
MAIN CASE

Reference No: 18/01607/OUT

Proposal: Erection of up to two dwellings and associated development

Site Address: Land West Of 51 Hillrow Haddenham Cambridgeshire

Applicant: Mr & Mrs Goodge

Case Officer: Dan Smith, Planning Consultant

Parish: Haddenham

Ward: Haddenham
Ward Councillor/s: Gareth Wilson

Date Received: 14 November 2018 **Expiry Date:** 17 June 2019

[U11]

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE the application subject to the recommended conditions below, which can be read in full on Appendix 1:

1. Approved plans
2. Reserved Matters
3. Timescale for implementation
4. Scheme for pedestrian crossing point
5. Archaeological works
6. Surface and foul water drainage scheme
7. Investigation of contamination
8. Construction Hours
9. Unanticipated contamination
10. Parking and turning areas
11. Biodiversity mitigation measures
12. Biodiversity enhancements

2.0 **SUMMARY OF APPLICATION**

2.1 The application seeks outline planning permission for the erection of up to two dwellings. Approval for the detailed matter of Scale is also sought, while the detailed matters of access, appearance, landscaping and layout are reserved for future consideration.

2.2 The application has been referred to Planning Committee at the request of former Councillors Steve Cheetham and Stuart Smith to allow a wider debate given the local concerns regarding the application.

2.3 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 There is no planning history on site relevant to the determination of the current application.

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site is an undeveloped parcel of land to the south side of Hillrow. It is located outside but immediately adjacent to the development envelope for Haddenham which extends to the eastern side boundary of the site. The site is not within the Conservation Area, however the Conservation Area boundary runs along the front of the site and includes buildings on the north side of the road. It is located within Flood Zone 1.

4.2 The site has a mature hedge to the road side and has been left to become overgrown. The land levels on site slope down from the road towards the rear of the site in line with the general land levels in the area which fall from north to south. There are houses opposite the site and a single dwelling located to the west. There is a ribbon of dwellings along the south side of the road to the east of the site which includes single storey bungalows and two storey dwellings, with the nearest dwelling to the application site being a bungalow.

5.0 RESPONSES FROM CONSULTEES

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

Local Highways Authority - notes that access is not proposed to be determined at this time. States that this section of Hillrow has a 40mph limit that any vehicle access with the highway would require the correct visibility to be achieved. States that there is no footway or existing pedestrian crossing point on or near to this development side of the road which could be detrimental to highways safety. States that vehicles should be able to enter the site turn and leave in a forward gear and that there should be room for vehicles to complete these manoeuvres and also meet with the ECDC parking policies.

Conservation Officer - states that the application site falls within the setting of a grade II listed building (Porch House) and the Haddenham Conservation Area.

States that the Conservation Area Appraisal refers to the importance of views south from Hill Road but that single storey dwellings would minimise any such impact and that this would be in keeping with the other C20 housing south of Hill Row. Concludes that subject to an appropriate design, the scheme is unlikely to have any detrimental net impact on the heritage assets in the vicinity.

Environmental Health – does not object to the proposed development but states there is a need for a pre-commencement assessment of contamination. A condition for such an assessment is requested as are conditions regarding unanticipated contamination, no fires on site and the control of construction hours.

Cambs Wildlife Trust - reviewed the Preliminary Ecological Appraisal (PEA) and advised that the further surveys for reptiles recommended by the PEA should be completed prior to the application being determined to provide full information on the likely impacts on protected species and inform appropriate mitigation measures.

It states that there are unlikely to be significant negative impacts on other protected species or sites. It noted that there would be some loss of habitat and to mitigate this loss and deliver a net gain in biodiversity the scheme should include some habitat enhancement. It recommended additional information on potential enhancements is provided in order to assess the biodiversity enhancement.

It has since assessed the reptile survey provided and states that the survey is acceptable and the displacement methods proposed are appropriate given that there is only a small population of reptiles. It recommends enhancements discussed within the PEA for land to the south of the site to include the creation and maintenance of reptile habitat.

