
MAIN CASE

Reference No: 18/00059/FUM

Proposal: Erection of 80 residential dwellings together with associated new public open space.

Site Address: Land Rear Of 55 To 69 Fordham Road Soham
Cambridgeshire

Applicant: Hopkins Homes Limited

Case Officer: Barbara Greengrass, Planning Team Leader

Parish: Soham

Ward: Soham South
Ward Councillor/s: Councillor Hamish Ross
Councillor Ian Bovingdon
Councillor Dan Schumann

Date Received: 24 January 2018 **Expiry Date:** 7 December 2018
[T146]

1.0 RECOMMENDATION

- 1.1 Members are recommended to approve the application subject to the signing of the S106 Agreement and the following draft conditions with authority delegated to the Planning Manager and Legal Services Manager to complete the S106 and to issue the planning permission. The recommended planning conditions can be read in full within Appendix 1.
- 1.2 The S106 agreement will secure the following;
- 30% affordable housing.
 - Financial contribution of £105,600 towards the mitigation required at the A142/Fordham Rd/A1123 roundabout.
 - Transfer of the public open space areas to the Council and financial contributions for the long term maintenance of these areas.
 - Education and libraries contribution of £585,698.
 - Financial contribution of £8,000 towards the upkeep of the Commons.
 - Contribution for wheelie bins

Conditions;

- 1 Approved plans
- 2 Time Limit Full
- 3 Contamination
- 4 Unexpected contamination
- 5 Construction Environmental Management Plan
- 6 Waste Management plan
- 7 Construction times
- 8 Materials
- 9 Surface water drainage
- 10 Foul water drainage
- 11 Standard estate road construction
- 12 Adoptable standards
- 13 Visibility splays
- 14 Run –off restriction
- 15 Bollards
- 16 Charging plug- ins
- 17 Soft landscaping
- 18 Hard landscape works
- 19 Boundary treatments
- 20 Arboricultural Method Statement
- 21 Obscured glazing
- 22 Tree protection
- 23 Landscape maintenance
- 24 PROW scheme
- 25 PROW defined
- 26 Fire hydrants
- 27 Ecology mitigation

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks permission on a site of 3.85 hectares (9.51 acres), for the erection of 80 dwellings of which 24 (30%) will be affordable housing. The application is a full application with access onto Fordham Road together with the retention and enhancement of the existing Public Right of Way of Clipsall Lane through the site.
- 2.2 Two new areas of public open space are proposed within the development totalling approximately 6000 square metres.
- 2.3 The 24 affordable dwellings comprise the following mix;

Rented tenure

- 4 x 1 bed flats
- 3 x 2 bed flats
- 6 x 2 bed houses
- 3 x 3 bed houses

Shared ownership

- 1 X 2 bed flat
- 3 x 2 bed houses
- 4 x 3 bed houses

The 56 market dwellings comprise;

7 x 2 bed dwellings
39 x 3 bed dwellings
10 x 4 bed dwellings

2.4 The application is accompanied by, an archaeological trial trench evaluation, geotechnical report, sustainability statement, Noise Assessment, Phase 1 Habitat Survey and Designated sites assessment, Tree Survey, Transport Assessment and Flood Risk Assessment. 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.eastcamb.gov.uk/online-applications/>.

2.5 **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

2.6 This application has come to planning committee in line with the Councils constitution.

3.0 **PLANNING HISTORY**

3.1

00/00338/OUT	Outline application - erection of one dwelling house, garage and associated works	Refused	06.07.2000
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4.0 **THE SITE AND ITS ENVIRONMENT**

4.1 The site lies approximately 1 km south-east of the town centre, north-east of the Fordham Road, opposite existing residential development and between frontage development along Fordham Road. The site forms three adjoining irregular-shaped parcels of vacant agricultural land totalling approximately 3.85 Hectares (9.51 acres) in area, located within the settlement boundary of Soham and comprises Housing allocation SOH4.

4.2 To the north and east, the overall site borders further parcels of undeveloped, vacant agricultural land, with the land to the north strongly enclosed by a mature deciduous woodland belt. On the north-western, Fordham Road frontage, immediately to the north of the site boundary, a pair of two-storey semi-detached dwellings, numbers 51-53, together with their respective residential curtilages, abut the existing public right of way of Clipsall Lane, which runs broadly eastwards from site frontage, diagonally across the site. This Lane continues eastwards beyond the site, crossing the A142 bypass and on into open countryside

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.

5.1.1 **Cambridgeshire Archaeology**

The site has been subject to an archaeological evaluation (HER ECB5216). Sparse archaeological features were identified within the site and included a dump of pottery of Roman date. This is most likely a result of secondary deposition of domestic waste within field boundaries and indicates the presence of contemporary settlement in the vicinity, possibly the settlement known from excavations in advance of the Celandine View development to the north west. It is however unlikely that further investigation would add significantly to our understanding of this landscape and we do not consider further archaeological work to be necessary in relation to this application.

