
MAIN CASE

Reference No: 18/00853/OUT

Proposal: Erection of a dwelling and associated development

Site Address: Land East Of 1 School Lane Aldreth Cambridgeshire

Applicant: P J Lee & Son

Case Officer: Catherine Looper, Planning Officer

Parish: Haddenham

Ward: Haddenham
Ward Councillor/s: Councillor Steve Cheetham
Councillor Mark Hugo
Councillor Stuart Smith

Date Received: 20 June 2018 **Expiry Date:** 31/01/2019

[T169]

1.0 **RECOMMENDATION**

- 1.1 Members are recommended to APPROVE the application subject to the signing of the legal agreement and the following draft conditions with authority delegated to the Planning Manager and Legal Services Manager to complete the legal agreement and to issue the planning permission. The recommended conditions can be read in full on the attached appendix 1.
- 1.2 The legal agreement will secure the following:
- Prior to occupation of the dwelling (School Lane: ref: 18/00853/OUT) use of the cooling and ventilation plant at De Freville Farm potato store will cease;
 - The date of occupation of the dwelling and cessation of the plant to be advised to the Council;
 - Potato store to be identified on a plan; and
 - No further cooling or ventilation plant to be introduced to De Freville Farm.
- 1.3 Conditions:
- 1 Approved Plans
 - 2 Time Limit - OUT/OUM
 - 3 Time Limit - OUT/OUM/RMA/RMM
 - 4 Site Characterisation

- 5 Reporting of unexpected contamination
- 6 Foul and Surface water drainage
- 7 Biodiversity Improvements
- 8 Construction Times
- 9 Closure of Access

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks outline consent for one dwelling with all matters reserved except for scale.
- 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 Cheetham following discussions with the Parish Council and residents.

3.0 PLANNING HISTORY

- 3.1 No relevant planning history.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is located to the west of Aldreth and comprises an open field with an access to the side of the plot. To the rear of the site there are agricultural buildings. There are other dwellings in the vicinity which are screened within the landscape by tall boundary hedges and trees.

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.

Ward Councillors (Councillor Mark Hugo)- "I have some reservations with this application which mainly concern it being suggested this is "infill" which, as you know, is the only type of development permitted in Aldreth under the Local Plan 2015 and the emerging plan 2017/8. The definition of infill is laid out in the emerging local plan and is clearly meant to apply to new developments between existing houses already in the development area of a village. In this case one end of the infill is defined by 2 houses in the countryside (i.e. outside the development area) which were built on the footprint of former 19th century workers' cottages and thus permitted because of this history. If this application is permitted I would like it clearly indicated in the officer ruling that this is indeed infill and thus no further "backfill" can occur in or near this new dwelling using this application as a precedent.

The applicant is currently being investigated by the Environment Agency for a major pollution event caused by their agricultural activities in the summer of 2017 which caused great

distress to many Aldreth residents and major damage to the local waterways and their wildlife. Despite village and Parish Council requests no compensation, admission of responsibility or indeed apology for this agricultural mistake has ever been forthcoming to the village. Because of this attitude I would like to ensure that, if permitted, strict enforceable conditions should be applied during the build process to protect village amenities and residents. I would like to suggest some below:

School Lane is regularly used by many local children as a safe route to the Aldreth Recreation Field and should not be used as access or parking for supply vehicles, diggers and tradesman vans when there is ample access across De Freville Farm.

No building work should be allowed in the evenings or at weekends to ensure residents enjoyment of living in a quiet village.

A few years back School Lane was greatly improved by a village work party (helped by farmers) - cleared of scrub, new grass laid and hedges/trees cut back to ensure it was a credit to the village when used for village events (fete, picnic). If any damage is done during construction it must be restored to the current good state by the developer. This is essentially the centre of the village and is our access to what is in reality the village green!

At various well published times of the year School Lane and the Aldreth Recreation field is used for major village events (fete, village picnic etc.) A huge amount of work goes into these events designed to raise money for the Aldreth Village Centre. A condition should be placed on the developer during construction that they liaise with Aldreth Community Association to ensure all village events are known to them in advance and no construction vehicles are allowed along School Lane during the actual event and the preparation days - setup/grass cutting etc.