Waste Strategy (ECDC) - states it will not enter private property to collect waste receptacles and notes its prerogative to charge for the provision of waste receptacles.

CCC Growth & Development - No Comments Received

ECDC Trees Team – requested a plan of the trees and hedges on site.

Cambridgeshire Archaeology - states that the site is in an area of high archaeological potential and requests a condition regarding the carrying out of an archaeological investigation.

Parish - recommends refusal on the following grounds:

- The land has become an established habitat for wildlife
- Impact on the setting of a listed building (The Porch House) and its views;
- Impact on the landscape character when viewed from the Conservation Area;
- Lack of provision for access to the parcel of land to the rear of the site;
- Lack of a footpath link;
- No access points proposed;
- The site is outside the development envelope contrary to the Local Plan.

Ward Councillors - former Councillors Steve Cheetham and Stuart Smith referred the application to planning committee to allow a wider debate given the local concerns regarding the application.

5.2 Public Consultation – A site notice was displayed on 11 December 2018 and a newspaper advertisement was published on 29 November 2018. Consultations were sent to five neighbouring properties. Representations were received from the owner/occupiers of seven properties objecting to the application on the following grounds:

- Impact on ecology/wildlife habitat;
- Impact on Conservation Area;
- Impact on public views;
- Impact on visual amenity;
- Form and character of the development;
- Impact on highway safety;
- Impact on trees;
- Landscape impact;
- Impact on the setting of a Listed Building;
- Impact on residential amenity;
- Parking and turning provision;
- Outside development envelope;
- Sustainability of the site.

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
HOU 2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 11	Conservation Areas
ENV 12	Listed Buildings
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

ECDC Design Guide SPD – March 2012

Cambridgeshire Flood and Water – November 2016

Submitting planning applications on land that may be contaminated – January 2015

Developer Contributions – March 2013

Hill Row (Haddenham) Conservation Area Appraisal - 2010

- 6.3 National Planning Policy Framework 2019
 - Section 2 Achieving sustainable development
 - Section 4 Decision-making
 - Section 5 Delivering a sufficient supply of homes
 - Section 9 Promoting sustainable transport
 - Section 11 Making effective use of land
 - Section 12 Achieving well-designed places
 - Section 15 Conserving and enhancing the natural environment
 - Section 16 Conserving and enhancing the historic environment

6.4 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 The main planning considerations in the determination of the current application are the principle of development and the impact of the development on residential amenity; visual amenity and historic environment; highway safety and parking; biodiversity; contamination; and flood risk and drainage.

7.2 Principle of Development

7.2.1 The development would not normally be considered acceptable in principle in this location as the application site lies outside the defined development envelope of Haddenham. Development envelopes define where policies for the built up areas of settlements give way to policies for the countryside. Policy GROWTH 2 of the adopted Local Plan states that outside of defined development envelopes the only housing development which will be permitted is affordable housing exception schemes where those schemes have no significant adverse impact on the character of the countryside or other Local Plan policies. The current scheme does not meet that definition.

7.2.2 However, the Council cannot currently demonstrate a five year supply of deliverable housing sites as required by paras 67 and 73 of the NPPF. The Council’s Five Year Housing Land Supply Report (November 2018) demonstrates that the Council has a 3.94 year supply of deliverable housing land. As a result, the policies within the Local Plan which relate to the supply of housing, namely GROWTH 2 of the Local Plan, should not be considered up-to-date as per paragraph 11.d and footnote 7 of the NPPF. The Supreme Court decision of 10 May 2017 ([2017] UKSC 37 Suffolk Coastal District Council v Hopkins Homes Ltd) re-emphasised that where relevant policies are out of date, the “tilted balance” within the NPPF (para 11.d and footnote 7) applies, meaning that permission should be granted ‘unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the National Planning Policy] Framework taken as a whole’.