5.1.2 **Asset Information Definitive Map Team**

22 Feb 2018 - Please note Public Byway No. 92, Soham and Public Footpath No. 96, Soham are affected by this development.

Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware that further consent may be required from Cambridgeshire County Council, as Local Highway Authority for any changes, or 'enhancements' as quoted within the Design and Access Statement, proposed to Clipsall Road. As such, it would be beneficial that a condition be applied to any permission granted to protect Clipsall Road and Footpath No. 96 and allow any scheme of enhancements to be agreed with relevant parties.

Furthermore, the applicant should be aware of the legal alignment and recorded width of the Public Rights of Way (which may differ from what is physically available on the ground) as well as the County Council's guidance on boundary fences and planting. This guidance ensures that boundary fences do not result in the path becoming narrow and uninviting whilst guidance on planting ensures that the future growth of planting does not obstruct the right of way.

To ensure the Public Rights of Way are protected as part of the development, the County Council's Definitive Map Team requests the following conditions be applied to any permission granted.

- Prior to the commencement of development, an access scheme shall be submitted to and approved by the LPA. Such scheme shall include provision for:
 - i. the design of access and public rights of way routes and their surfacing, widths, gradients, landscaping and structures
 - ii. any proposals for diversion and closure of public rights of way and alternative route provision
- Prior to the commencement of development, the definitive line of the public right of way shall be marked out on site.
- No fencing shall be erected on or within 1m of the current or any proposed public rights of way.
- No planting shall be erected on or within 2m of the current or any proposed public rights of way.

Most of the length of paths in the residents petition do not form part of the recorded public Rights of Way network. If the residents believe that they have used the route for 20 years or more without force, secrecy and permission then they may be able to claim

that a public right of way has come into existence. If the evidence within an application was strong enough then we would make an Order to record a Public Right of Way, regardless of whether the development has taken place or not.

30 April 2018 - Most of the length of paths referred to in the residents petition do not form part of the recorded Public Rights of Way network. They are not recorded on the legal records here at CCC.

However, that is not to say that they are not a Public Right of Way, just that it isn't recorded. If the residents believe that they have used the route for 20 years or more without force, secrecy and permission then they may be able to claim that a Public Right of Way has come into existence.

If an application was received to record these routes, then CCC would investigate the matter accordingly. If the evidence was strong enough then we would make an Order to record a Public Right of Way. This would happen regardless of whether the development has taken place or not.

Therefore, one outcome (out of many potential) that may occur is that a Public Footpath is recorded in five years' time on an alignment that is now occupied by dwellings.

The developer should be made aware that this is a possibility. Although without receiving an application it is very difficult to advise on the likelihood of any application being successful.

In terms of surfacing, I would have to talk to the local rights of way officer, however we would usually want to keep it as green as possible. So loose type 1 material laid into low spots and vehicle ruts may be sufficient. Any damage to the Byway during construction will obviously need to be rectified.

17 October 2018 - The Definitive Map Team notes the amendments to the site layout. With respect to the additional pathway adjacent to Plots 68 and 75, further details are required as to whether this section of path is to be offered for adoption, form part of a Public Path Order proposal or remain private. Either way, I echo the comments made by my colleague Geoff Ellwood that bollards would be required if the pathway was to be constructed as proposed (approx. 3 metres wide?). These details can be dealt with via an appropriate condition and I refer to my original response dated 22nd February 2018 for a suggested condition.

The Definitive Map Team does not have any further comments to make other than those already made in my responses dated 22nd February and 30th April 2018.

5.1.3 **Cambridgeshire Fire And Rescue Service**
Wish to see adequate provision of fire hydrants.

5.1.4 **Local Highways Authority**
7 March 2018 - The application as submitted does not include sufficient information to properly determine the highway impact of the proposed development. In summary;

Servicing provision cannot be agreed until such a time as Drawing 1705-005-ST002 has been submitted for review.

Trip rates utilised within application 15/01491/FUM have been used within this assessment and full TRICS outputs provided. The County Council do not accept data that is over 3 years old. Vehicle distributions within the trip distribution diagrams do not correctly add up. In addition, diagrams T7 and T8 do not coincide with the projected trip rates highlighted in Table 6.1. This should be clarified.

Junction capacity assessments have been utilised for the following junctions:

- Proposed Site Access/Fordham Road
- A142/Fordham Road/A1123 roundabout

The capacity assessment should be revised to incorporate the additional committed development.

