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**MAIN CASE**

**Reference No:** 19/00887/FUL

**Proposal:** Construction of 4no. single storey dwellings with garaging, parking & associated site works - phased development

**Site Address:** Land Adjacent To 2C Moor Road Fordham Cambridgeshire

**Applicant:** ALN Carpentry & Joinery Ltd

**Case Officer:** Toni Hylton, Planning Officer

**Parish:** Fordham

**Ward:** Fordham And Isleham

Ward Councillor/s: Julia Huffer  
Joshua Schumann

**Date Received:** 24 June 2019

**Expiry Date:**  
10.01.2020

[U147]

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1.0 **RECOMMENDATION**

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

- 1 Approved plans
- 2 Time Limit - FUL/FUM - 2+ dwelling
- 3 Site Characterisation
- 4 Reporting of unexpected contamination
- 5 Foul and Surface water drainage
- 6 Archaeological Investigation
- 7 No piling foundations
- 8 Passing bay
- 9 Gates - restriction
- 10 Access - position and width
- 11 Visibility splays – plans
- 12 No surface water onto the highway
- 12 Boundary Treatments to be as shown on the plans
- 13 Arboricultural Method Statement
- 14 Construction times
- 15 Biodiveristy enhancements
- 16 PD – roofspace
- 17 PD – No extensions or outbuildings
18. Carports not to be enclosed

## 2.0 SUMMARY OF APPLICATION

- 2.1 The application proposes the erection of 4 detached single storey dwellings on a site area of approximately 0.69 hectares. The site is accessed from Moor Lane, Fordham. The 4 dwellings have the same appearance and internal layout as each other, although some are sited differently on the site. Each dwelling has 4 bedrooms, kitchen, dining area, sitting room and either a detached double garage or car port. Each plot has a garden in excess of 50 square metres.
- 2.2 The dwellings are served by an access from Moor Road and provides a bin store at the top of the site. A comprehensive landscaping scheme has been provided as well as boundary fencing details.
- 2.3 The application has been amended to reduce the built area to be under 1,000 square metres, this has been done through the loss of 2 detached garages to car ports.
- 2.4 The application has been called into Planning Committee at the request of Councillor Huffer as there were concerns with regard to the highway safety.
- 2.5 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

10/00869/FUL	Detached dwelling	Refused	10.12.2010
15/01450/FUL	Erection of a bungalow	Approved	05.02.2015
16/00785/FUL	Construction of 4 bed detached dwelling	Refused	12.09.2016
17/00779/VAR	To vary condition 1 (Approved plans) of previously approved 15/01450/FUL for Erection of bungalow	Approved	03.07.2017
17/00871/OUT	Residential development for the construction of 4 bungalows - access and scale only	Approved	11.08.2017

17/01474/VAR	To vary Condition 1 (plans) of previously approved Application Reference Number: 15/01450/FUL for Erection of bungalow	Approved	03.10.2017
17/01757/FUL	Proposed demolition of existing outbuilding and replacing with detached dwelling and associated works	Refused	20.12.2017
17/02152/FUL	Erection of bungalow	Refused	07.03.2018
19/00882/FUL	Erection of a dwelling	Withdrawn	18.08.2019

#### 4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located outside of the established development framework of Fordham, in an area of countryside. The site is currently in use as paddock and grazing land. There is an extant planning permission for the construction of a detached dwelling on land adjoining the north-west boundary of the site. The boundaries of the site are marked by post and rail fencing. The site adjoins the rear boundaries of dwellings on Carter Street and Grove Park with open countryside to the north and east.

#### 5.0 RESPONSES FROM CONSULTEES

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

**Cambridgeshire Archaeology** - 8 July 2019

No objection subject to a condition requiring a Written Scheme of Investigation.

**Housing Section** - 8 July 2019

If the site is over 1 hectare there needs to be an affordable housing provision in line with NPPF.

**The Ely Group Of Internal Drainage Board** - 15 July 2019

The Board have no comment to make from a drainage point of view.

**Parish** - 28 August 2019

States "Construction of 4 single storey dwellings land adjacent 2 C Moor Road Amendment ref: 19/00887/FUL

The proposal for the 2 additional parking spaces appears from the plan No 19002-9 REV A to be a garage. There are no plans, elevations or measurements for this additional building.

