
MAIN CASE

Reference No: 16/01036/FUL

Proposal: Proposed new dwelling

Site Address: Hill Top Farm 33 Great Lane Reach CB25 0JF

Applicant: Ms Suzannah Bell

Case Officer: Tom O'Connor Planning Officer

Parish: Reach

Ward: The Swaffhams

Ward Councillor/s: Councillor Allen Alderson

Date Received: 5 September 2016 **Expiry Date:** 14 December 2016

[R159]

1.0 **RECOMMENDATION**

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

1.2

- 1 Approved Plans
- 2 3 Year Standard Full
- 3 Materials
- 4 Contamination 1
- 5 Contamination 2
- 6 Surface water
- 7 Parking and Turning
- 8 Bound Material
- 9 Entrance Gates
- 10 Visibility Splays
- 11 Access drainage
- 12 Landscaping
- 13 Boundary treatments
- 14 Tree Protection
- 15 Pruning
- 16 Remove PD - Extensions

2.0 SUMMARY OF APPLICATION

- 2.1 This application seeks planning permission for the erection of a two storey detached dwelling with a footprint of 108sqm located on a 650sqm parcel of land located on the south eastern site of Great Lane and some 50 metres from the edge of the settlement envelope of Reach. The dwelling will be 'L' shaped formed of a rectangular main building with adjoining addition to the rear. Heights of the building would be, respectively, 4.9m to the eaves and 6.8m to the ridge of the gabled roof. External finishes would consist of facing brickwork; a pantile roof and timber casement windows.
- 2.2 Drawings indicate a footprint for the positioning of a 30 sqm footprint detached double garage to the rear curtilage linked to the highway by a 4.2m wide shingle surface driveway plus turning area. The design would reflect the gable roof configuration of the main dwelling and would be finished in the same facing brick and roofing tile as the main building and have a metal up and over double door facing onto the driveway.
- 2.3 The application has been called to Planning Committee by the Ward Councillor, Councillor Alderson as he considers it to be an inappropriate form of development that would have an adverse impact on the area and set a precedent of building in the open countryside.
- 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.**

3.0 PLANNING HISTORY

3.1	94/00747/OUT	Agricultural dwelling	Refused	02.02.1995
	95/00288/FUL	Lean to extension for cattle and general agricultural storage	Approved	25.05.1995
	05/00445/FUL	Infill extension.	Approved	16.06.2005
	07/00568/AGN	Farm Building		12.07.2007

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located some 50m to the south west of and outside the established development envelope for Reach and would be formed from part of an existing storage and working area within the Hill Top Farmstead. An access would be created through the existing hedgerow to create via a 4.2 wide driveway with visibility splays from Great Lane. The site is adjacent to the highway and separated by a boundary hedgerow. The wider surroundings consist of a farmyard hardstanding and agricultural storage area from which this site is formed.
- 4.2 To the rear, the site has an open aspect through the farm and faces onto its agricultural buildings and beyond to the dwelling at Hill top Farm positioned on an elevated location some 100m distant. The boundary of the site with nearby Great Lane immediately to the north is characterised by a line of mixed hedge and tree hedgerow, thinned in parts, and of varying quality. Across the highway and some 50m to the north east are located the parking and garden areas utilised by the closest residential dwellings 48A and 48 Great Lane. In addition, planning permission has recently been granted by Committee at its November 2016 meeting for the demolition of stables and the erection of a dwelling on land opposite the site across Great Lane (16/01008/FUL). The site is located in Flood Risk Zone 1.

4.1

5.0 RESPONSES FROM CONSULTEES

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

Reach Parish Council – Express the view after their October 2016 meeting that they are neither for nor against the application but would wish to highlight the following points:

- The Parish Council is concerned that the site is outside the previous development envelope; sits in the countryside and is considered not to be well related to the village. The building would therefore harm the character and the setting of the surrounding countryside;
- The CPRE believes that the development envelopes are in place to protect the countryside and the Parish continues to support this view;
- The development is isolated from the main village which goes against National Planning policy.
- The Parish Council is concerned that this will set a precedent for further, similar building around the village
- The entrance onto the highway is outside of the 30mph speed limit and visibility would be poor without the removal of a large section of hedge.