The junction capacity assessment for the A142/Fordham Road/A1123 roundabout is unacceptable. The 2017 base model for this junction does not show any issues, yet the Highway Authority knows from its local knowledge there is an existing capacity issue. Therefore, the current model is incorrect and does not reflect what is happening on the ground now. In addition, such outputs differ significantly to the approved assessment conducted by application 17/01572/OUM which demonstrates much higher RFC values. The capacity assessment should therefore be revised and incorporate up-to-date trip rates and the additional committed development. Furthermore, the A142/Fordham Road/A1123 roundabout junction is expected to operate over capacity in future scenarios. Whilst it is noted that the capacity issues at the junction exist without the proposed development, vehicles from the proposed development will essentially add to the issue, which in turn will have a negative impact on the junction. The development should contribute a proportionate sum towards mitigation of the roundabout in order to mitigate the development.

11 October 2018 - After a review of the latest layout drawing I have no further objections subject to conditions.

The new and additional footpath adjacent to plots 68, 75 is wide for pedestrian only use. I would recommend that the CCC RoW team are consulted on this aspect. To the best of my knowledge this is not byway or a shared use cycle/footpath area. Should this remain this width bollards will need to be installed to stop vehicles entering this area.

5.1.5 **CCC Transport Team**

25 September 2018 - It was identified by the Highway Authority that the proposed development is likely to add to the existing pressure on the capacity of the A142/Fordham Road/A1123 roundabout.

To address this capacity issue, the County Council request a contribution towards the improvement scheme set out for the junction. The junction improvement scheme has an in principle total cost of £1.2 million. The total contribution sum and subsequent calculation methodology as set out within the Technical Note 02 dated September 2018 has been accepted by the Highway Authority.

The Highway Authority does not object to the proposals subject to the following -

Condition

- Prior to first occupation of development, the developer shall be responsible for the provision and implementation of a Residential Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of a Travel Plan Co-ordinator and cycle vouchers. The plan is to be monitored annually, with all measures reviewed to ensure targets are met.

S106

- Prior to first occupation, the applicant shall provide a contribution of £74,160 towards improvements to increase the capacity of the A142/Fordham Road/A1123 roundabout.

5.1.6 **CCC Education**

Contributions sought are; early years, £83,079, primary, £222,858 and secondary, £271,337. Libraries and lifelong learning - £8,424 sought.

5.1.7 **Lead Local Flood Authority**

21 March 2018 – object as limited infiltration referenced in the FRA, the site investigations demonstrate poor conditions for infiltration, information relating to topography is unclear, private soakaways cross property boundaries and no maintenance plan for the SuDs.

27 September 2018 - Thank you for your re-consultation which we received on 24th September 2018. We have reviewed the revised documents and would comment as follows.

1. Our initial objection stated, 'There is limited infiltration testing referenced within the Flood Risk Assessment (FRA) and it has not been wholly carried out with BRE 365 requirements. The report detailing the infiltration test results has not been provided and the FRA states that two out of the three test results have been estimated. Furthermore, the drainage calculations use an infiltration rate of 0.054 m/h which appears unrelated to those values stated within the FRA'.

The updated Flood Risk Assessment contains new infiltration testing undertaken at two locations across the site. These have been undertaken in accordance with BRE 365. The calculations have subsequently been updated to reflect the results. This aspect of our objection can therefore be removed.

2. Our initial objection stated, 'The FRA suggests that the site will be drained purely by infiltration, however, the Site Investigations demonstrates that groundwater is only 0.5m below ground level. This indicates poor conditions for infiltration. It also suggests that there may be a risk of groundwater flooding. This has not been discussed within the FRA'.

It is acknowledged in the updated FRA that groundwater depths were between 1.5m – 2.89m below ground level. The risk of groundwater flooding has now also been discussed and is considered by the report to be low. This aspect of our objection can therefore be removed.

3. Our initial objection stated, 'The information provided in relation to the topography of the site is not clear and there is no topographic survey or map attached to the FRA.'

The revised FRA now contains a topographic survey. This aspect of our objection can therefore be removed.

4. Our initial objection stated, 'Private soakaways have been designed to be shared across property boundaries, which we do not support. This is due to maintenance concerns'.

The revised FRA still contains shared soakaways. They have also been drawn onto the plans using very unusual shapes which is unlikely to be practical in terms of construction. This aspect of our objection therefore remains.

5. Our initial objection stated, 'No maintenance plan has been submitted with the application. The maintenance of the highways swales has been mentioned but we would expect a plan for the maintenance of all sustainable drainage features to be set out or an agreement between adoption bodies'.

A maintenance and management plan has now been submitted. This confirms that the infiltration trenches will be maintained by East Cambridgeshire District Council and all remaining private features will be maintained by householders. This aspect of our objection can therefore be removed.

Based on the above, whilst most aspects have been dealt with, there is still one remaining aspect of our objection that has not been satisfactorily addressed.

8 October 2018 - We feel that the last remaining aspect of our objection (soakaway design) can be dealt with by way of an appropriate condition.

We therefore remove our objection subject to a condition.

15 November 2018 – The latest drainage plan Rev F does not appear to make changes that materially affect the proposed surface water scheme. No additional comments to make.

