
MAIN CASE

Reference No: 18/00986/OUT

Proposal: Outline application for the erection of seven dwellings and associated works

Site Address: Land Rear Of 9 West End Wilburton Cambridgeshire

Applicant: The Trustees Of B S Pell

Case Officer: Richard Fitzjohn, Senior Planning Officer

Parish: Wilburton

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

Date Received: 17 July 2018 **Expiry Date:** 9 November 2018
[T125]

1.0 **RECOMMENDATION**

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

- 1 Approved plans.
- 2 Time Limit - OUT/OUM
- 3 Time Limit - OUT/OUM/RMA/RMM
- 4 Site Characterisation
- 5 Reporting of unexpected contamination
- 6 Archaeological Investigation
- 7 Foul and surface water disposal
- 8 Construction hours
- 9 Biodiversity Improvements
- 10 Sustainable development -General Outline
- 11 Fire hydrant provision
- 12 Public footpath provision
- 13 Vehicular access

2.0 **SUMMARY OF APPLICATION**

2.1 Outline planning permission is being sought for the erection of 7 dwellings, with the matter of access being considered. Matters relating to appearance, landscaping, layout and scale are reserved. The proposal includes the provision of a new 1.8m

public footway connecting between the application site and the existing public footway further to the east of the site.

- 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-in to Planning Committee by Councillor Charles Roberts who believes that the application would benefit from full consideration and debate at Committee given the status of the District Council's Local Plan and the development boundaries.

3.0 PLANNING HISTORY

- 3.1 No relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site comprises an agricultural field on the south side of West End, towards the western end of Wilburton and outside of, but adjacent to, the development framework. Trees located along the northern boundary provide a good level of screening to the site and the topography of the site gently slopes up in a north to south direction (away from the public highway).

5.0 RESPONSES FROM CONSULTEES

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

- 5.2 Wilburton Parish Council - Object on the following grounds:
1. Outside development framework and no Community Land Trust involvement.
 2. No provision for affordable housing.
 3. Concerns over mains sewerage capacity.
 4. Concerns over works being carried out if planning permission is granted. Should be between 9am and 4pm, due to major traffic through the village two hours prior to and after these times.

- 5.3 Ward Councillor Charles Roberts - Believes that the application would benefit from full consideration and debate at Committee given the status of the District Council's Local Plan and the development boundaries.

- 5.4 Local Highways Authority (comments received on 22nd August 2018, in relation to original plans submitted) – "The highways authority requests a holding objection for the following reason:

1. Inadequate pedestrian access to serve the proposed development, if permitted this would likely be detrimental to highways safety.

This objection could be overcome if a footway was constructed east along West End linking the proposed developments footway to the existing. This would provide a pedestrian link to the village and its amenities. West End is an A classified road with observed higher speeds than the posted 30mph speed limit. An uncontrolled pedestrian crossing point at this point would not be suitable and would likely be detrimental to highways safety and in particular vulnerable road users.

Additional Comments

The recommended footway leading east to the village can be achieved within the adopted highway (approx. 1.8m wide). There is no highways requirement for the footway proposed leading west along West End to the footpath that is stated as having permitted rights only.

The width of the junction for this number of dwellings should be a min of 5m and a maximum of 6m with 6m kerb radii. The internal road layout is not to a CCC adoptable standard and the number of dwellings accessed from this road is below the minimum number to qualify for highway adoption.”

Local Highways Authority (comments received on 13th September 2018, in relation to revised plan) – “After a review of amended drawing number TH01-18A I have no further objections.

Recommended Conditions

- Prior to first occupation a new 1.8m footway which links to the existing footway will be provided and constructed as per CCC specifications.
- HW11A – Vehicle access as per drawing number TH01-18A.”

Cambridgeshire Fire And Rescue Service – Requests Fire Hydrants are provided through Section 106 or planning condition.

Waste Strategy (ECDC) – “We would be grateful if the developer would confirm that the site road and turning head will be adopted and designed to safely allow a freighter to enter, turn and exit, vehicle dimensions can be supplied if required.

East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances and/or loose gravel/shingle driveways; 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).

Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, and 2003, as well as the Localism Act of 2011.

Each new property requires two bins; this contribution is currently set at £43 per property.”

