impact on the character of the surrounding area or the setting of Stretham village. The proposal satisfies this criterion.
- Stretham is designated a *limited service centre* in the Core Strategy where up to 9 dwellings may be appropriate on non-allocated sites. The proposal is for 8 dwellings and there is an identified local need for affordable housing. The scale of the scheme relates to the settlement hierarchy status and to the scale of the identified local affordable housing need. The proposal satisfies this criterion.

- The applicants have indicated that they will enter into a S106 to ensure that the housing will be made available in accordance with the housing officer's requirements. The proposal satisfies this criterion.
- We are not aware of any other sites available in Stretham, suitable for 8 affordable dwellings on an exception site basis.. The Parish Council is of the view that there is an alternative site available, currently under consideration for a Community Land Trust (CLT). This CLT proposal is at the very early stages of development, and it is a much larger site intended to have a more comprehensive approach to development. The Development Plan for East Cambridgeshire does not yet have any policy for community led development outside settlement boundaries. In the future, it is expected that the new plan will do this alongside, and in addition to, the policy for exception sites. With regard to the site being considered in this application, officers consider that this criterion has been satisfied.

## 8.2 Highway Safety:

Initial layout plans raised concerns with the Highway Authority. Amended plans have since been submitted, and they are acceptable to the Highways Authority. A 5m wide driveway for the first 15m can be achieved on the site. Parking provision is to LPA standards, and there is suitable access and turning for delivery, waste, and emergency, vehicles visiting the site. The existing access will be resurfaced in gravel-rolled tarmac with the existing lay-by arrangement remaining. Required visibility splays can be achieved by using third party land at Cambridge House, Wilburton Road, which has been agreed, and would be secured by a S.106.

The site is within the 30mph speed limit and the main part of the village, school, doctor's surgery and shops are located in the centre of the village so that pedestrians do not need to cross the A1123. There is also a pedestrian crossing a short distance to the east of the site. The nearest bus stop is at Short Road less than 50m to the west of the proposed access.

The matter of the number of dwellings that should have their access taken off a private drive is essentially an issue of maintenance. The County Highways view is that where there are more than 5 dwellings proposed, the access should be constructed to a standard where they could adopt it. However, it does not follow that access roads that are not to adoptable standard should be refused. The problem concerns the future maintenance of the roadway, but in this instance, the RSL will be in a position to manage the access appropriately, and it can be conditioned accordingly. There can be situations where the narrowness of an access can cause inconvenience to the users, but this site is proposing a width of 5 metres over the majority of its length, which should be ample. It should also be noted that narrower roadways do have a calming influence on the behaviour of drivers. Weighing these matters up, it is considered that the amended plans are acceptable in the interest of public highway safety, and will provide access to the proposed dwellings that will function in a satisfactory manner.

## 8.3 Impact on adjoining occupiers:

There is a distance of some 13m between plots 5 & 6 (the most northerly dwellings) and the boundary wall. The Old Rectory is some 75m from the boundary wall. The nearest existing dwellings on the eastern boundary to the application site are Nos. 5&8 which front St James Close. There is a distance of some 11m and 13m between



the site boundary and the side elevations of Nos. 8 and 5 St James Close. These distances comply with the adopted Design Guide and the proposed dwellings at plots 8 and 7 will not be detrimental to the amenities of adjoining residents in St James Close by reason of overlooking or dominance.

The main impact of the new dwellings (other than highway impact discussed at 8.2 above) will be on No.7b Wilburton Road. The rear boundary of this property adjoins the southern boundary of the application site and is currently a 1.8m close-boarded fence. No 7b is a modern two-storey barn style dwelling with detached garage. The ridge height is 12.85 with an eaves height of 9.55.

Plot 1 would be sited 4m from the boundary of 7b, and 14m from the dwelling itself. It would be approximately 0.44m above the ground floor level of 7b. Taking into account that the floor level of Plot 1 would be approximately 0.44m above the ground floor level of 7b, and that the eaves height would be 5m with a ridge height of 8m, the dwellings will be much lower both to the eaves and ridge height of 7b. There are no windows on the side elevations of the proposed dwellings and the design guide outlines that it should never be assumed that because adjacent land has not been developed that it will never be so in the future. It is considered that the dwellings will have an impact on the outlook of 7b but will not be such that it will cause significant harm to the enjoyment of the property as a dwelling.

#### 8.4 Impact on the Conservation Area;

The development site abuts the boundary of Juniper House, Grade II\* Listed and associated outbuildings and the boundary line is located some 55m from the listed building at the nearest point. Views from the listed building to the application site will be limited as a result of the mature trees and planting along the boundary line. However if consent is granted there should be a condition to ensure maintenance of this screen to soften the development, with good use of planting, materials and boundary treatments.

The scheme may be visible from the A10; however the listed buildings are not visible from this view so the two will not be seen in context together. The number and position of the properties does not overcrowd the site and it does not feel overdeveloped. Glimpses of the site will be seen from Wilburton Road. The design of the buildings is relatively simple and it is considered that they will have a neutral impact on the character and appearance of the conservation area.

#### 8.5 Site specifics;

The amended plans show a covered storage area within the site for a 1280 litre bin, which was suggested by the Waste Strategy Officer. It is envisaged that the managers of the site will employ a commercial waste contractor to collect on a regular basis. A suitable condition (No.3) to ensure that a suitable means of waste collection is carried out, is included in the list of conditions at the end of this report.