5.1.8 **Minerals And Waste Development Control Team**

CS26 Mineral Safeguarding Areas

The northern part of the application site lies within a Mineral Safeguarding Area for sand and gravel as shown on page 145 of the Cambridgeshire and Peterborough

Minerals and Waste Development Plan - Proposals Map C: Minerals Safeguarding Areas (July 2011). Policy CS26 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy states, inter-alia, that development will only be permitted where it has been demonstrated to the Mineral Planning Authority that, 1. The mineral concerned is no longer of any economic value or potential value, or 2. The mineral can be extracted prior to the development taking place, or 3. The development will not inhibit extraction if required in the future, or 4. There is overriding need for the development and prior extraction cannot be reasonably undertaken, or 5. The development is not incompatible.

I note that the area which is likely to have reserves is limited to part of the site and there are dwellings close to the western boundary. Consequently, I am of the view that even if sand and gravel of suitable quality is located within the site, it is unlikely to be viable to extract the mineral prior to development. I would ask that the following informative be included on any planning permission, should it be granted.

Part of the application site lies within a Mineral Safeguarding Area for sand and gravel as shown on page 145 of the Cambridgeshire and Peterborough Minerals and Waste Development Plan - Proposals Map C: Minerals Safeguarding Areas (July 2011). Whilst it is the view of the Minerals Planning Authority that full extraction is unlikely to be possible prior to development, the developer is encouraged to explore the possibilities of making best use of any sand and gravel that is extracted incidentally as part of construction. This should be detailed as part of the Waste Management Audit and Strategy.

Policy CS28 Waste Minimisation, Re-use, and Resource Recovery

I note in the Sustainability Statement that it states that “during the construction phase a site management plan will be produced. This will include measures for identifying, sorting and separating construction and demolition materials for re-use and recycling.

The plan will also identify effective methods for minimizing construction waste.” To ensure compliance with Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy I would ask that the following condition be imposed, should permission be granted:

Prior to the commencement of development a completed Waste Management Audit and Strategy must be submitted to and approved by the local planning authority. The Audit and Strategy shall detail:

- a) the quantity of anticipated waste and the measures put in place to maximise waste minimisation, sorting, re-use and recovery of waste*
- b) how any sand and gravel incidentally extracted will be handled and where practicable made available for use. It shall be implemented in full prior to the first property being occupied.*

Reason: Compliance with Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy.

5.1.9 **Environmental Health (Technical)**

13 Feb 2018 - Conditions recommended for construction times, Construction Management Plan and traffic noise.

The Acoustic consultant SRL indicates that suitable noise levels can be achieved internally with special acoustic trickle ventilators. This would be with windows closed.

ECDC Planning require windows to be openable and still achieve suitable noise levels.

I would advise the following condition:

The acoustic insulation of the dwelling units within the proposed development shall be such to ensure noise levels with windows open do not exceed an LAeq(16hrs) of 35 dB(A) within bedrooms and living rooms between the hours of 07:00 to 23:00 and an LAeq(8hrs) of 30dB(A) within bedrooms and living rooms between the hours of 23:00 to 07:00.

From our point of view if the applicants consider windows need to remain closed for internal noise guidelines to be met there will be a need for an alternative ventilation system which can achieve air changes comparable to an open window. I am aware that the LPA do not consider trickle ventilation to be sufficient for summer cooling etc, therefore some form of mechanical ventilation would be required. The occupants of all habitable rooms will require a suitable ventilation system which achieves 2 - 4 Air Changes per Hour, and we would need information regarding this and any noise levels associated with it.

I think it is important to highlight that the LPA have previously raised concerns (from a residential amenity point of view) with other rural sites where windows have to remain closed to ensure recommended noise levels are not breached. It is important that the design and layout is considered carefully to try to avoid the need for keeping windows closed, for example, distance, screening, trying to locate non-sensitive rooms (kitchens, landings, bathrooms etc.) on noisier facades and if this is not possible, utilising additional windows on quieter facades so residents in noise sensitive rooms have the option of opening alternative windows.

A suitable MVHR system, possibly with additional in duct attenuation to prevent atmospheric noise getting in as well as reducing noise from the unit is a more controllable way of achieving the ventilation required. This does not preclude windows from being opened if the occupier requires it, however the suggested noise levels above may be exceeded if the windows are left open for prolonged periods.

The position of the external intake and discharge grilles can also be positioned to face away from external noise sources.

12 November 2018 – I can't see any update on the noise assessment. Nothing to add.

5.1.10 **Environmental Health (Scientific)**

20 Feb 2018 - I have read the Site Investigation Report prepared by Harrison Environmental dated August 2017 and accept the findings. The report recommends further site investigation to delineate the extent of asbestos and TPH contamination. As this application is for a sensitive end use (residential) I recommend that standard contaminated land conditions 1 and 4 are attached to any grant of permission.