5.5 CCC Growth & Development - No Comments Received.

5.6 Environmental Health – “Under section 6 of this application the applicant has indicated 'no' in the 'proposed use that would be particularly vulnerable to the presence of contamination' box. As any residential property is classed as vulnerable to the presence of contamination I advise that contaminated land conditions 1 and 4, requiring an appropriate contamination assessment, to be attached to any planning permission granted.

In addition, due to the proposed number of dwellings and the close proximity of existing residential properties I would advise that construction times and deliveries during the construction phase are restricted to the following:

- 08:00 – 18:00 each day Monday – Friday
- 08:00 – 13:00 on Saturdays and
- None on Sundays or Bank Holidays

I would also advise that prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction phase. The CEMP shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the Local Planning Authority (LPA). Also, as it would appear from a satellite view that there may be the need to remove some greenery in order for this development to go ahead I would advise that there be no burning of waste on site during the construction or clearance phases. This is in order to protect existing nearby residents from smoke nuisance. Other than that, no issues, but please send out the environmental notes.”

5.7 Cambridgeshire Archaeology – “Records indicate that the site lies in an area of high archaeological potential, situated adjacent to Post-medieval great house and landscaped gardens (Historic Environment Record reference 05859), which has been replaced with post-medieval cemetery (12251). Located roughly 170m to the east of the application area is 13th century Saint Peter's Church (05869). Archaeological investigations to the east along the High Street have identified Bronze Age-Iron Age artefact evidence (MCB17366), Iron Age-Roman occupation evidence (MCB17549) and medieval to post-medieval remains (CB14607, MCB17549, CB14622, CB14623).” 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 by a pre-commencement planning condition.

5.8 Anglian Water –
Assets affected

“There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and

accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Wastewater treatment

“The foul drainage from this development is in the catchment of Wilburton Water Recycling Centre that will have available capacity for these flows.”

Used Water Network

“Development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with the development. The discharge regime including details on whether this is a gravity or pumped solution have not be confirmed at this time. (1) INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.”

Surface Water Disposal

“The preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer.

The surface water strategy/flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable. No evidence has been provided to show that the surface water hierarchy has been followed as stipulated in Building Regulations Part H. This encompasses the trial pit logs from the infiltration tests and the investigations in to discharging to a watercourse. If these methods are deemed to be unfeasible for the site, we require confirmation of the intended manhole connection point and discharge rate proposed before a connection to the public surface water sewer is permitted. We would therefore recommend that the applicant needs to consult with Anglian Water and the Environment Agency. We request that the agreed strategy is reflected in the planning approval.”

Suggested Planning Conditions

“Anglian Water would therefore recommend the following planning condition if the Local Planning Authority is mindful to grant planning approval.

- Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

- No drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority. No hard-standing areas to be constructed until the works have been carried out in accordance with the strategy.”

5.9 Conservation Officer – “Given the indicative plan submitted with this outline I presently have no concerns that the development will affect the conservation area as this area meets a far corner of the site. However if the layout were to change from that indicated and the dwellings move closer to the Conservation Area I would have to reassess the implications.”

5.10 Neighbours – 11 neighbouring properties were directly notified of the planning application by letter. In addition, a site notice was displayed near the site on 26th July 2018 and a press advert was published in the Cambridge Evening News on 2nd August 2018. Responses have been received from occupiers of 4 nearby properties and these responses received are summarised below. A full copy of the responses are available on the Council’s website.

Old Vicarage - Objects

- Located outside of development framework, in countryside, contrary to Local Plan.
- Out of character with surrounding area and housing at western end of village.
- Would be harmful to character and appearance of rural area and environment.
- Would result in unsustainable development, promoting the need for vehicular traffic to access local services.
- Access on to the A1123 would be a major problem and risk to highway safety.

Scotland Cottage, 28 West End – Objects

Existing dropped kerb access to No.28 West End is directly opposite new entrance to proposed development. A1123 is a very busy road and raises highway safety concerns relating to cars attempting to join the A1123 from both the existing drop kerb access and the new development access at the same time.

Millfield House, 30 Stretham Road – Objects

- As applications outside of development frameworks are approved, gradually the unique character of the village will be irreversibly eroded.
- This highly unsatisfactory situation is exacerbated by the fact that applications are invariably for expensive large 4 or 5 bedroom homes, when the need is for affordable housing.
- The application appears to be for a small, exclusive development on a sizeable plot. Questions whether it is time for a more pragmatic and joint approach by the District Council, Parish Councils and the Community Land Trust so that some control is retained over what gets built.
- In current circumstances, the village "risks" watching the piecemeal building of large expensive homes within the village boundaries, whilst the CLT plans to destroy 40 acres of agricultural land in the interest of providing open space amenities (which the village already has), and affordable homes.