The size of the passing bay is inadequate and the Parish Council ask that the Highways Authority be consulted as it understands according to Appendix A of HS2 Rural Road Design Criteria clause A.6.10 that "the combined width of a single -

track road plus passing bay shall be 5.5 metres over a length of 5 metres (or 15 metres where likely to be used by buses or heavy goods vehicles). Moor Road is heavily used by 38 tonne HGV's during harvest time together with combine harvesters and delivery lorries and at a lesser extent other times of the year. At the position of the passing bay shown on the drawing No 160533-03 the existing carriageway is only 3.1 metres and the verge is 2.4 metres to the edge of the ditch.

The Parish Council wish to emphasise the Fordham Neighbourhood Plan made in December 2018.

This site is in open countryside and is outside the development envelope as shown in the FNP.

The Parish Council supported the previous approved application Ref: 17/00871/OUT following a meeting on 23rd January 2017 with the Applicants, Oxygen Real Estate Group, because of its assurance that the proposal was for 4 small bungalows for older people who wished to downsize and young people looking to get onto the housing ladder. This is shown in the Community Consultation Leaflet which formed part of the application.

A comment of the Parish Council on the 8th June 2017 was for "permissive development rights to be removed to ensure these remain 2 bed bungalows"

The planning Officer considered that it was not reasonable to restrict the ability for the dwellings to be extended.

However to ensure that the development remained as small bungalows Clause 17 of the Conditions are very clear and state "The number of dwellings hereby approved shall be limited to four and each dwelling shall have a maximum ridge height of 5.5 m, a maximum eaves height of 2.5 m and a maximum foot print of 12m X 15m".

The approved application 17/00871/OUT complies with the FNP clauses 2.21, 2.23, 4.2, 4.9 and 4.10. In particular Policies 4.9 and 4.10 are very clear "Affordability of housing is also an issue in Fordham... and Applications for affordable housing on sites outside of, but immediately adjacent to, the Development Envelope should only be approved exceptionally....."

The application before us 19/00887/FUL shows a poor layout and is for 4 large 4 bedroom bungalows. Fordham is already showing growth of 43% and a further development of expensive dwellings is unnecessary and unacceptable.

It must NOT be assumed that a principal of development has been established.

As demonstrated above this site should only be for 4 affordable single storey dwellings.

This application must be refused on the grounds that it does not comply with the Fordham Neighbourhood Plan."

**Parish - 30 July 2019**

States "Previous applicant consulted with Fordham P.C. January 2017 - and this resulted in an application for 4 No - 2 bed bungalows providing urgently needed affordable housing for the young and elderly. Certain conditions were included in the Planning Permission:

10. access located in position shown on drawing No 160533-03 ref A.

17. number of dwellings approved limited to four and each dwelling shall have a max ridge height of 5.5m, max eaves height of 25m and max footprint of 12m x 15m or 180 sq mtrs.

Fordham Parish Council object to this application.

Access should remain in the position which has been approved by the planning approval 17/00871/OUT

It is unacceptable that there are no measurements shown on the drawings

The footprint of these proposed dwellings is 304 sq metres or 70% larger than those already approved

The site is 6993 sq mtrs of 7.0 hectares and does not provide any affordable housing which does not comply with NPPF 2019

The layout of the dwellings is totally unacceptable as they all face each other instead of that which has already been approved all looking over the open fields.

Application 17/00871/OUT was approved before the FNP was created.

It is the view of the Parish Council that this new application should be refused as it is outside the development envelope as shown in the FNP, and construct the much needed affordable dwellings already approved.”

**Parish** - 15 November 2019

Fordham Parish Council have asked me to re-send their statement with regards to the above Amendment.

**Ward Councillors** – Cllr Julia Huffer has requested that the application is presented the planning committee on the basis that there is concern over the width of the pavements and roads.

**Local Highways Authority** - 25 November 2019

States “I have no objections The amended plan does not make any changes to access, parking or turning arrangements and the conditions and informative recommended previously in correspondence dated 30th October 2019 therefore remain fully applicable.”

**Local Highways Authority** – 30<sup>th</sup> October 2019

States “After a review of the amended layout and access arrangement on drawing 19;002-9 Rev B I have no further objections

Prior to the start of construction the layby as shown on drawing number 19;002-9 Rev B is installed and constructed to CCC specification

HW11A – Access arrangement is laid out to approved drawing number 19;002-9 Rev B and constructed to CCC specification

HW22A – no private surface water shall be permitted to be discharged on to the highway”

**ECDC Trees Team** - 22 November 2019

States “No tree related objections to this application.”