The issue of air quality has not been considered in the application. The NPPF 2012 recommends that new developments should incorporate facilities for charging plug-in and other ultra-low emission vehicles. The government published its national air quality strategy in 2017 in which it further encouraged the adoption ULEVs and announced that sales of conventional cars and vans would end by 2040.

Policy LP22 of the emerging East Cambridgeshire Local Plan states that:

New development should where appropriate...Provide parking.....which incorporates facilities for electric plug-in and other ultra-low emission vehicles.

Although air quality is currently good in Soham there are plans for large expansion of the town which may impact air quality. Therefore, I recommend that the applicant undertakes an air quality assessment and makes provision for electric vehicle charging in their development proposals.

5.1.11 Parks And Open Space

No Comments Received

5.1.12 Waste Strategy (ECDC)

30 January 2018 - RECAP, the maximum distance a resident should have to take a wheeled bin to the collection point is 30metres. Units 16, 27 to 29, 44 to 51, 65 to 71, 72 will all be required to bring their bins/bags to the adopted highway and the bin store for Plots 23 to 26 would need to be placed adjacent to the road.

5.1.13 NHS England

Do not wish to object providing funding is secured via CIL to deliver primary healthcare provision at the Staploe Medical centre as it does not have sufficient capacity for the additional growth and the cumulative growth in the area.

5.1.14 Anglian Water Services Ltd

1 March 2018 - The foul drainage from this development is in the catchment of Soham Water Recycling Centre that will have available capacity for these flows. The sewerage system at present has available capacity for these flows.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

8 October 2018 - The foul drainage from this development is in the catchment of Soham Water Recycling Centre that will have available capacity for these flows

The sewerage system at present does not have capacity for these flows; development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We will need to work with the applicant to ensure any infrastructure improvements are delivered in line with development.

We therefore request a condition requiring an on-site drainage strategy.

If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented.

12 November 2018 - Following legislative change Anglian Water now applies a Zonal Charge to each new property connecting to the public sewer. This is a cost per residential property (or flow equivalent for non-residential) connection charge payable by the developer when an application is made to connect to the public sewer and/or for potable water.

Funds raised by this charge will be used for network upgrades across the Anglian Water region.

Previously developers contributed to any off-site mitigation required for a development site. The new charges now mean Anglian Water is fully responsible for any off-site, or any on-site mitigation that is required. This mitigation will be funded through the zonal charge payments. This change enables Anglian Water to plan strategically for growth, looking at strategic investment schemes, as well as individual site solutions for water and wastewater in our region.

To enable us to make informed investment decisions we require customers to engage with us throughout the planning and build process. Anglian Water now requests planning conditions, where relevant, which require details on phasing and build rates as well as an on-site drainage strategy. These conditions ensure that we can plan and deliver any required infrastructure investment in a timely manner inline with the development build.

In relation to this application Anglian Water is working closely with the applicant and will continue to do so throughout the planning process and construction. It is anticipated that mitigation will be delivered on-site with additional storage at the proposed pumping station. As stated above, funding this mitigation is entirely the responsibility of Anglian Water. The sewerage system at present does not have capacity for these flows; development will lead to an unacceptable risk of flooding downstream. Anglian Water will need to plan effectively for the proposed development, if permission is granted. We are currently working with the applicant on a suitable on-site drainage strategy and will continue this engagement to ensure any infrastructure improvements are delivered in line with development.

We therefore request a condition requiring an on-site drainage strategy.

If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991.

From the details submitted to support the planning application the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management. Should the proposed method of surface water management change to

include interaction with Anglian Water operated assets, we would wish to be re-consulted

5.1.15 The Ely Group Of Internal Drainage Board

No Comments

5.1.16 Environment Agency

No objection but make advisory comments including that Anglian Water are satisfied sufficient capacity exist to accommodate the additional flows.

5.1.17 Design Out Crime Officers

I note that there is no specific crime prevention or security section within the documents. While the layout provides for some surveillance from the front of houses and many of the rear gardens are back to back I do have some concerns particularly in light of the above figures: -

- The parking court areas, the floor plans and elevations indicate that there is little natural surveillance over the parking spaces from active rooms. (Living rooms & kitchens). This is the same for the FOG's – two of which have car ports so they are open.
- I would like to see that there is sufficient lighting in all adopted, un-adopted roads and parking areas to BS5489:1-2013 – perhaps this could be conditioned.
- Footpaths at the side/rear of houses and gardens – some consideration has been given to correct gating and self-closing, there may need to be some more trellis topping to assist the surveillance over parking areas.
- Landscaping maintenance plan – to ensure that there is surveillance over the open spaces and LEAP without conflict from planting.

