
MAIN CASE

Reference No: 19/01470/OUT

Proposal: Outline application for the erection of up to 4no. dwellings along with associated infrastructure and landscaping with all matters reserved apart from access

Site Address: Site South Of 60 Longmeadow Lode CB25 9HA

Applicant: Cambridgeshire County Council

Case Officer: Molly Hood, Planning Officer

Parish: Lode

Ward: Bottisham
Ward Councillor/s: Charlotte Cane
John Trapp

Date Received: 15 October 2019 **Expiry Date:** 10 January 2020

[U151]

1.0 RECOMMENDATION

1.1 Members are recommended to approve the application subject to the following recommended conditions below:

- 2 Time Limit - OUT/OUM/RMA/RMM
- 3 Time Limit - OUT/OUM
- 4 Site Characterisation
- 5 Reporting of unexpected contamination
- 6 Piling foundations
- 7 New access - width
- 8 Access drainage
- 9 Footpath Construction
- 10 'No dig' measures
- 11 Tree Protection Measures
- 12 Construction times
- 13 No pruning/cutting or felling/removal
- 14 Foul and Surface water drainage
- 15 Archaeological Investigation

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks outline consent for the erection of up to four dwellings with a new access from the public highway of Longmeadow. The only matter to be considered at this stage is access. All other matters would be dealt with at reserved matters stage.
- 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 into Planning Committee by Councillor Cane as the site is open countryside and was not considered for development in the 2015 Local Plan. Additionally the site is of significant archaeology and the grassland, species rich hedge and trees are important habitats on the site.

3.0 PLANNING HISTORY

- 3.1 No relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The 0.26 ha site is adjoining to the defined to settlement boundary of Longmeadow. The site currently forms part of an open field, with well-established hedgerows present on the southern and northern boundaries, as well as a few trees on the front boundary. Beyond the rear of the site there is a further mature hedge which defines the boundary of the larger field. Adjacent to the site on the northern boundary is a detached residential dwelling and to the south is an agricultural field.

5.0 RESPONSES FROM CONSULTEES

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

Parish - 14 November 2019

The Parish Council consider that before the question of access is considered, a determination needs to be made about whether it is appropriate to develop this site at all. There were differing views ranging from one that it is inappropriate to approve development in open countryside to a view that it should be considered in the light of the need for more housing. The Council noted that at this stage there is no information about the nature of the housing to be developed and whether it will be affordable;

Comments were made about the already extant issues with high volumes of traffic speeding along the B1102 creating risks for vehicles leaving Longmeadow, especially turning right;

It was noted that the development of this site had not been proposed during the period when the local plan was being reviewed. There was concern that if

permission is given to develop this site, it will lead to further exceptions being made to develop the land owned by the County Council to the rear of the proposed development and also along the rest of the road going South towards the B1102.

The Parish Council concludes that, given that this site was not included in the 2015 Local Plan nor was it proposed during the consultation for a replacement plan, the application for permission to develop this site must be called in and determined by the Planning Committee

Ward Councillors - No Comments Received

Cambridgeshire Archaeology - 29 November 2019

Our records indicate that this site lies in an area of archaeological potential, situated only 100m to the south east of a nationally designated area of Roman settlement (National Heritage List for England reference 1006793), thought to have been the site of at least four Roman buildings and wherein has previously been identified numerous findspots of Roman date including a dispersed coin hoard and substantial quantities of Roman coarse ware pottery (06865), with many vessels which were substantially complete reported as coming under plough when the settlement area was first ploughed in the 1950s. Examination of aerial imagery shows that linear features associated with the settlement extend a considerable distance to the south and west of the scheduled area. Later activity in the landscape is represented in the form of numerous findspots of Saxon and medieval date, eg. 06572, 06616, 06617). To the south of the application area is cropmark evidence of a Bronze Age barrow (funerary monument) (06609), with cropmark evidence of earthworks of a track and other linear features (10129) representing a possible area of deserted medieval settlement to the south east.