In the emerging local plan it is stated that CIL for all new builds in Aldreth should go towards upkeep of the Aldreth Village Centre and I would like these funds to be ring fenced if the application is permitted.

The area contains numerous trees and hedges with abundant wildlife which whilst not officially protected should be preserved where possible and clearly marked as such in any detailed plan.

Lastly there are major drainage issues on and around the site accordingly to the neighbours which were exacerbated by the pollution event of 2017. These should be sorted before construction begins and the developer should liaise with all close neighbours to ensure the issue is well understood and dealt with to their satisfaction."

Ward Councillors (Councillor Steve Cheetham)- "Aldreth is noted within the Local Plan 2015 as being unsustainable and with no development allocation with infill only. This is clearly not infill but is back building. The other two properties that are sited on School Lane are replacement dwellings for homes that existed there for over 100 years. An infill plot is normally determined as the 'the infilling of a small gap within an otherwise built-up frontage or group of s and this is clearly not. Aldreth has only one bus per week, it also has no paths or cycle ways to Haddenham and is 1 1/2 miles from Haddenham and reference to Haddenham in the context as noted in the application is not appropriate.

Village Character

The site does not present itself as a natural extension to the built form of the village and is outside the settlement boundary. The proposed dwelling by virtue of this location would be at odds with the built form, would result in an urban intrusion such that it would cause significant demonstrable harm to the character and appearance of the setting of Aldreth. As such it is contrary to Policies ENV 1 and ENV2 of the East Cambridgeshire Local Plan 2015 and the National Planning Policy Framework.

As well as the above, Policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan 2015, seeks to protect landscape and settlement character and in particular, respect views into and out of settlements. These aims are reiterated in paragraph 17 of the NPPF which seeks to protect the intrinsic character and beauty of the countryside. Policy ENV 1 also requires new development to demonstrate that the location, amongst other things, will create positive, complementary relationships with existing development, and conserve, preserve and where possible enhance the distinctive and traditional landscape.

School Lane is not a dead end. It is a public footpath which continues through a very attractive path down to a bridge over the waterway at the bottom of Aldreth, which is used extensively by dog walkers and ramblers. It also leads to the village recreation field, which is used regularly throughout the year by village children.

Sustainability

Economic Role

The proposed development does not make any form of advanced economic contribution.

Social Role

The proposed development would add six new dwellings but the local plan 2015 provides support for 100% affordable housing on the outside but on the edge of defined settlements. As an open market residential development, this scheme would not comply with these policy exemptions.

Environmental Role

This issue covers a lot of inter-related matters, including design, appearance, scale, traffic impact, etc and I consider that in this case sustainable development would not be realised.

Finally in my view this application should be refused with reference to the valid policies and proposals in the Local Development Plan 2015 and all relevant material considerations, including the NPPF as this proposal is considered to be unsustainable and the applicable local plan policies referred to in the refusal in October 2017 still apply as does the unsustainability.”

Parish (23/07/2018)- The Parish Council met on Wednesday 18th July to discuss the above application and wish to recommend outright refusal along with returning the comments below, It was also noted that although rather unclear in the application title, “associated development” appeared, in this case, to mean a garage building.

The Parish Council has many serious concerns surrounding the proposed development. The proposed development sits in unspoilt countryside where new dwellings should only be permitted to accommodate essential workers or to meet a local need for affordable housing, neither of these criteria are met within this application.

This proposal is in contravention of ENV2 of the 2015 adopted Local Plan which requires developments to have “no significant detrimental effect on the residential amenity of nearby occupiers.

Aldreth is noted within the Local Plan 2015 as being unsustainable and with no development allocation with infill only. This is clearly not infill but is back building! The other two properties that sit on School Lane are replacement dwellings for homes that existed there for over 100 years. An infill plot is normally determined as the ‘the infilling of a small gap within an otherwise built-up frontage or group of houses’, this is clearly not.