5.1.18 Cambridge Ramblers Association

No Comments Received

5.1.19 Consultee For Other Wards In Parish

No Comments Received

5.1.20 Parish

Wished to see the level of affordable housing delivered. Who would be responsible for maintaining the open space? More information required regarding drainage and sewage as AW is objecting. If the drainage has to be changed the plan will have to be revised.

5.1.21 Ward Councillors

No Comments Received

5.1.22 Senior Trees Officer

15 March 2018 - This proposal is for a moderate size development upon existing disused land. Internally the site has few trees of substantial value. There are trees on or outside the site boundaries of landscape value. A small Sycamore woodland stands to the North of the site offering a considerable landscape feature. A full Arboricultural report has been submitted to support the application.

I do not object to the proposal as the potential impact upon trees in and around the site appears appropriately considered.

The main issue of potential contention is the Sycamore woodland, this feature is highly observable within the landscape and offers a clear differentiation between the built environment and the wider landscape. There is a potential conflict with the neighbouring housing in the long term, as residents may consider the woodland trees to present a hazard if they are left unmanaged. I consider this will be mitigated with good woodland management. The woodland trees do not pose a substantial shading issue by virtue of the position in relation to the housing therefore, I do not consider this a negative concern. In conclusion I consider the relationship between the development and the woodland acceptable.

I support the layout design of the proposal as I consider the retention of the footpath a pleasing feature, while the provision of open space is commensurate with the overall layout. This gives an opportunity for tree planting throughout the site offering a potentially attractive and pleasant living environment.

I would like to ensure no damage is caused to the trees during development with a condition identifying no development shall take place until a scheme for the protection during construction of the trees on the site. Also landscape conditions required to include maintenance.

The landscape strategy also receives my broad support.

26 October 2018 - The Arboricultural Impact Assessment is acceptable. A Method Statement showing the Engineering solution and 'No-dig' construction close to trees will be required, as recommended in the AIA.

My comments regarding the Landscape Proposals is as follows

The design concept of the Landscape Strategy is rather suburban in nature. Particularly in this wooded setting. The greater use of native species or cultivars of native trees/plants would blend the development better with its surroundings. A minimum of 70% the Highlight trees and medium ornamental trees should, therefore be natives.

The use of native hedging mixes should be applied to the Fordham Road and western boundaries. They would also function as wildlife corridors. To extend this theme some hedging to the individual plots should be naturalistic planting, such as beech, hornbeam, holly or native privet hedging.

5.1.23 **County Wildlife Trust**

8 May 2018 - The Wildlife Trust have the following comments to make, which relate to the site layout, the biodiversity assessment report and associated mitigation proposals.

1. The application includes a biodiversity assessment which acknowledges the potential for recreational impacts (mainly from dog walkers) on Soham Wet Horse Fen SSSI and suggests a range of mitigation measures. These include the provision of 0.6 Ha of green space within the development and the use of signage to explain the value of the SSSI and to direct dog walkers on alternative routes away from the SSSI. These measures must be implemented.
2. Paragraph 5.13 of the biodiversity assessment recognises that the nearby East Fen Common will become the “de-facto” recreational greenspace (for dog walkers) for many of the new developments at the southern end of Soham, and that East Fen Common should be enhanced (in line with Policy Soham13 of the Local Plan).
3. The Wildlife Trust co-ordinated production of the Soham Commons Biodiversity and Access Enhancement Study which identified a range of mitigation and enhancement measures required on the Soham Commons to facilitate the increased levels of access from the proposed new developments. It is essential that all of the new developments that will be using the Soham Commons as “de-facto” open space make a proportionate contribution to the delivery of these measures.
4. The Wildlife Trust therefore requests that East Cambs DC negotiate a financial contribution from this development to deliver agreed elements of the Soham Commons Biodiversity and Access Enhancement Study, in addition to the other commitments made in the Design and Access Statement.

5.1.24 **Natural England**

17 may 2018 - No objection subject to appropriate mitigation being secured.

We consider that without appropriate mitigation the application could have an adverse effect on the integrity of Soham Wet Horse Fen Site of Special Scientific Interest (SSSI);

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Contribution to delivery of mitigation measures identified in the Soham Commons Biodiversity and Access Enhancement Study to address the effects of recreational pressure.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure mitigation measures.

Natural England's advice on other natural environment issues is set out below.

Further advice on mitigation

The Extended Phase 1 Habitat Survey and Designated Sites Assessment (Southern Ecological Solutions, November 2017) concludes that, with mitigation measures, the proposed development is unlikely to have any adverse impact on Soham Wet Horse Fen SSSI through cat predation, changes in water levels/pollution and increased recreational pressure. Natural England generally supports these conclusions and the mitigation measures detailed in section 5.10 – 5.17 of the report. However, we agree with comments from the Wildlife Trust that the effects of recreational pressure associated with residential development in Soham should be addressed through delivery of measures identified in the 'Soham Commons Biodiversity and Access Enhancement Study', recently prepared by Footprint Ecology.