The PC therefore requested that this matter be put before the Full Planning Committee.

Ward Councillors – Objects to this application and requires it to be called in for consideration and determination of the Full Planning Committee for the following reasons:

- The site is clearly outside of the settlement envelope of Reach;

- Is located in open countryside and so should be rejected on the grounds that it is against the published planning policy of the District Council.

Local Highways Authority - After a review of amended plan 1794/02 Rev.C, the Highways Officer has no further objections as the visibility splays are unobstructed and entirely within the highway.

CCC Growth & Development - No Comments Received

Environmental Health - Under section 14 of this application the applicant has indicated 'no' in the 'proposed use that would be particularly vulnerable to the presence of contamination' box. Any residential property is classed as vulnerable to the presence of contamination. It is therefore advised that contaminated land conditions 1 and 4, requiring an appropriate contamination assessment, to be attached to any planning permission granted.

Waste Strategy (ECDC) - East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take sacks/bins to the public highway boundary on the relevant collection day. ECDC as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles. This contribution is currently set at £43 per property.

Environment Agency – No observations received

The Ely Group Of Internal Drainage Board - This application for development is within the Swaffham Internal Drainage District. The application states that surface water will be disposed of via soakaways. Provided that soakaways form an effective means of surface water disposal in this area, the board would not object to this proposal.

Cambs Wildlife Trust - No Comments Received

Senior Trees Officer – No objections to this proposal subject to a landscaping scheme and tree protection conditions being put in place to protect the existing hedgerow during the period of construction

5.2 Publicity - The application was advertised as a departure in a press advertisement published in the Cambridge Evening News on 15/09/2016 and a site notice was posted on a pole located close-by to the site on 14/09/2016.

5.3 Neighbours – Six neighbouring properties were notified in writing and the responses received are summarised below. A full copy of the responses are available on the Council's website.

Support - Two emails supporting the application were received from local residents on the grounds that the development would:

- Provide an opportunity to provide local housing, particularly for those with a strong connection with the village;
- Contribute to maintaining local amenities such as the pub.

Object - Five emails have been received from local residents objecting to the application on the grounds of:

- The dwelling should be subject to an agricultural occupancy;
- The location is outside of the development envelope and therefore fails to uphold the democratically agreed Local Plan policy in respect of development beyond the development boundary;
- Traffic Hazard – Located on a single track highway outside of the 30mph speed limit;
- Removal of an agricultural use of the land contrary to the NPPF and; the rest of the field would be rendered unusable for agriculture;
- Located away from other development within the village;
- Does not fulfil any of the exception requirements to justify a dwelling in the countryside.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

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

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations
Design Guide

6.3 National Planning Policy Framework 2012

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

7.0 PLANNING COMMENTS

Principle of development

- 7.1 The local planning authority is currently unable to demonstrate that it has an adequate five year supply of land for housing and, as a result of this, Local Planning policies relating to the supply of housing must be considered out of date and housing applications assessed solely 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 The benefits inherent in this application are considered to be: the provision of an additional residential dwelling built to modern, sustainable building standards and some short term positive contribution to the local and wider economy generated through construction work.
- 7.3 The site is located outside the established development framework of Reach, approximately 50 metres from the settlement boundary and the closest residential dwellings. The intervening land between the edge of the settlement boundary, set by the garden of 31 Great Lane, consists of a short section of farmland used mainly for storage with a mature hedge in place on the eastern boundary of the farm that screens the site from the settlement limits. Agricultural buildings together with the farmhouse of Hill Top Farm are located within a group of buildings some 100m to the south of the site. Some 30m to the north across Great Lane, planning permission for a dwelling has recently been granted on the land currently occupied by a stable block.
- 7.4 Overall, the site is located within an area now increasingly defined by the built form and some 50m from the settlement boundary of Reach. Given the absence of the 5 year housing land supply, the boundary limitation placed by the village development envelope would not apply with instead, the presumption in favour of sustainable development contained within both Policy GROWTH 5 of the Local Plan and paragraph 14 of the NPPF taking precedence in this respect.
- 7.5 Within this context, the proposed dwelling itself would consist of a modest extension close to the edge of the settlement close to an existing linear string of established residential development that realistically defines the established western boundary to the village. The location of a detached dwelling aligned to the line of the highway and located on the edge of a substantial area of storage land, close to both substantial farmstead buildings and nearby dwellings, would serve as a modest continuation of the built form in terms of its scale and form contributing albeit in a small way, to the provision of the Council's 5 year housing land supply within a clearly defined site. As such, a limited residential development of this site would not constitute an unduly intrusive encroachment into the surrounding countryside
- 7.6 Facilities within the village are limited. However the site is part of an established village community centred on the main service centres of nearby Newmarket and Cambridge which are both easily accessible by road and; where schools, transport