**ECDC Trees Team** - 25 July 2019

States “The tree species indicated are a good choice and are suitable for this rural location, the trees locations need re thinking as some of them appear to be so close to the proposed fences that they will soon impact with the fences likely leading to their early removal, the trees should be a minimum of 1m from fences to allow for future growth and maintenance of the ground round their base.

The use of Portuguese Laurel as hedging is no appropriate for this rural location a native species would be better an single species such as Beech or Hornbeam would still provide a more formal appearance or a mixed species native hedge would give a less formal appearance but provide greater biodiversity and a greater range of interest with different flowering and fruiting times.”

**Enforcement Section** - No Comments Received

**Environmental Health** - 5 July 2019

No objection subject to conditions requiring the submission of a contamination assessment; construction times and restriction of piling foundations.

**Waste Strategy (ECDC)** - 19 July 2019

No objection subject to the payment towards the provision of bins.

5.2 Neighbours –23 neighbouring properties were notified and 20 responses were received and are summarised below. A full copy of the responses are available on the Council’s website. A site notice was displayed on a telegraph pole near the site on 9<sup>th</sup> July 2019.

- Outside of the development framework (Local Plan and Fordham Neighbourhood Plan)
- Highway safety, including increase in traffic
- Out of character for the area
- Encroachment into the countryside
- Too larger dwellings
- Makes no contribution to the area
- Overdevelopment
- Tree boundary is not managed
- Potential for overlooking
- Access and passing space too small
- Noise and disturbance
- Lack of privacy
- Impact on nature
- Lack of affordable housing

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy

GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 7	Biodiversity and geology
ENV 9	Pollution
ENV 8	Flood risk
COM 7	Transport impact
COM 8	Parking provision
ENV 14	Sites of archaeological interest

## 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

Fordham Neighbourhood Plan

## 6.3 National Planning Policy Framework 2019

2 Achieving sustainable development

11 Making effective use of land

12 Achieving well-designed places

14 Meeting the challenge of climate change, flooding and coastal change

16 Conserving & enhancing the historic environment

15 Conserving and enhancing the natural environment

5 Delivering a sufficient supply of homes

## 7.0 PLANNING COMMENTS

7.0.1 The main issues to consider in the determination of this application are the principle of development, comparison of previously approved scheme, visual amenity, highway safety, residential amenity, drainage and flood risk and ecology and biodiversity.

### 7.1 Principle of Development

7.1.1 The local planning authority is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, all Local Planning policies relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.

7.1.2 The benefits of this application are considered to be: the provision of four residential dwellings built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short term through construction work.

- 7.1.3 The site is located outside the established development framework of Fordham, however, the site adjoins the settlement boundary in a number of places. The site is therefore considered to be sufficiently well connected to the settlement, alongside a number of residential dwellings and within close proximity to the facilities and services on offer in the village.
- 7.1.4 The fact that the Council cannot currently demonstrate that it has an adequate five year supply of housing does not remove development envelopes. It does however restrict the application of policy GROWTH 2 within the Local Plan, which states that outside defined development envelopes, development will be strictly controlled and restricted to the main categories set out within the policy. The Council can demonstrate that there is 3 years of housing land supply in Fordham and this is established through the Fordham Neighbourhood Plan. This document is considered to have considerable weight in the determination of the application.
- 7.1.5 There have been a number of applications in connection with this site, or smaller parcels of land forming part of this site, in recent years. Applications for the construction of a dwelling were refused in 2005, 2010 and 2012 and all subsequently dismissed on appeal. On each occasion the proposal was found to be contrary to the policies in place at the relevant time to prevent development in the countryside. Since then a dwelling has been allowed on the adjoining site known as 2C Moor Road, this was subject to an appeal in 2018 and was allowed. The site saw in 2017 planning permission granted for 4 dwellings on a slightly larger site and the planning permission is an extant, at the time of this submission, there has been no significant policy change other than the adoption of the Fordham Neighbourhood Plan that would resist this development. It is accepted it is outside of the development envelope for Fordham contrary to the Neighbourhood Plan, however, it was at submission an extant permission and it would be unreasonable of the Local Planning Authority to consider this application anything but in principle acceptable, subject to other material considerations.
- 7.1.6 As shown in the planning history, there was an application for an additional dwelling by the same agent, yet shown as a different applicant. The agent was advised that the Local Planning Authority would not support both applications and recommended that one of the applications was withdrawn, as it is likely the Local Planning Authority would not be able to support an additional dwelling on the site in line with the Fordham Neighbourhood Plan. This land is still shown on the plans as outside of the development site for this application and to date no information of what will happen with this land in the long run has been provided. Should further applications be made for additional dwellings on the land adjacent to the application site there will be a requirement for a contribution towards affordable housing as the built area does not exceed 1,000 square metres. The development would be considered as a single development and would meet the requirements of the NPPF to provide affordable housing.
- 7.2 Comparison of previously approved scheme
- 7.2.1 In 2018 outline planning permission was granted for the erection of 4 single storey buildings 5.5 metres in height with a maximum footprint of 12 by 15 metres. The site was