We therefore cannot support the conclusions drawn by the brief 'archaeological appraisal' appended to the Heritage Assessment submitted in support of this application, that archaeological remains within the site boundary are likely to be 'of no more than low archaeological importance', and whilst we do not object to development from proceeding in this location, we consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

ECDC Trees Team - 3 December 2019

The treed vegetation on the front boundary of this site appears to comprise Ash (re-generation from an old specimen), Elder and possibly Elm - I would estimate this vegetation to be 8 - 12 years old with the Elm no doubt re-growth from a mature Elm lost to Dutch Elm disease. With such specimens they generally reach 10-15 years of age or approximately 8-10m in height before they succumb to DED again.

The trees are not afforded any statutory protection and can therefore be removed without consent from the Council, to ensure the trees are retained ideally a TPO should be served however these specimens while highly visible would not be considered for a TPO.

If this vegetation is included on an approved plan then the use of no-dig construction for the section of footpath through the Root Protection area will be required - all round a bit onerous for poor specimens.

From the masterplan they are indicating a good landscape buffer along the frontage which will help assimilate the development into the rural character, I would therefore advise that the existing vegetation is not retained and a robust landscaping scheme is proposed with a mix of native but also some trees of interest given the buffer will be part of residential development. The western boundary can include specimens which will achieve a height over 10-12m in maturity along with smaller specimens for example Pride of India, Liquidamber, Judus tree for colour and interest, native species Box elder, Field Maple, Oak, Trident Maple - they could include a fruit tree or two for local diversity.

Local Highways Authority - 6 November 2019

The highways authority has no objections in principal to this application, subject to recommend conditions.

Waste Strategy (ECDC) - 8 November 2019

No objections.

CCC Growth & Development - No Comments Received

Environmental Health - 29 October 2019

Under section 6 of the Application Form the applicant has indicated 'yes' in the 'proposed use that would be particularly vulnerable to the presence of contamination' box. I therefore 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 properties I would advise that construction times and deliveries during the construction phase are restricted to the following:

07:30 - 18:00 each day Monday - Friday
07:30 - 13:00 on Saturdays and
None on Sundays or Bank Holidays

If it is necessary to undertake ground piling I would request that a method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place. If there is no intention to utilise ground piling then I would request this be confirmed in writing and a condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA.

5.2 Neighbours – 10 neighbouring properties were notified and the responses received are summarised below. A full copy of the responses are available on the Council's website.

- Contractors vehicles will be parked up on the road and delivery vehicles may block the road.

- The connection of the mains water, sewage and electricity will lead to the road being dug up.
- Our outlook will be completely destroyed by the building of two storey dwellings.
- No.60 is the first building in the hamlet and is in keeping with the hamlets visual history, these dwelling would block this.
- The existing sewage and telecommunications are under great strain already.
- The site is outside the development envelope and there's no amenities in Longmeadow.
- The land is remnants of the authority allotments, will new allotments be provided.
- The tree survey fails to mention the Elm tree by the entrance, as a survivor of Dutch Elm Disease this should be protected.
- There is a bat colony and swifts which feed over the area and Barn Owls roost in the gardens of No.62
- The junction of Longmeadow with the B1102 has limited visibility and traffic is at national speed limit.
- Longmeadow cannot take additional housing and is not marked for expansion.
- Overdevelopment of rural area and creates a precedent.
- There is a lot of agricultural vehicles and HGV's which use the road.
- The site has once been rejected before.
- Local infrastructure is already overstretched.
- The phone kiosk, letter box and village noticeboard will obscure visibility.
- Concern about what will happen to the field behind the development.
- At present the drains cannot cope with heavy rain and the road floods, this development will take further land up for rainwater drainage.
- The visual impact of the development would be quite considerable.
- The proposal would be overbearing, overlooking, overshadowing and result in a loss of privacy.
- It is not a sustainable location.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

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
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision
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
HOU 2	Housing density

6.2 Supplementary Planning Documents

Design Guide

Developer Contributions and Planning Obligations

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

6.3 National Planning Policy Framework 2019

2 Achieving sustainable development

5 Delivering a sufficient supply of homes

8 Promoting healthy and safe communities

9 Promoting sustainable transport

11 Making effective use of land

12 Achieving well-designed places

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

15 Conserving and enhancing the natural environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 The main considerations in the determination of this application are the principle of development, residential amenity, visual impact, flood risk and drainage, ecology and biodiversity.