This 'strategy' for the Commons is alluded to in Policy Soham13 of the emerging Local Plan. It identifies measures, to be implemented through residential development, to ensure that increased visitor pressure from people and dogs will not have an adverse impact on the Commons and Soham Wet Horse Fen SSSI. Natural England advises that the applicant be requested to provide a proportionate financial contribution to enable delivery of these measures, to ensure that the effects of increased recreational pressure on nationally and locally designated wildlife sites are appropriately mitigated. The ecological assessment report will need to be revised accordingly.

Natural England advises that all mitigation measures will need to be secured through an appropriate planning condition or obligation.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 28I (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Natural England offers the following additional advice:

Landscape

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the Landscape Institute Guidelines for Landscape and Visual Impact Assessment for further guidance.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraph 113 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found here. Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Environmental enhancement

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement are listed.

5.1.25 **Strategic Housing Officer**

14 May 2018 - Policy HOU 3 of the current East Cambridgeshire Local Plan seeks 30% (in the north of the district) or 40% (in the south of the district) of the total number of dwellings provided on sites of 10 or more to be for affordable housing provision.

The viability assessment prepared for the Proposed Submission indicates that the level of affordable housing in the current Local Plan is not viable. Therefore if this planning application is determined in light of the Proposed Submission, the affordable housing requirement is as set out below.

Development proposals of 11 or more dwellings (or fewer dwellings if the combined gross floorspace totals 1000 sq m or more) should provide 30% affordable housing except in Soham and Littleport where it is set at 20%.

The application provides for the following mix of affordable homes;

4 x 1 bedroom flats - rented
2 x 2 bedroom flats - rented
7 x 2 bedroom houses - rented
3 x 3 bedroom houses – rented

4 x 2 bedroom houses – shared ownership
4 x 3 bedroom houses – shared ownership

This housing mix is appropriate and does reflect housing need.

5.1.26 **The Society for the Protection of Ancient Buildings (Mills section)**

25 September 2018 - The SPAB Mills Section is concerned that the proposed development of 80 houses to the north of Soham Downfield windmill might affect the Grade II* listed mill in two ways: by affecting the wind available to the mill and by restricting views the mill.

To evaluate potential wind loss, we looked at a wind rose from a nearby weather station – in this case from RAF Mildenhall. The rose shows the distribution of wind by direction and therefore its availability to the mill if there were no local obstructions. We then looked at the current environs of the mill using Google Earth, and can estimate how much loss has already taken place due to surrounding houses and trees. Finally, we can estimate any additional loss that would be caused by the proposed development and what percentage of milling time would be lost to the mill as a consequence.

The red lines on this view show the extremes of the wind directions which would be affected by the proposed development and, as can be seen from the wind rose, these directions constitute a very small proportion of the total wind available (which mostly blows from the SW direction). In all directions from the mill there are nearby bungalows which will already have reduced the wind available by a modest amount, and these will dominate over the proposed housing even where the new plots are closest to the mill. Therefore, we do not believe that any significant harm will be done to the mill in this respect.

However, it is proposed in the development plans to plant trees, particularly in the direction shown in blue in the above view (i.e. along the SE boundary of the area).

These trees will affect the wind to a greater degree than the houses if they grow higher than the ridge height and would overtop the existing bungalows. They will also obstruct views of the mill from the A142 coming south from Ely (extended blue area) and this is not considered to be advisable as mills rely heavily on such views to attract passers-by and hence custom as visitors or potential buyers of produce.

We would therefore recommend that height restrictions of less than 8m should be placed on these trees in particular, and other tree plantings in general, within the development in order to maintain the views of the historic building and minimize wind disturbance

10 October 2018 – The amendments affect the area which was highlighted in that the arrangements of both the houses and the tree planting in the relevant area have been altered. The houses have been moved – this is not likely to change the impact which they will have on either the wind to the mill or the views from the A142.

The tree planting has been reduced in density and size. Both changes would be beneficial to the mill and are therefore welcomed. The trees remain a concern in so far as their size is unlikely to be controlled after the development is built and we would ask that conditions should be applied to them as part of the granting of permission. The species chosen should be limited to ones that generally do not grow in the long term to heights greater than 7 -8 m and similar with any re-planting.

5.2 **Neighbours** – A site notice was posted and advertisement placed in the Cambridge Evening News 41 neighbouring properties were notified and responses received from 4 residents which includes a petition with 16 signatures. These are summarised below. A full copy of the responses are available on the Council’s website.