9 West End – Objects

- Concerns that the proposed development will result in an unofficial footpath over the grass at the front of No.9 West End.
- Concerns regarding impact of proposed development on nearby conservation area.
- Concerns if hedging and trees adjacent to boundary with No.9 West End are not to be retained.
- Concerns regarding overlooking and loss of privacy to No.9 West End.
- If approved, request that builders are responsible for erecting substantial boundary fences.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV11	Conservation areas
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations
Design Guide
Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated
Flood and Water

6.3 National Planning Policy Framework 2018

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 11 Making effective use of land
- 12 Achieving well-designed places
- 15 Conserving and enhancing the natural environment
- 16 Conserving and enhancing the historic environment

6.4 Submitted Local Plan 2018

LP1	A presumption in Favour of Sustainable Development
LP3	The Settlement Hierarchy and the Countryside
LP6	Meeting Local Housing Needs
LP16	Infrastructure to Support Growth
LP17	Creating a Sustainable, Efficient and Resilient Transport Network
LP22	Achieving Design Excellence
LP23	Water Efficiency
LP24	Renewable and Low Carbon Energy Development
LP25	Managing Water Resources and Flood Risk
LP26	Pollution and Land Contamination
LP27	Conserving and Enhancing Heritage Assets
LP28	Landscape, Treescape and Built Environment Character, including Cathedral Views
LP30	Conserving and Enhancing Biodiversity and Geodiversity
LP31	Development in the Countryside

7.0 PLANNING COMMENTS

- 7.1 The main issues to consider when assessing this application relate to the principle of development and the impacts on the character and appearance of the area, residential amenity, highway safety, drainage, archaeology and ecology.
- 7.2 Principle of Development
- 7.2.1 The Council 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.
- 7.2.2 The benefits of this application are considered to be: the positive contribution of the provision of an additional 7 dwellings to the district's housing stock and the positive contribution to the local and wider economy in the short term through the construction of the new dwellings.
- 7.2.3 The application site is located outside of, but adjacent to, the established development framework for Wilburton. West End is a 30mph speed limit road within the vicinity of the application site, though it is a busy through-route through the village. The proposed development would provide a new 1.8m public footpath connection between the application site and the existing public footpath located further east along West End. The proposed development would therefore provide a safe pedestrian route into the village. For the purposes of assessing the proposal in relation to the presumption in favour of sustainable development, the site is considered to be in a sustainable location.
- 7.2.4 It should be noted that all other local plan policies and relevant material considerations remain relevant and form part of the planning balance for this application. The main considerations in determining this application are therefore;

whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development.

7.3 Character and appearance of the area and nearby conservation area

7.3.1 Although this outline application only seeks for the matter of access to be agreed, due to the number of dwellings proposed and the indicative layout shown on the indicative site plan, it is likely that a future application for Reserved Matters would result in some development in depth rather than linear development fronting the highway. There is development in depth adjacent to the west of the site which goes against the predominantly linear grain of development in the area; the proposed development would therefore be in character with this. There are residential dwellings adjacent to the east and west of the application site, in addition to residential dwelling opposite the site on the north side of West End; therefore the proposed development would not appear isolated.

7.3.2 The application site currently comprises agricultural land, though it is currently well screened from the highway by trees and the topography of the land slopes upwards away from the highway which limits any significant and important views across the site. It is proposed that the existing trees would be retained, though some minor tree works would likely be required to accommodate the widened vehicular access. There are trees of significant value individually, however retaining those along the northern boundary of the site would aid assimilation of the proposed dwellings into the surrounding landscape and help to soften the visual impact. Due to the site being located adjacent to existing development and the views of the site from the highway not providing significant or important landscape views, in addition to the retention of the trees along the northern boundary of the site, it is considered that 7No. dwellings of a design and scale which is sensitive to the built form of the surrounding area could be accommodated within the site without significant and demonstrable harm being created to the character and appearance of the area. The proposed development therefore accords with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and policies LP22 and LP28 of the Submitted Local Plan 2018 in respect of visual amenity and character.