7.2 Principle of Development

7.2.1 The Five Year Housing Land Supply report dated June 2019 has concluded that the Council does not currently have an adequate five year supply of land for housing, and as such, the housing policies within the 2015 Local Plan (GROWTH 2) cannot be considered up-to-date in so far as it relates to the supply of housing land. In this situation, the presumption in favour of development set out in the National Planning Policy Framework (NPPF) means that permission for development should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits or specific policies in the Framework indicate that development should be restricted.

7.2.2 The proposal would be beneficial to the local housing supply in the form of four dwellings, and would be beneficial in the short term to the local economy through the construction stage. The site is located adjacent to the settlement boundary and would be well linked to the remainder of the village. Whilst it is acknowledged that Longmeadow has no facilities for residents it is connected to the larger settlement of Lode and Swaffham Bulbeck via a footpath and is considered to be a sustainable location for development. The principle of development is considered acceptable subject to compliance with other local and material planning policies and all other material planning considerations that form part of the planning balance for this application.

7.3 Residential Amenity

- 7.3.1 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. Additionally paragraph 127(f) of the NPPF requires proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users. The full details of the proposed dwellings are not submitted at this stage and would be considered at reserved matters. The indicative layout provided with the application indicates how acceptable plot sizes could be achieved, in accordance with the Design Guide SPD.
- 7.3.2 The indicative plan demonstrates the residential dwellings in a location which is set back from the existing linear development pattern of Longmeadow and the neighbouring property No.60. This indicative layout would not be acceptable at reserved matters stage but layout and scale are not being considered in this application. Neighbour concerns have been raised regarding the overlooking, overbearing and overshadowing impacts of the development as well as the loss of privacy for nearby residents. Whilst the concerns have been noted, the impact between the proposed dwelling and No.60 cannot be fully considered until the full details of the layout, design, scale and appearance are submitted.
- 7.3.3 Furthermore, the access would be situated close to the southern boundary and at the furthest point away from No.60 Longmeadow. Neighbour concerns have been received over the impact on parking and the access to the site. Whilst there are residential properties opposite the site, the position of the access is not considered to result in significant noise and disturbance to surrounding residential dwellings.

7.4 Visual Impact

- 7.4.1 In terms of visual impact, Policy ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. Paragraphs 127 and 130 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The NPPF indicates that development should be refused which fails to improve the character and quality of an area and the way it functions. Neighbour responses were received which raised concern over the visual impact of the development and disruption to the existing outlook of the site.
- 7.4.2 The applicant has submitted a Landscape and Visual Impact Statement which concludes that the existing housing to the west, north and south limits the extent to which the proposed development can be perceived in the wider landscape. Additionally the statement addresses how the settlement pattern already extends south to the junction and that the site would be contained by existing and proposed features, making it contiguous with existing development.
- 7.4.3 The site is located at the edge of the settlement and is closely related to the open countryside to the south and east. Due to the edge of settlement location this means that the proposal will have a high visibility within the streetscene. However it

is considered that due to the defined and well-established boundary treatments the natural end of the settlement can be defined by the southern boundary of the site. The established hedgerow creates a natural definitive line to the open countryside beyond. The development of this site is not considered to result in a significant urbanisation towards the edge of the settlement or detrimental encroachment into the open countryside.

- 7.4.4 As scale, layout and appearance cannot be considered at this stage the visual or physical affinity with the existing pattern of development cannot be fully assessed, however the indicative plan mirrors the existing linear pattern of development. It is considered any development on the site would have to reflect the linear pattern of development and characteristics of the existing dwellings within the streetscene. In particular the development should have a sympathetic relationship to No.60 Longmeadow as it forms the closest neighbouring dwelling within the streetscene. Whilst a linear development is demonstrated on the indicative plan, it shouldn't be assumed that the indicative design is acceptable in terms of layout or scale.