This proposal does not constitute sustainable development as defined in Local Plan (2015) Policies Growth2, ENV1, ENV2 and HOU2 and Local Plan Policies LP3, LP22, LP28 AND LP31 of the emerging Local Plan. There are no social, economic or environmental benefits to the scheme which would out-weigh the harm to the plan-led system and the site specific harm.

The proposed development does not satisfy the three strands of sustainable development as defined in paragraph 7 of the National Planning Policy Framework

Policy LP22 of the emerging Local Plan and ENV1 of the 2015 adopted Local Plan seeks to protect landscape and settlement character. This development would have a detrimental effect on the linear character of the village. Demonstrable harm will be done to this small pocket of Aldreth if this application is given approval.

School Lane is an unadopted roadway, maintained by residents. It should not be altered to make way for this development.

School Lane is a throughway, not a dead end as stated in the application. It gives access directly from the centre of the village to the open countryside behind the village.

Local residents have concerns over the drainage of the site, there have been many issues in recent years with the ditch fronting the site.

Contrary to what is contained in the application, the area is abundant with trees and wildlife, including Roe Deer and Badgers, these must be protected.

This plot is clearly not infill and it should be noted that the planning permission given to replace 2 and 3 School Lane is what it is permission to replace properties that are over 100 years old and not on land in open country side. 1 School Lane is also a property which although built over 40 years ago also replaced a property in excess of 100 years old. A

Aldreth is defined as a small village in the Local Plan 2015 and is not accessible by public transport as it has only one bus per week, it also has no paths or cycle ways to Haddenham and is 1 1/2 miles from Haddenham and reference to Haddenham in this context is not appropriate

If the site were to be granted permission, the Parish Council would request the following conditions are attached;

- This development should not alter/ruin School Lane; that has been maintained privately at the residents' own costs for many years. A regular contribution towards maintenance would be required from the developer/new residents.
- Any CIL money should go directly to Aldreth Community Association to ensure it solely benefits Aldreth.
- The annual village fete uses School Lane and provision would need to be made for this especially during construction.
- The village Recreation Ground is situated on School Lane and therefore the area is frequently used by children. Heavy works machinery during construction will need to be strictly monitored.
- The Council would expect that no permission would be given until the outstanding pollution issues generated by the applicant and inflicted upon the whole settlement last summer are resolved.
- The existing farm access must be closed.
- The site should potentially be subject to agricultural restriction.

Parish (25/07/2018)- The Parish Council has some additional comments to add to the response sent in on Monday, these all relate to conditions it wishes to see applied;

- *A few years back this lane was greatly improved by a village work party (helped by farmers) – it was cleared of scrub, new grass laid and hedges/trees cut back to ensure it was a credit to the village when used for village events (the Fete, Picnic etc) and to make it safer for young children who regularly use the Village Rec at the end of it. If any damage is done during construction, it must be restored to the current good state by the developer. This lane is essentially the centre of the village.*
- *The annual village fete uses School Lane and provision would need to be made for this especially during construction. The developer would need to liaise with the Chairman of the ACA so all village events are known to them in advance and no construction vehicles are allowed along School Lane during those times, including setup/grass cutting etc. before the events take place*
- *Land drainage to include current ditch along School Lane must be planned /conditioned accordingly*

Asset Information Definitive Map Team - No Comments Received

Local Highways Authority - This is an all matter reserved application however I have the following comments. The development is accessed from an unmade and un-metalled track that is a registered public footpath and as such I would recommend that the CCC RoW team are consulted. There is an existing junction with the highway that the track and development access join. No inter-vehicle visibility splay information has been submitted. Rights over this track / land have not been submitted.

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) – No objections raised. Standard Informatives recommended.

Cambridge Ramblers Association - I am responding to statutory consultation with the Ramblers Association regarding the outline planning application for a dwelling on land east of 1 School Lane Aldreth. Our interest relates to the footpath using School Lane and then Stocking Lane. We are concerned that this public right of way is included in the site plan. It is imperative that the right of way remains open not only during all construction works, should the application be approved, but also remains a safe route for pedestrians in future, with minimal impact from any increase in traffic.