One of the eastern corners of the site straddles a corner of the nearby conservation area. The Council's Conservation Officer has no concerns that the development will affect the conservation area as this area meets a far corner of the site. Matters relating to appearance, layout and scale are reserved as part of this application. However, in principle, it is considered that the site could accommodate 7No. dwellings without harming the character and appearance of the conservation area, in accordance with policy ENV11 of the East Cambridgeshire Local Plan 2015 and policy LP27 of the Submitted Local Plan 2018.

7.4 Residential Amenity

7.4.1 The indicate layout demonstrates that 7No. dwellings could be accommodated within the site with sufficient distancing from neighbouring properties to prevent any significant detrimental impacts being created upon residential amenity.

7.4.2 The plot sizes shown on the indicative plans exceed the guidance for building plot sizes in the Council's Design Guide SPD which should be a minimum of 300 square

metres. The indicative plans submitted also demonstrate that a private garden could be provided to the rear of the dwellings which exceeds the SPD guidance for private rear amenity space which should be a minimum of 50 square metres.

7.4.3 The Council's Environmental Health department have recommended a condition is appended requiring a Construction Environmental Management Plan to be agreed with the Local Planning Authority, however there are no exceptional circumstances in relation to the impact the construction would have on the residential amenity of neighbouring properties or highway safety which would warrant one. It is therefore not considered necessary to append a planning condition requiring this.

7.4.4 It is therefore considered that 7No. dwellings could be accommodated within the site without creating a significant detrimental impact upon the residential amenity of neighbouring properties, in accord with Policy ENV2 of the Local Plan 2015 and policy LP22 of the Submitted Local Plan 2018.

7.5 Highway safety

7.5.1 The proposal includes a new vehicular access and provision of a new public footway on the south side of West End. The proposed footway would link up to the existing footway further east along West End.

7.5.2 The Local Highway Authority originally requested a holding objection on this application due to inadequate pedestrian access to serve the proposed development. The Local Highway Authority stated its objection could be overcome if a footway was constructed east along West End linking the proposed developments footway to the existing, providing a pedestrian link to the village and its amenities. The revised plan has addressed the Local Highway Authority's holding objection as it includes the provision of a new public footway on the south side of West End which would link up to the existing footway further east along West End. This could be secured by a Grampian condition as the Local Highway Authority has confirmed that the recommended footway leading east to the village can be achieved within the adopted highway (approx. 1.8m wide).

7.5.3 The Local Highway Authority's original comments also stated that the width of the junction for this number of dwellings should be a min of 5m and a maximum of 6m with 6m kerb radii. This has also been addressed by the submission of the revised plan, following receipt of which the Local Highway Authority has stated that they have no further objections, subject to recommended conditions requiring the implementation of the new footway and the access to be constructed in accordance with the submitted drawing.

7.5.4 It is therefore considered that the proposed development would not create any significant harm to highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and policies LP17 and LP22 of the Submitted Local Plan 2018.

7.6 Drainage

7.6.1 The application site is located within Flood Zone 1 where the principle of development is acceptable in flood risk terms. The application form states that surface water will

be disposed of via soakaways and foul water drainage will be disposed into the mains sewer.