7.5 Highways

- 7.5.1 The application proposes to construct a single access point off Longmeadow to serve the residential dwellings. The indicative plan demonstrates an internal road which would serve all residential dwellings off street parking and provide the appropriate turning space to allow vehicles to safely manoeuvre out of the site in a forward gear. The internal access road would run parallel to the highway, separated by the grass verge. The site is considered to be able to accommodate adequate parking provision for up to four dwellings. The Local Highways Authority have raised no objection to make regarding the access to the site, subject to standard conditions being applied.
- 7.5.2 The submitted access assessment demonstrates that a pedestrian footpath will connect the proposed access with the existing footpath which runs along Longmeadow. The access assessment also indicates the 2.4m visibility splay for 43m, which provides more than sufficient visibility. Neighbour concerns were raised over the visibility impacts from the location of the telephone kiosk, post-box and noticeboard. Present within the grass verge currently is a post-box, noticeboard and telephone kiosk, however the Local Highway Authority are confident that these objects would not impinge visibility for the site. Furthermore, the access to serve the site can adequately achieve a width over 5m for a suitable distance.
- 7.5.3 The proposal is considered to be compliant with policy COM7 of the Local Plan 2015, as it provides safe and convenient access to the highway network, and Chapter 9 of the NPPF which promotes sustainable transport. Additionally the application is considered to comply with policy COM8 as it is considered appropriate off street parking provision could be provided for each dwelling.

7.6 Ecology & Trees

- 7.6.1 Paragraph 170(d) of the NPPF advises that development proposals should minimise impacts on biodiversity and secure net gain. Additionally, the paragraph discusses the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 175(d) advise that

opportunities to incorporate biodiversity improvements should be encouraged, stating that development should be supported where the primary objective is to conserve or enhance biodiversity. Policy ENV7 of the Local Plan 2015 seeks to maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of development proposals, seeking to deliver a net gain in biodiversity proportionate to the scale of development.

- 7.6.2 Neighbour concerns have been raised over the presence of bats and swifts which feed over the site. A Preliminary Ecological Appraisal has been submitted as part of the application. The appraisal noted that the site represents part of a small arable field, with species poor grass margins but does include a species rich hedgerow. It is noted that the trees and hedgerow are what possess the elevated ecological and habitat value, therefore playing an important role in the ecological quality of the site. The appraisal recommends that the onsite hedgerow and trees are retained, protected and enhanced with a recommendation that no further surveys are required for specific protected species. No trees or hedgerows are indicated to be removed and as these form the ecological features of the site it is considered that the proposal has sought to conserve the natural environment.
- 7.6.3 To provide a biodiversity gain, a condition will be imposed requiring biodiversity improvements. Particularly the recommendations from the Ecological Appraisal should be incorporated into the development, for instance the nest boxes. Additionally as the appraisal highlights the only protected animal species on the site are hedgehogs, it would be expected that features are incorporated to enhance and support hedgehogs. It is considered the development would not reduce the ecological value of the site and with incorporating the recommendations would deliver a biodiversity net gain, complying with policy ENV7 and the NPPF.
- 7.6.4 The access and pedestrian footpath will be in close proximity to the existing trees on the front boundary. However, the Arboricultural Impact Assessment states that no trees will be removed as a result of the development and in particular no removal of trees from the front boundary of the site. The Tree identified as T1 is situated to the south-west corner of the site and is impacted by the access, due to the root protection area extending into the access. The AIA indicates the use of a specialist no-dig 3D cellular confinement system for the surfacing of the internal road. The AIA advises that tree protection barriers will be used during the construction of the development. However, on the advice of the Trees Officer it is considered necessary for the use of no-dig construction for the area of the root protection area of retained trees which are impacted by the footpath and access construction. With any recommendation of approval it would be necessary to ensure protection measures are in place for the retained trees and hedgerows and no-dig measures are appropriately in place where necessary.