5.2 Neighbours – Four neighbouring properties were notified and 16 responses were received, as summarised below. A full copy of the responses are available on the Council's website.

- The application site is outside the development envelope.
- The size of the dwelling is substantial and would be a dominant feature.
- Concern about access to the farm still being open for further development.
- School lane leads to a public footpath.
- Loss of visual amenity on School Lane.
- Mature Trees are on School Lane.
- Rich in biodiversity, including barns owls.
- Will not improve the character and appearance of the lane.
- Drainage may be an issue, as ditches flood.
- Aldreth is a small village with no amenities.
- Set a dangerous precedent for future development.
- Plans impact directly on surrounding properties.
- Plans indicate cutting across path leading to Community Park.
- Contrary to policy.
- Development will increase traffic issues and highway safety.
- Plan is vague and unclear, with little detail.
- No plans for associated development, could lead to larger development to happen.
- Any construction will lead to dust and noise pollution.
- It will impact layout and traditional footprint of village.
- Crop contamination occurred from the surrounding farm and impacted the ditches.
- Place more demand on electricity, which already results in power cuts.
- The development is not in-fill.

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
GROWTH 3	Infrastructure requirements
GROWTH 2	Locational strategy
GROWTH 5	Presumption in favour of sustainable development

- COM 7 Transport impact
- COM 8 Parking provision

6.2 *Supplementary Planning Documents*

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

6.3 *National Planning Policy Framework 2018*

- 5 Delivering a sufficient supply of homes
- 12 Achieving well-designed places

6.4 *Submitted Local Plan 2017*

- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP30 Conserving and Enhancing Biodiversity and Geodiversity
- LP1A presumption in Favour of Sustainable Development
- LP3 The Settlement Hierarchy and the Countryside
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network
- LP22 Achieving Design Excellence
- LP25 Managing Water Resources and Flood Risk
- LP26 Pollution and Land Contamination

7.0 PLANNING COMMENTS

- 7.1 The main considerations in the determination of this application are the principle of development, residential and visual amenity, highway safety, and the landscape and trees.
- 7.2 Principle of Development
- 7.3 The site is located outside of the designated development envelope of Aldreth. Development outside of the development envelope is considered contrary to policy GROWTH2 of the East Cambridgeshire Local Plan 2015 which seeks to focus new development within the defined settlement boundaries. The National Planning Policy Framework Paragraph 11 states that if policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, or where specific policies in the NPPF indicate development should be restricted.
- 7.4 An appeal decision (APP/V0510/17/3186785: Land off Mildenhall Road, Fordham') 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) and the 2017 Submitted Local Plan (LP3) 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. As the site is located close to the settlement boundary and in close proximity to the services and facilities on offer in Aldreth, the site is not considered to be isolated or unsustainable. 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.

7.5 Residential Amenity

7.6 Policy ENV2 of the East Cambridgeshire District Council's Local Plan 2015 and Policy LP22 of the Submitted Local Plan 2017 require proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. The statement submitted alongside indicates that the scale of the proposed development would occupy a footprint of approximately 80sqm with a maximum height of 7m, indicating a two-storey dwelling. The impacts on the residential amenity of neighbouring occupiers would be assessed as part of the reserved matters stage, however it is considered that with the retention of the significant boundary vegetation, that residential amenity could be protected. Residents of the proposed dwelling would have an acceptable plot size and rear amenity space, in line with the Design Guide SPD.

7.7 Environmental Health have been consulted as part of the application and raised concerns surrounding noise generated from the adjacent farming activities, particularly those of the fixed plant linked to the cooling of potatoes at the site. The Agent has confirmed that the farming operation is extensive and there are other sites where the potatoes can be stored, which would remove the need to run the fixed plant and store potatoes at this site. They have advised that the use of the cooling and ventilation plant at the potato store can be ceased and secured by way of a legal agreement. Environmental Health are satisfied that this would satisfy concerns.