- 7.6.2 Concerns have been raised by Wilburton Parish Council regarding mains sewerage capacity. However, Anglian Water has confirmed that the foul drainage from this development is in the catchment of Wilburton Water Recycling Centre which will have available capacity for these flows. Anglian Water has also stated that the development will lead to an unacceptable risk of flooding downstream and that they will need to plan effectively for the proposed development if permission is granted, working with the applicant to ensure any infrastructure improvements are delivered in line with the development. However, Anglian Water has recommended a condition is appended to any grant of planning permission requiring a foul water scheme to be agreed with the Local Planning Authority and implemented prior to occupation of the development.
- 7.6.3 With regard to surface water disposal, Anglian Water state that the preferred method of surface water disposal would be to a sustainable drainage system (SuDS) with connection to sewer seen as the last option. Building Regulations (part H) on Drainage and Waste Disposal for England includes a surface water drainage hierarchy, with infiltration on site as the preferred disposal option, followed by discharge to watercourse and then connection to a sewer. Anglian Water has stated that the surface water information submitted with the planning application relevant to Anglian Water is unacceptable. However, it is normal practice for an acceptable surface water disposal scheme to be secured by a planning condition, with details being agreed in consultation with Anglian Water and the Environment Agency. The application form states that surface water would be disposed of via soakaways; these would be required to be provided on site if considered effective. Anglian Water recommend a condition is appended to any grant of planning permission requiring a surface water management strategy to be agreed with the Local Planning Authority.
- 7.6.4 It is therefore considered that, subject to conditions requiring a foul and surface water scheme/s to be agreed with the Local Planning Authority, the proposed development would not cause any significant detrimental impacts in respect of drainage, in accordance with policy ENV8 of the East Cambridgeshire Local Plan 2015 and policy LP25 of the Submitted Local Plan 2018.
- 7.7 Archaeology
- 7.7.1 Due to the potential for archaeological finds to be present within the site, a condition could be appended to the planning permission requiring an archaeological investigation to be carried out, at the request of the County Council Archaeology department. This will satisfy the requirements of policy ENV14 of the East Cambridgeshire Local Plan 2015 and policy LP27 of the Submitted Local Plan 2018.
- 7.8 Ecology
- 7.8.1 The application site does not display characteristics which provide a significant ecological habitat. Conditions could be appended to any grant of planning permission requiring the provision of biodiversity enhancements which could provide ecology enhancements. Landscaping could provide further biodiversity enhancements, however this matter is reserved as part of this planning application.

- 7.8.2 It is therefore considered that the proposal accords with policy ENV7 of the Local Plan 2015 and policy LP30 of the Submitted Local Plan 2018.
- 7.9 Other Material Matters
- 7.9.1 Due to the size of the development, there is no policy requirement for the provision of affordable housing or housing mix as part of this planning application.
- 7.9.2 Layout is not being agreed by this application and therefore the siting of dwellings is not being agreed. However refuse collection will collect bins from within a specified distance of the public highway, as detailed under RECAP guidance.
- 7.10 Planning Balance
- 7.10.1 The proposed development is for 7 new dwellings within a sustainable location due to its proximity to the development framework of Wilburton and proposed footpath provision. The indicative layout plan submitted with the application demonstrates that 7 dwellings could be accommodated within the site without causing significant and demonstrable harm to the character and appearance of the area, residential amenity, highway safety, drainage, archaeology or ecology. On balance, the proposed development could be achieved without creating adverse impacts that would significantly and demonstrably outweigh the benefits. Therefore it is recommended that the application is approved, subject to conditions.
- 8.0 APPENDICES
- 8.1 Appendix 1 – Recommended conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00986/OUT	Richard Fitzjohn Room No. 011 The Grange Ely	Richard Fitzjohn Senior Planning Officer 01353 665555 richard.fitzjohn@ea stcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - 18/00986/OUT Conditions

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

Plan Reference
LOCATION PLAN
TH01-18A

Version No

Date Received
17th July 2018
29th August 2018

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping, layout and scale (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 3 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 development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2018. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 5 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.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2018.
- 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 and LP27 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 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 the hereby approved dwellings.
- 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 and LP22 and LP25 of the Submitted Local Plan 2018. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 8 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 08:00am-18:00pm each day Monday-Friday, 08:00am-13:00pm on Saturdays and none on Sundays or Bank / Public Holidays.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.
- 9 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.

- 9 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the Submitted Local Plan 2018.
- 10 Prior to or as part of the first reserved matters application, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 10 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and LP23 and LP24 of the Submitted Local Plan 2018. This condition is pre-commencement as some of the measures may be below ground level.
- 11 No development 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 has been 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 that adequate water supply is available for emergency use. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to permission being granted, however, the information is needed prior to commencement in order to ensure that the necessary infrastructure is able to be provided.
- 12 Prior to first occupation of the hereby approved development, the new 1.8m footway which links to the existing footway, as shown on drawing no. TH01-18A, shall be installed and constructed in accordance with Cambridgeshire County Council Highways specifications.
- 12 Reason: The application has been assessed as acceptable in sustainability terms, in accordance with policies GROWTH5 and COM7 of the East Cambridgeshire Local Plan 2015 and policies LP1 and LP17 of the Submitted Local Plan 2018, on this basis. This is a Grampian condition.
- 13 The hereby approved vehicular access shall be constructed in accordance with drawing no. TH01-18A and thereafter retained in perpetuity.
- 13 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2018.