7.7 Other matters

- 7.7.1 All applications for residential use are considered particularly sensitive to the presence of contamination. Environmental Health advised an appropriate contamination assessment is required. It is therefore considered reasonable that conditions are appended to the grant of planning permission requiring a contamination assessment to be agreed by the Local Planning Authority prior to commencement of development and with regards to unexpected contamination and

remediation measures if required. Subject to the relevant conditions being appended, the proposal accords with Policy ENV9 of the Local Plan 2015.

- 7.7.2 If the application was to be approved any layout would have to include a suitable collection point refuse and recycling. Additionally multiple neighbour concerns have been received over the drainage of the site and how this will be handled. Concerns were also raised over the capacity of the existing network and how surface water will be drained as the existing road floods. Foul drainage is indicated as being connected to the mains sewage and the application indicates that a sustainable drainage systems will be provided. Drainage matters will be conditioned.
- 7.7.3 The Historic Environment Team commented on the application advising that the site lies in an area of archeological potential, due to its situation only 100m to the south east of a naturally designated area of Roman settlement. Furthermore to the south of the application area is cropmark evidence of a Bronze Age barrow, with cropmark evidence of earthworks of a track and other linear features representing a possible area of deserted medieval settlement to the south-east. Therefore the Historic Environment Team do not support the conclusions of the archeological investigation that remains within the site are to be 'no more than low archeological importance'. The Archeological Officer advised that the site should be subject to a programme of archeological investigation. This would be secured through the inclusion of a condition.

8.0 Planning Balance

- 8.1 The proposal represents a sustainable form of development on the edge of the settlement of Longmeadow. The application would be a positive contribution to the local and wider economy in the short term through construction work and long term benefits to the natural environment through on-site biodiversity improvements. It would also contribute an additional dwelling to the local housing stock.
- 8.2 It is considered that the proposal complies with the aims and objectives of policies within the East Cambridgeshire Local Plan, and the 2019 NPPF. The benefits of the scheme in provision of up to four new dwellings are considered to outweigh the harm caused and the application is recommended for approval.

9.0 Costs

- 9.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the council.
- 9.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 9.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than

officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

9.4 In this case Members' attention is particularly drawn to the following point:

The site is adjacent to the development boundary of Longmeadow.

10.0 **APPENDICES**

10.1 Appendix 1 – list of draft conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/01470/OUT	Molly Hood Room No. 011 The Grange Ely	Molly Hood Planning Officer 01353 665555 molly.hood@eastca mbs.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 – Conditions

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

Plan Reference	Version No	Date Received
J0025597_002		15th October 2019
J0025597_001		15th October 2019
Access Assessment		15th October 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 the approval of the last of the reserved matters.
- 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 Approval of the details of the layout, scale, appearance and landscaping (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.
- 3 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.
- 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 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.
- 6 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 The access shall be a minimum width of 10m, for a minimum distance of 16m measured from the near edge of the highway carriageway and thereafter retained in perpetuity.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 8 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.
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to first occupation the footway as shown on the approved drawing 'Access Assessment' shall be installed and constructed to Cambridge County Council specifications.

- 9 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 10 A "no dig" method of driveway construction shall be used for the areas of the access which are situated within root protection areas of the retained trees. Works shall be carried out in accordance with BS 5837:2012 - Trees in relation to construction – Recommendations.
- 10 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.
- 11 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 design, demolition and 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.
- 11 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.
- 12 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 07:30-18:00 each day Monday-Friday, 07:30-13:00 Saturdays and none on Sundays or Bank Holidays.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 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.
- 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.
- 14 No development shall take place until a scheme to dispose of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to the commencement of use.

- 14 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 and the details need to be agreed before construction begins.
- 15 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.
- 15 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.
- 16 The development shall be carried out in accordance with the recommendations contained within Section 4 of the Preliminary Ecological Appraisal dated May 2019.
- 16 Reason: To protect species and sites of nature conservation, in accordance with Policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.