7.2.3 A balancing exercise therefore needs to be carried out between the adverse impacts and the benefits of the scheme. As part of that balance, in the absence of a five year supply, considerable weight and importance should be attached to the benefit which the proposal brings in terms of delivery of new homes.

7.3 Benefits of the scheme

- 7.3.1 The benefits of the scheme have been considered in respect of the three overarching objectives in achieving sustainable development, which are Social, Economic and Environmental (NPPF para 8), the benefits of the scheme would have social, economic and environmental dimensions.
- 7.3.2 The social benefits of the scheme are the provision of two dwellings which would add to the District's housing stock and provide additional dwellings towards the Council's supply of deliverable housing land. Given that no affordable housing would be provided there is no additional benefit in terms of meeting affordable housing needs. The very limited size of the scheme means that the overall benefit in terms of housing supply is relatively limited, however this benefit should be given due weight in the consideration of the tilted balance. The scheme would also result in two additional households in the locality which could provide some benefit in terms of the viability of local services and facilities, although the very limited scale of the development consequently limits the benefit derived from it in terms of the viability of local services and facilities.
- 7.3.3 The construction of the dwellings would provide some short-term economic benefits from employment during construction. There would be a potential beneficial impact on the local economy in terms of the use of local services and facilities, however as detailed above, that benefit would be limited due to the small scheme. The small increase in population may also contribute a limited benefit to the local labour market.
- 7.3.4 There is potential for very limited environmental benefit in the form of ecological enhancement on site resulting from the development.

7.4 Adverse Impacts

- 7.4.1 As discussed in the remainder of the report, it is not considered that there are any significant adverse impacts from the scheme.

7.5 Sustainability of the site

- 7.5.1 The main part of the site is located outside but immediately adjacent to the development envelope of Haddenham which includes the dwellings along the south side of Hillrow as well as those opposite the site and further west away from the centre of Haddenham. Occupants of the site would have a footpath link into the centre of the village and the same access to its services and facilities as those within the development envelope. On that basis, the site is considered to be sustainably located for housing in respect of its access to amenities in Haddenham including its shops and public transport links.

7.6 Residential Amenity

- 7.6.1 The detailed matters of layout and appearance are reserved for future consideration however approval is sought for the maximum scale of the dwellings including their ridge height of up to 6 metres. Given the width of the site and the limited height of

dwelling proposed, it is considered that two dwellings could be accommodated on site without causing any significant loss of light, visual intrusion or overshadowing to the residential dwellings to either side of the site or those opposite the site.

- 7.6.2 While the appearance has not been detailed at this stage, it is considered that a window arrangement could be designed which would not result in any significant loss of privacy for neighbouring dwellings.
- 7.6.3 There is potential from noise and disturbance during construction at unsociable hours to cause a loss of residential amenity for neighbours, however this can be adequately mitigated by controlling the hours of construction.
- 7.6.4 It is therefore considered that the proposed development is acceptable in terms of its impact on residential amenity in accordance with policies ENV2 and ENV 9 of the East Cambridgeshire Local Plan 2015.

7.7 Visual Amenity and Historic Environment

- 7.7.1 The appearance, layout and landscaping of the site are reserved for future consideration but the scale of the dwellings is detailed. The application states that they would be bungalows with rooms in the roof with a ridge up to 6 metres in height. At this level, particularly considering the land levels which fall away into the site from the main road, it is considered that the impact of the height of the buildings would be acceptable, subject to an appropriate design being submitted at reserved matters stage. The maximum external dimensions are 14.5 metres wide and 20.5 metres deep are relatively large, however the indicative layout shows a staggered plan form and under those circumstances the maximum dimensions listed would be acceptable. As well as being mitigated by the falling land levels, the impact of the dwellings on the streetscene could be further benefited by the retention of much of the existing hedge and/or the provision of other planting on the frontage which would help to soften the appearance of the built form.
- 7.7.2 The indicative layout shows detached garages to the front of the dwellings. This is not characteristic of the area and such an approach would usually be resisted in such circumstances as it tends to compromise the visual appearance of the development. However, it is clear that there is sufficient space on site that the garages could be provided level with or behind the dwellings (or not at all) which would result in an acceptable layout. This matter would be dealt with at reserved matters stage.
- 7.7.3 The site is located outside but opposite the Haddenham Conservation Area. The Conservation Area Appraisal refers to the importance of certain gap views south from Hillrow and the desirability of preserving them. This particular site does not afford such views as it is densely hedged to the road site. The view of the Council's Conservation Officer is that the use of single storey buildings recognises the sensitivity of the site and minimises the impact of the scheme and that, subject to appropriate design, the development is unlikely to have any detrimental impact on heritage assets in the area. The Conservation Officer also states that the application is a continuation of the pattern of post-war development along the south side of Hillrow. The site is not in the immediate setting of any of the listed buildings on Hillrow. On that basis it is considered that the principle of the residential