#### 8.6 Conclusion;

East Cambridgeshire has a significant need for affordable housing. There is an identified need for affordable housing in Stretham and no alternative sites have so far come forward in the form of a planning application. The application site is well related to the village of Stretham and meets the requirements of adopted policy on exception sites. It will not harm the character of the conservation area nor have a significant

detrimental impact on the amenities of adjoining occupiers. A S.106 agreement will be required to address nomination rights.

## **9.0 RECOMMENDATION**

APPROVE subject to a S.106 and the following conditions;

- 1 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 2 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.
- 2 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 3 Prior to the commencement of development full details of the on-site storage and collection of waste including waste for recycling, shall be submitted to and approved in writing by the Local Planning Authority. Such details shall identify the specific positions of where wheelie bins, recycling boxes and any other means of storage will be stationed and the arrangements for the disposal of waste. The approved facilities and arrangements shall be provided prior to the occupation of the first dwelling hereby permitted and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.
- 3 Reason: To ensure the satisfactory storage and disposal of waste in accordance with Policy EN2.
- 4 No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include planting plans; a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and an implementation programme. The details shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 4 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 5 No development shall begin until the applicant 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. The 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) fieldwork in accordance with the agreed written scheme of investigation;
- (iii) completion of a post-excavation assessment report and approval of an approved update project design to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Local 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 Local Planning Authority

Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is included within the detail of the agreed scheme. The archaeological work shall be carried out in accordance with the approved details.

- 5 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy EN5 of the East Cambridgeshire Core Strategy 2009.
- 6 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
- (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to: human health  
property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;  
adjoining land;  
groundwaters and surface waters; ecological systems;  
archaeological sites and ancient monuments;
  - (iii) An appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details before any development takes place.
- 6 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.
- 7 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved

remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.

- 7 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy EN8 of the East Cambridgeshire Core Strategy 2009.
- 8 No plant or machinery to be used in connection with any site demolition, site preparation or construction works, shall be operated on the premises before 08:00 hours and after 18:00 hours on Monday to Fridays, before 08:00 hours and after 14:00 hours on Saturdays and at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 9 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 shall be implemented as approved prior to first occupation.
- 9 Reason: To ensure satisfactory disposal of foul and surface water from the site, in accordance with policies EN3 and EN7 of the East Cambridgeshire Core Strategy 2009.
- 10 No development shall take place until a scheme for the maintenance of the hard and soft landscaping for a minimum period of 10 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.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers and future occupiers of the site, the character and appearance of the area and to assimilate the development into its surroundings in accordance with policies EN1 and EN2 of the East Cambridgeshire Core Strategy 2009.
- 11 Prior to the commencement of any development, a scheme of the provision of fire hydrants, or a satisfactory alternative, shall be submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 11 Reason: To ensure proper infrastructure for the site in the interests of public safety, in accordance with policies EN2 and S4 of the East Cambridgeshire Core Strategy 2009.
- 12 Prior to commencement of development, an Energy Statement containing full details of the proposed methods of providing at least 10% of the proposed buildings energy

requirement, form 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 first occupation of the dwellings hereby approved.

- 12 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 EN 4 of the East Cambridgeshire Core Strategy 2009.
- 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 The access shall be a minimum width of 5m, for a minimum distance of 15m, measured from the near edge of the highway carriageway.
- 14 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 15 Prior to occupation the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification
- 15 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 16 Prior to the first occupation of the development the proposed on-site parking and turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and thereafter retained for that specific use.
- 16 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 17 Prior to commencement of development the visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan as shown on SLR drawing 10 (received 1.10.12). The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 17 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 18 Prior to commencement of development, a Management Plan for the long-term maintenance arrangements of the private access road from its junction with the public highway to the eastern end of the site, shall be submitted to and agreed in

writing by the LPA. Thereafter the maintenance shall be undertaken in accordance with the agreed details.

- 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 first occupation of the development hereby approved the access road shall be completed to the satisfaction of the Local Planning Authority
- 19 Reason: In the interests of highway safety, in accordance with policies S6 and S7 of the East Cambridgeshire Core Strategy 2009.
- 20 Prior to the commencement of development a scheme for Biodiversity enhancements for bats and birds shall be submitted in writing with the Local Planning Authority.
- 20 Reason: To enhance the biodiversity of the site in accordance with policy EN6 of the Cambridgeshire Core Strategy 2009
- 21 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 fences, gates or walls shall be erected within the curtilage of the dwellinghouse in front of any wall of the dwelling house, which fronts onto a road.
- 21 Reason: To safeguard the character and appearance of the area, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 22 The dwellings hereby approved, shall be occupied only as 'affordable housing' in perpetuity, defined as housing accessible to those who cannot otherwise afford to meet their housing needs on the open market. This may encompass both low cost market housing and subsidized housing that will be available to people who cannot afford to occupy houses available on the open market.
- 22 Reason: The site has been considered as an 'exception site' in terms of affordable housing provision only in accordance with Policy H4 of the East Cambridgeshire Core Strategy 2009.
- 23 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 any elevation.
- 23 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy EN2 of the East Cambridgeshire Core Strategy 2009.
- 24 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before first occupation. Development shall be carried out in accordance with the approved details

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

---

<b><u>Background Documents</u></b>	<b><u>Location(s)</u></b>	<b><u>Contact Officer(s)</u></b>
Planning Application file 12/00551/FUL	Ann Caffall Room No. 011 The Grange Ely	Ann Caffall Senior Planning Officer 01353 665555 ann.caffall@eastcambs.gov.uk