links as well other services such as shops and surgeries to meet everyday needs are all available and already supported by the villagers. The village also has a regular bus service that runs to Newmarket and Cambridge This small proposed residential development would not alter this balance and, as such, would constitute a sustainable form of development in terms of Policy GROWTH 5 of the Local Plan (para.14 of the NPPF) as well as complying in large part with the requirements of Section 8 of the NPPF in contributing to the promotion of healthy communities.

7.2 Visual amenity

- 7.2.1 As this is an edge of settlement location the layout, scale, form, design and materials of any development should serve to protect, conserve and where possible enhance existing landscape features on the visually sensitive settlement edge.
- 7.2.2 This application proposes a solid two storey brick built gable roof dwelling of the dimensions already indicated above. Conventionally designed, the proposed dwelling would be consistent in terms of its design and scale with the local built environment both within and just outside of the village edge. Window orientation would be primarily located to the front and rear with some windows also located on side of the rear addition. External main finishes of both the dwelling and the garage would consist of facing brick, pantile roof and window tiles to match the local pattern of finish with details to be agreed by condition.
- 7.2.3 Also, screening of the site can be achieved by a comprehensive scheme of landscaping of the site particularly from the surrounding countryside and farmstead in order to maintain and protect the residential amenities of the future occupants of the site. This would be likely to consist of new planting of native species hedgerows, shrubs and trees along the present open boundaries as well as reinforcing the existing roadside hedge to the north. The Councils Tree Officer has indicated that such a scheme would be acceptable and would also be conditional to any permission granted.
- 7.2.4 Whilst the dwelling would retain some form of visual profile within the landscape, it would be consistent with the local built form and would not be visually intrusive. On balance therefore it is considered that the proposal would not demonstrably harm the settlement edge and that subject to an appropriate soft and hard landscaping scheme it complies with Policies ENV1 and ENV2.
- 7.2.5 Should consent be granted permitted development rights can be removed in relation to the extension or alteration of the dwelling and in relation to detached structures within the curtilage, in order to ensure that the Local Planning Authority retains control over the site and to avoid a plethora of residential paraphernalia dominating the landscape.

7.3 Residential amenity

- 7.3.1 As detailed above, the site is located outside the established settlement boundary in a farmstead setting. The road and hedgerows lining it on both sides to the north and east serve to separate the development from the more open fenland landscape to

the north and beyond. Interface distances between the proposed dwelling and the farmhouse at Hill Top Farm are easily satisfied being separated by some 100m in distance, sufficient to avoid any issues of overlooking between the two dwellings. Similarly, the closest dwellings located within the village settlement boundary would, again, be of sufficient distance, at some 50m from the site over intervening landscape, to avoid any adverse impacts upon the residential amenities of local residents. The proposal therefore complies with Policy ENV2 in respect of maintaining residential amenity.

7.4 Highway safety

- 7.4.1 The proposal involves the creation of a new access approximately onto Great Lane. This access will lead onto an area of permeable paving that will act as a parking and turning area and, a detached garage. The Local Highway Authority raises no objections to the proposal and is satisfied that the visibility splays required are entirely within the highway. Any cutting back or removal of the boundary hedge to accommodate the visibility splays will be carried out by the Highway Authority. Subject to conditions being imposed regarding the construction of the driveway and a restriction on gates being constructed across the access, the proposal is considered to comply with Policy COM7 in relation to highway safety.
- 7.4.2 There is sufficient space within the site, which includes both a double garage and outside parking areas, to park several vehicles and the proposal therefore complies with Policy COM8 in relation to parking provision.