larger at 0.95 hectares. No details of design was provided and the access was located closer towards 2C Moor Road.

7.2.2 The application subject of this application is smaller at 0.69 hectares and provides 4 dwellings at a height of 5.5 metres. The footprint of the proposed dwellings is shown to be 21 metres by 16 metres and double garages with the access further away from 2C Moor Road.

7.2.3 The main differences between the proposals is the site area and amount of footprint for the dwellings. Whilst it would be preferable to see these reduced in size, the density of the proposed development is 6 dwellings per hectare which is considered to be a low form of development, whereas the slightly larger site would equate to 5 dwellings per hectare. The proposal would equate to 0.0937 hectare of developed area, with the remaining 0.6 hectare for open space. Whilst it is accepted the proposal does increase the built form of the site it cannot be considered to be a form of over development and provides in excess of the standards set out within the Design Guide. On this basis the proposal is considered to comply with policies ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015.

7.2.4 The site is smaller compared to the outline planning application and the area not part of the application was subject to an outline planning application for a single dwelling. This was later withdrawn by the applicant.

### 7.3 Visual Amenity

7.3.1 The site is located on the edge of the settlement of Fordham, with residential dwellings to the south and west of the site. The northern and eastern boundaries are open to the countryside and any development on the site will be visible when travelling along Moor Road towards Carter Street.

7.3.2 The applicant is aware of the planning history of the site and is therefore proposing a low density form of housing limited to four single storey dwellings. The proposal will effectively infill an area between the existing built form on Moor Road and dwellings to the south of the site on Grove Park and the granting of consent for development on this site does not set a precedent for further development along Moor Road.

7.3.3 The proposal will have an urbanising effect on this area. The original outline consent given in 2017 was for 4 single storey dwellings approximately 5.5 metres in height. This proposal is also for 4 dwellings approximately 5.5 metres in height, albeit on a smaller site. However, the proposal would still be considered as a low density form of development with substantial gardens and spacing between the dwellings. On balance it is considered that any adverse effects on the character and appearance of the area would be outweighed by the benefits of the scheme as detailed above.

7.3.4 The 4 dwellings have been designed to be low in height and to enable space around the buildings on a site at the edge of a settlement. The external appearance of the dwellings is not considered to be out of keeping with the character of the area. The proposed materials include render, flint, red facing brickwork to the plinth

and a grey interlocking roof tile all of which have been used in the local area. On this basis the proposal is considered to comply with policies ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015.

#### 7.4 Residential amenity

- 7.4.1 The main neighbours to be affected by the proposal 2C and 2B Moor Road; 15, 17 and 19 Grove Park and 186 to 174 Carter Street.
- 7.4.2 2C and 2B Moor Road are storey and half detached dwellings and the nearest proposed dwelling would be plot 4 which is in excess of 40 metres away from the dwellings. It is considered that this distance would not lead to the potential for overlooking and would not be overbearing on the existing dwellings. Whilst the properties may have sight of the proposal this would not be to the detriment of their amenities.
- 7.4.3 15, 17 and 19 Grove Park are 2 storey dwellings and the nearest plots, 2 and 3 are between 24 and 30 metres away from the existing dwellings. It is considered that the distances from the existing dwellings to the proposed dwellings is in excess of the standards set within the Design Guide, these are single storey dwellings and would not be able to overlook the neighbouring properties, be overbearing or lead to a loss of light. Again these properties may have sight of the proposal but it is not considered to be at the detriment of their amenities.
- 7.4.4 The properties along Carter Street are in excess of 70 metres from the boundary of the site and the potential for harming the amenities of these neighbours is unlikely by way of overlooking, being overbearing or loss of light. These dwellings are closer to other residential properties. There may be during construction some disturbance, however this can be conditioned to restrict the working hours of the development.
- 7.4.5 It is accepted that the adjoining neighbours may have some visual sight of the proposal however this will not compromise their amenities by way of overlooking, loss of light or being overbearing. A condition restricting windows or the conversion of the loft space to habitable accommodation can be attached to any planning permission granted to ensure these amenities are maintained. On this basis the proposal is considered to comply with policy ENV2 of the East Cambridgeshire District Council Local Plan 2015.