development of the site for two dwellings is acceptable and that, subject to appropriate layout, design and landscaping coming forward at reserved matters stage, the development would be acceptable in terms of its impact on the visual amenity of the area and the historic environment.

7.7.4 The County Archaeologist has noted the location of the site within an area of high archaeological potential but is content that permission be granted subject to a scheme of site investigation being secured by condition.

7.7.5 It is therefore considered that the proposed development is acceptable in terms of its impact on the visual amenity of the area including the historic environment and on the archaeological interests of the site in accordance with policies ENV2, ENV11, ENV12 and ENV14 of the adopted East Cambridgeshire Local Plan 2015.

7.8 Highway Safety and Parking

7.8.1 The application reserves the detailed matter of the access arrangements for future consideration and the Local Highways Authority (LHA) states that visibility splays in accordance with those required for the Design Manual for Roads and Bridges would be required for access onto the 40mph road (2.4m by 120m). The site benefits from being on the outside of a slight bend with good visibility in both directions. There is a wide verge which runs along the south side of the road which would allow for the provision of adequate visibility splays. On that basis, it is considered that there is no obvious impediment to providing safe vehicle access for the proposed development.

7.8.2 The LHA has expressed concern regarding the lack of a footpath link on the south side of the road or any existing pedestrian crossing point. The creation of a footpath to the site on the south side of the road is not feasible given that there is no footpath on that side of the road in the vicinity to connect with. It would however be possible to provide a pedestrian crossing point to the north side of the road where there is an existing pavement connecting back into the centre of Haddenham. The provision of that crossing point would be required by condition and is considered sufficient to ensure adequate access to the site on foot and pedestrian safety.

7.8.3 While the layout of the site is reserved for future consideration, it is clear that there is sufficient space on site to provide at least two car parking spaces per dwelling and adequate turning facilities to allow vehicles to turn on site and leave in a forward gear. On that basis, the application is considered to have demonstrated adequate parking and turning facilities could be provided. The provision of such facilities would be required by condition.

7.8.4 It is therefore considered that the proposed development is acceptable in terms of highway safety and parking in accordance with policies ENV2, COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

7.9 Biodiversity

7.9.1 The site is currently overgrown and its potential as an ecological habitat has therefore been considered. A Preliminary Ecological Appraisal (PEA) was undertaken for the site which found that the site was no roosting opportunities for bats, provided some ground cover for birds, would not impact on Great Crested

Newts. No evidence of badgers was found but deer tracks were found on the site. The site was assessed as being suitable in some parts as habitat for reptiles and a follow-up survey was recommended. That survey was carried out and found evidence of a single grass snake under a refuge within the site. No other reptiles were found.

- 7.9.2 The submitted Reptile Survey Report recommends mitigation measures are undertaken during construction including careful, progressive site clearance, the relocation of any reptiles found and the mowing of the site under certain conditions. The Wildlife Trust has considered both ecological surveys and does not object to the proposal provided the development is carried out in accordance with mitigation measures that would be required by condition. It further recommends that a scheme of biodiversity enhancement is required by condition, to ensure the development complies with national and local policy regarding the needs for ecological enhancement. It notes that this should include enhancement on the wider site to the south of the development area.
- 7.9.3 On that basis, the proposed development is considered to be acceptable in terms of its impact on biodiversity interests on site in accordance with policies ENV2 and ENV7 of the adopted East Cambridgeshire Local Plan 2015.