7.8 Visual Amenity

7.9 In terms of visual amenity, Policy ENV2 of the Local Plan 2015 and Policy LP22 of the Submitted Local Plan 2017 require proposals to ensure that location, layout, scale, form, massing, materials and colour relate sympathetically to the surrounding area and each other. The full details of the visual appearance have not been included within the application and would need to be assessed at reserved matters stage. The dwelling is positioned on a plot which has significant boundary vegetation, and therefore it is considered that a dwelling could be adequately accommodated to reduce the visual impact of the proposal. There are other residential dwellings along this track and therefore the introduction of one dwelling would not be significantly harmful to the rural character and appearance of the area.

7.10 Highways

- 7.11 Policy COM7 of the Local Plan 2015 seeks to ensure that new development does not give rise to highway safety hazards and Policy COM8 requires new development to be well served by off-street car parking and turning space to ensure that local highway safety is not prejudiced by additional vehicles parking on public roads and streets. The Council's adopted car parking standards expect new residential development to provide two parking spaces per dwelling. The emerging Policy LP17 expects new development proposals to ensure that all users have safe, convenient access to the existing highway network and reduce the need to travel by ensuring that development is accessible, being well located in relation to existing or proposed services and facilities.
- 7.12 The layout shows that there is sufficient room on site for the manoeuvring and parking of two vehicles for the proposed dwelling, and this is considered to comply with Policy COM8 of the Local Plan 2015. An existing vehicular access is being utilised which also serves as a secondary access to the agricultural site to the rear, however the agent has confirmed that the agricultural use of this access will cease and can be secured by condition. Given the details provided, there is no reason to believe that a suitable access could not be achieved at reserved matters stage.
- 7.13 Ecology
- 7.14 The site is maintained grass and therefore the proposal is not considered to impact biodiversity in the area. It is considered appropriate to seek biodiversity improvements as part of the application, and this can be secured by condition. The hard and soft landscaping details for the site can be dealt with at reserved matters stage.
- 7.15 Flood Risk and Drainage
- 7.16 The site is located in Flood Zone 1, where the principle of development is considered acceptable in terms of Flood Risk. Concerns have been raised in relation to the drainage of the site, however these details have not been submitted at this stage and would be dealt with at reserved matters stage.
- 7.17 Other Material Matters
- 7.18 There is a significant tree and hedge belt along the east and west boundaries of the site. Although landscaping is not assessed as part of this application, it is considered that an appropriate landscaping scheme can be achieved on this site to prevent significant impacts to the character and appearance of the area.
- 7.19 Concerns have been raised that the site does not constitute an 'infill' plot and that a precedent for further development on this site would be set by the introduction of a dwelling. It should be noted that the proposal for a dwelling does not set a precedent for further development, and that each application is assessed on its own merits.
- 7.20 Planning Balance

7.21 On balance the proposal is considered to comply with planning policy. The proposal would be beneficial through the provision of an additional dwelling, in a location which is not considered to be harmful to the edge of settlement location or the residential amenity of neighbouring or future occupiers. The proposal would not be highly visible from the public highway and can be designed sensitively at reserved matters stage. The application is therefore recommended for approval.

8.0 APPENDICES

Appendix 1 – Recommended Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00853/OUT	Catherine Looper Room No. 011 The Grange Ely	Catherine Looper Planning Officer 01353 665555 catherine.looper@eastcambs.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

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

Plan Reference	Version No	Date Received
Illustrative Block Plan		10th November 2018
LOCATION PLAN		20th June 2018

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the access, appearance, landscaping and layout (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2018. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved

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

- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2018.
- 6 No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to 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 and LP22 and LP25 of the Submitted Local Plan 2018. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 7 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.
- 7 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the Submitted Local Plan 2018.
- 8 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, Public Holidays or Bank Holidays.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.
- 9 Prior to first occupation of the dwelling the complete use of the existing farm access on the site shall cease and be permanently closed with a fence to be agreed as part of the reserved matters approval.
- 9 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.