#### 7.5 Historic Environment

- 7.5.1 The Historic Environment Team at the County Council has recommended that a programme of archaeological investigation is under taken prior to development commencing. This can be secured by condition. On this basis the proposal is considered to comply with policy ENV14 of the East Cambridgeshire District Council Local Plan 2015.

#### 7.6 Highways

- 7.6.1 Access for the 4 dwellings is from Moor Road, the original scheme included a footpath at the site but did not connect to another footpath and provided a passing bay, this was offered by the applicant at the time. In consultation with the Highways

Officer, the provision of footpath was seen as unnecessary as it failed to connect with a footpath anywhere else along Moor Road and would therefore seem unreasonable to ask for it. In addition it would have resulted in the loss of trees to the front of the 2C Moor Road which make a contribution to the character of the area. On this basis it was considered the need for a footpath that didn't go anywhere was unreasonable.

- 7.6.2 The site can provide a minimum of 2 parking spaces per dwelling and safe access within the site which can also enable a fire appliance to manoeuvre. It is considered that the site can provide safe vehicular and pedestrian access and subject to conditions which include constructed to Cambridgeshire County Council standards and the provision of the passing bay. On this basis the proposal is considered to comply with policies COM7 and COM8 of the East Cambridgeshire District Council Local Plan 2015.
- 7.6.3 A number of concerns have been raised with regard to highway safety and the increase in the size of dwellings and likely increase in traffic. The Local Planning Authority does not apply parking spaces to the equivalent of bedrooms, as such the site can adequately accommodate in excess of 2 spaces per dwelling in line with the requirements of policy COM7 of the East Cambridgeshire District Council Local Plan 2015.
- 7.6.4 In consultation with the Highways Officer no objections were raised with regard to the amount of traffic using Moor Lane and with the provision of a passing bay, which is the same as proposed with the extant planning permission. On this basis it is considered that the proposal complies with policy COM8 of the East Cambridgeshire District Council Local Plan 2015.
- 7.7 Ecology
- 7.7.1 In the submission of the outline planning permission in 2017 the application was supported by an Ecological Assessment. The conclusion of the report was that the site had limited potential for protected species and any development of the site should include a net biodiversity gain. No mitigation measures were proposed only enhancements. Whilst the report is over 2 years old, the site has seen little change and would be unreasonable to request a further report as the report is likely to draw the same conclusions. The proposal includes a mix of planting and a condition requiring a detailed biodiversity scheme can be requested by way of condition. On this basis the proposal is considered to comply with ENV7 of the East Cambridgeshire District Council Local Plan 2015.
- 7.8 Flood Risk and Drainage
- 7.8.1 The site is located in Flood Zone 1, where the majority of development should be directed to. The proposal will result in the partial development of a Greenfield site with areas of hardstanding that will no longer be able to take surface water. The applicant had submitted a Flood Risk Assessment as part of the outline planning application and this confirmed that a sustainable drainage system can be incorporated into the scheme. It is considered that since the determination of this previous application the ability to provide a sustainable drainage system will not

have changed, and this can be secured by planning condition in accordance with Policy ENV8

## 7.9 Affordable Housing

7.9.1 Some concerns with regard to the lack of affordable housing have been raised. The NPPF requires that sites over 1 hectare and 1,000 square metres of floor space requires the provision of affordable housing. The site is under 1 hectare and each dwelling is approximately 223 square metres, there are 2 double garages of 36 square metres giving the total floor area of development as just under 1,000 square metres at 964 square metres. As such it is not a requirement for the provision of affordable housing on this site. A condition restricting any extensions to the dwellings will be required to ensure the visual impact of the proposed development is controlled for the future but also to ensure that the development does not exceed 1,000 square metres shortly after approval; therefore requiring an affordable housing contribution.