7.5 Biodiversity and ecology

- 7.5.1 A small section of hedgerow would be disturbed around the access but the majority of trees and hedgerows are to remain undisturbed. In this respect, the Trees Officer has raised no concern that the hedgerow would be significantly damaged by the proposal and is satisfied that a future landscape scheme would provide an opportunity to introduce native hedgerow planting to boundaries other than on the highway that would be conducive to improving the current setting of the site.
- 7.5.2 As part of the landscaping of the site it is expected that biodiversity enhancements in the form of bird and bat boxes are included to provide for foraging habitat for birds and mammals. The site itself may currently have limited potential to support wildlife, but this can be improved by appropriate conditions in this respect.

7.6 Other matters

- 7.6.1 The whole of the site is located in Flood Zone 1 and, as such, there is no significant increase in flood risk. As is the case with the majority of applications for residential development, a planning condition can be imposed requiring a detailed surface water drainage strategy to be submitted prior to work commencing on site.
- 7.6.2 The Council's Scientific Officer has also recommended that a contaminated land assessment is also submitted and is happy that this can be secured by condition.

7.6.3 The Ward Councillor, together with a number of objectors, has raised concerns regarding the setting of a precedent for development outside of the Development envelope. Should this application be successful it does not mean that further development in the locality must be supported. Any future applications would need to be considered on their own merits.

7.7 Planning Balance

7.7.1 The benefits of the proposal have been clearly set out in this report and comprise an additional dwelling to be added to the District's housing stock, together with the associated economic benefits from the construction process and continuing contribution to the local economy by future occupiers. These benefits attract significant weight in favour of the proposal in the planning balance. The proposal also provides an opportunity to enhance biodiversity on the site, which attracts some, albeit limited, weight in favour of the proposal.

7.7.2 Any development on the site will have an impact on the character and appearance of the area and will be visible from the public highway running just beyond the northern boundary. Any development should therefore be of an appropriate scale and massing and be sensitively designed. It is considered that the construction of a two storey dwelling is an appropriate response to the site's edge of settlement location. The proposal would not result in significant and demonstrable harm being caused to the visual amenity of the area and the proposal complies with Policies ENV1 and ENV2 in this regard. Subject to appropriate conditions the proposal does not give rise to any unacceptable impacts in relation to residential amenity, highway safety and biodiversity and ecology. The application is therefore recommended for approval.

8.0 APPENDICES

8.1 APPENDIX 1 – Planning Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
16/01036/FUL	Tom O'Connor Room No. 011 The Grange	Tom O'Connor Planning Officer 01353 665555 tom.oconnor@eastc ambs.gov.uk
94/00747/OUT	Ely	
95/00288/FUL		
05/00445/FUL		
07/00568/AGN		

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 - 16/01036/FUL Conditions

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

Plan Reference	Version No	Date Received
1794/01		12th August 2016
1794/03	A	5th September 2016
1794/02	C	3rd November 2016
1794/04		23 rd November 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 materials 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 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. 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.
- 6 No development shall take place until a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to first occupation.
- 6 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 Prior to first occupation or commencement of use the proposed on-site parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 1794/02 Rev.C and thereafter retained for that specific use.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 8 The proposed drive be constructed using a bound material for the first 6 metres in to the property from the edge of the highway to prevent debris spreading onto the adopted public highway.
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the approved access.
- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

- 10 Prior to the occupation of the dwelling visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan 1794/02 Rev.C The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 10 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 11 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 11 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV8 and COM7 of the East Cambridgeshire Local Plan 2015.
- 12 Prior to first occupation or commencement of use a full schedule of all hard and soft landscape works and biodiversity improvements shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping details shall include hard surfacing materials and any means of enclosure within the site. The soft landscaping schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The schemes shall also include details of bird and bat boxes to be installed on the site. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the dwelling.
- 13 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained

and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

- 14 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 15 Except as detailed on the approved plans, no trees shall be pruned or removed/felled and no hedges shall be removed without the prior written approval of the Local Planning Authority
- 15 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 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.
- 16 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.