7.10 Contamination

- 7.10.1 The proposed dwellings are a type of development that is vulnerable to the presence of contamination. As a result the Council's Environmental Health Officer considers that an investigation of contamination is required prior to development. This would be addressed by a condition, as would the method of dealing with any unanticipated contamination found during construction.
- 7.10.2 It is therefore considered that the proposed development is acceptable in terms of the risks of land contamination in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.

7.11 Flood Risk and Drainage

- 7.11.1 The site is located within Flood Zone 1, meaning it is at the lowest risk of flooding where residential development is acceptable. As the scheme is in outline form no drainage details have been provided, other than the intention to provide surface water drainage via soakaway. There is no obvious impediment to achieving an adequate level of surface water drainage for the scheme and it is considered that adequate foul drainage would also be able to be achieved on site. A planning condition would be applied to ensure details of drainage arrangements are provided prior to the commencement of works.
- 7.11.2 It is therefore considered that the proposed development is acceptable in terms of its susceptibility to and impact on flood risk and drainage in accordance with policy ENV8 of the East Cambridgeshire Local Plan 2015.

7.12 Planning Balance

7.13 In weighing the benefits and adverse impacts on the tilted balance, as required under paragraph 11 of the NPPF, the benefits of the scheme are considered to be relatively limited, given the small scheme size, although this limited benefit is given significant weight due to the lack of a five year supply of deliverable housing sites. There are no adverse impacts identified and therefore no harm exists that would significantly and demonstrably outweigh the benefits associated with the provision of the additional dwellings. As a result, the consideration of the scheme on the tilted balance indicates that the proposed development should be approved.

8.0 APPENDICES

8.1 Recommended conditions.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/01607/OUT	Dan Smith Room No. 011 The Grange Ely	Dan Smith Planning Consultant 01353 665555 dan.smith@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

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

Plan Reference	Version No	Date Received
Location Plan		20.11.2018
Preliminary Ecological Appraisal		06.02.2019
Reptile Survey Report		21.05.2019

1 Reason: To define the scope and extent of this permission.

2 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 2 years of the date of this permission.

2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

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 Prior to or at the same time as any application for approval of the reserved matter of access is submitted, a scheme for a pedestrian crossing point to link the site with the footpath on the north side of Hillrow shall be submitted in writing to the Local Planning Authority. No development shall commence until such a scheme has been approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the dwellings on site and thereafter retained.

4 Reason: In the interests of highway safety in accordance with policies COM7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as the design of the crossing point needs to be incorporated within the proposals for the detailed matter of access.

5 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.

5 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.

6 No development shall take place until a scheme to dispose of surface water and foul water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme(s) shall thereafter be implemented prior to the first occupation of the dwelling.

6 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.

- 7 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.
- 7 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.
- 8 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 07:30 to 18:00 each day Monday-Friday, 07:30 to 13:00 on Saturdays and none on Sundays 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.
- 9 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.
- 9 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.
- 10 Prior to the first occupation of the development, hereby approved, parking and turning areas for each dwelling providing parking for at least two vehicles per dwelling and allowing turning of vehicles on site such that they can exit the site in a forward gear, shall be provided on site. Thereafter those parking and turning areas shall be retained for the sole purpose of the parking and turning of domestic vehicles.
- 10 Reason: In the interests of highway safety and adequate parking provision, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

- 11 The proposed development shall be carried out in full accordance with the mitigation measures detailed within section 3 of the approved Applied Ecology Reptile Survey Report dated May 2019.
- 11 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 12 Prior to the first occupation of the development, hereby approved, a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be implemented prior to the first occupation of the development and thereafter maintained in perpetuity.
- 12 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.