## 7.10 Renewable Energy

7.10.1 As the development is for 4 dwellings there is no requirement for the provision of renewable energy to be incorporated into the final build of the development. However, should dwellings come forward on the land adjacent to the site, which was part of the outline application a full renewable energy strategy would be required for this additional house, demonstrating that it would exceed 10% above building regulations for all of the dwellings in order to comply with policy ENV6 of the East Cambridgeshire District Council Local Plan 2015.

## 7.11 Planning Balance

7.11.1 The benefits of the proposal have been clearly set out in this report and comprise an additional four dwellings 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 further occupiers. These benefits attract significant weight in favour of the proposal. The proposal will extend the built form out into the countryside, however, the scale of the proposal is such that it can be accommodated without having a significant adverse effect on the visual amenity of the area. There is ample space on the site for landscaping to help to assimilate the development into its surroundings. Subject to the imposition of suitable conditions relating to landscaping and the restriction of permitted development rights in respect of loft conversions it is considered that the proposal can be made acceptable. The proposal does not raise any issues in relation to residential amenity, highway safety and ecology that cannot be adequately dealt with by condition.

7.11.2 On balance it is considered that the benefits of the proposal outweigh any adverse effects on the character and appearance of the area and that, in accordance with the presumption in favour of sustainable development, the application is therefore recommended for approval.

## 8.0 APPENDICES

### 8.1 Conditions

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

Plan Reference	Version No	Date Received
19; 002- 9	D	18.12.2019
19:002- 10	A	18.12.2019
19:002 – 20	A	18.12.2019
19:002 – 30		01.07.2019
19:002 – 40		10.07.2019
160533 0-TK05		15.08.2019
160533 0-TK03		15.08.2019

- 1 Reason: To define the scope and extent of this permission.
2. The development hereby permitted shall be commenced within 2 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 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.

3. 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.
4. 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.

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.
5. No development shall take place until a scheme to dispose of surface and foul 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 dwellings hereby approved.
5. Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
6. No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
6. Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
7. In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
7. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
8. Prior to commencement of development details of the passing bay, based upon the details shown on Drawing No.19;002- 9 Rev C, shall be submitted to and approved in writing by the Local Planning Authority. The passing bay shall be installed and be fully operational prior to first occupation of any dwelling.

8. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015
9. The access shall be as shown on 19;002 – 9 Rev C and thereafter retained in perpetuity.
9. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015
10. 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 within 5 metres of the public highway, as shown on 19;002 – 9 Rev D.
10. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
11. Prior to first occupation visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan 19;002 – 9 Rev C. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
11. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
12. 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.
12. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
12. The boundary treatments shown on 19;002 Rev C. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the dwellings hereby approved.
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 development shall take place until a detailed Arboricultural Method Statement (AMS) compliant with BS 5837:2012 Trees in relation to design, demolition and construction has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous

hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.

- 13 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.
- 14 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 08:00 - 18:00 each day Monday-Friday, 08:00 -13:00 Saturdays and none on Sundays or Bank Holidays.
- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 15 Prior to 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
- 15 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 16 Notwithstanding the provisions of Schedule 2 Part 1 Class A and Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the roofspace of each dwelling shall not be extended or altered in any way and shall not be used as habitable accommodation.
- 16 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling, without the prior written consent of the Local Planning Authority.
- 17 Reason To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and to ensure the built development does not exceed 1,000 square metres in accordance with policy HOU3 of the East Cambridgeshire District Council Local Plan 2015.
- 18 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 car ports to plots 1 and 2 shall remain in perpetuity as car ports at no time shall doors be added without the prior written consent of the Local Planning Authority.



- 18 Reason To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and to ensure the built development does not exceed 1,000 square metres in accordance with policy HOU3 of the East Cambridgeshire District Council Local Plan 2015.

<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer(s)</u></b>
19/00887/FUL	Toni Hylton Room No. 011 The Grange Ely	Toni Hylton Planning Officer 01353 665555 toni.hylton@eastca mbs.gov.uk
10/00869/FUL		
16/00785/FUL		
17/00779/VAR		
17/00871/OUT		
17/01474/VAR		
17/01757/FUL		
17/02152/FUL		

National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](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>