- Noise from the pumping station
- Odours from the pumping station
- Landscaping to the pumping station
- Flooding from the pumping station
- Overlooking
- Overshadowing
- Concerns regarding the public footpaths which are regularly used and have been omitted from the plans. Two additional footpaths have been in use for over 60 years.
- Impact on the Grade II*Downfields windmill in terms of wind loss or turbulence and visual impact. Heights of buildings and trees should be limited. Views of the Mill from the A142 should be protected. Amendments showing removal of some trees will improve the sight lines of the Mill from the A142 so encourage visitors

6.0 **The Planning Policy Context**

6.1 **East Cambridgeshire Local Plan 2015**

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix

HOU 2	Housing density
HOU 3	Affordable housing provision
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
SOH 4	Housing allocation, land off Fordham Road

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 2018

2 Achieving sustainable development

4 Decision-making

5 Delivering a sufficient supply of homes

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

16 Conserving & enhancing the historic environment

6.4 Submitted Local Plan 2018

LP1 A presumption in Favour of Sustainable Development

LP2 Level and Distribution of Growth

LP3 The Settlement Hierarchy and the Countryside

LP6 Meeting Local Housing Needs

LP16 Infrastructure to Support Growth

LP22 Achieving Design Excellence

LP23 Water Efficiency

LP30 Conserving and Enhancing Biodiversity and Geodiversity

LP25 Managing Water Resources and Flood Risk

LP26 Pollution and Land Contamination

LP27 Conserving and Enhancing Heritage Assets

LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views

LP17 Creating a Sustainable, Efficient and Resilient Transport Network

Soham 13 Green Lanes and Commons

Soham 4 Site SOH.H4 - Land off Fordham Road

6.5 Planning Practice Guidance

7.0 PLANNING COMMENTS

7.1 The main issues to consider to the determination of this applications are

- The principle of development
- Visual impact
- Noise and residential amenity
- Housing mix and layout
- Public open space
- Highway safety and transport impact
- Flood risk and drainage
- Trees
- Ecology and biodiversity

7.2 Principle of Development

7.2.1 The site is 3.85 hectares (9.5 acres), located within the settlement boundary of Soham and has been identified within Policy SOH 4 of the East Cambridgeshire Local plan and SOH.H4 of the Submitted Local Plan, as a housing allocation for development of up to 90 dwellings. The principle of residential development on this site is therefore acceptable, subject to certain criteria and the other material planning considerations.

7.2.2 The site is located within the established development framework of Soham, within close proximity to the range of services and facilities available within the settlement. For the purposes of assessing the proposal in relation to the presumption in favour of sustainable development, the location of the site within the settlement boundary means that the site is considered to be in a sustainable location.

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

7.2.4 The benefits of this application are considered to be: the provision of 80 additional dwellings including 24 affordable homes, built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short and the long term through construction work and the contribution of future occupiers to the local economy.

7.3 Visual impact

7.3.1 The site has an irregular shape with some substantial boundary planting to the north where its location adjacent to the south eastern corner of the town is well related to the existing built form and is reasonably well visually contained. This means the development of the site for residential will be relatively self-contained within the wider landscape. To the eastern rear edge of the site, the site boundaries are visually open, with only low post and rail timber fencing delineating these boundaries with open fields beyond. This open boundary means that views of the new development will be

possible from the A142, although set some distance away from it, at some 95 metres away at the closest point. This boundary will therefore need careful consideration given its impact on the rural setting of the town and the scheme proposes to replace the existing post and rail fencing along this boundary and retain any existing vegetation. In accordance with Policy SOH 4 it is also proposed to provide a planting belt along this boundary to provide for a soft edge to the development and to retain and enhance the rights of way within and alongside the site.

- 7.3.2 The design concept of the development as a whole is focussed upon the proposed open space, with play area, which itself will act as a visual and social centre to both the development and the surrounding area, creating a new focal point for this part of the town. Such a concept will enable new residents to feel part of a local community.
- 7.3.3 In achieving the layout the developer has had due regard to the constraints of the site and the desire to retain as many of the existing landscape features surrounding the site as possible. This has meant that to achieve an acceptable layout and density, the proposal is for 80 dwellings rather than the 90 proposed in the allocation. The public right of way of Clipsall Lane, which runs diagonally through the site, has formed a key element necessary to integrate into the development layout, whilst discussions with the Highway Authority and the resultant need to achieve safe access to and from the site for both vehicles and pedestrians have essentially dictated the location of the access into the site from the Fordham Road frontage. The desire to retain as many of the existing landscape features surrounding the site, together with additional planting to enhance this, along with the creation of pedestrian connections through the development with the retention of Clipsall Lane a key feature within the site, has similarly formed key parameters which have dictated the layout.
- 7.3.4 Following comments from the SPAB, the layout was also amended to ensure no adverse impacts on views of the Mill.
- 7.3.5 Whilst limited in number, the layout pays due regard to the desire to ensure that the existing residential amenities of the occupants of the neighbouring residential dwellings fronting Fordham Road are adequately respected and maintained. This has also been a key consideration in the formulation of the development layout together with landscaping and sensitive boundary treatments along the interface with the surrounding countryside.
- 7.3.6 The layout provides for an attractive residential development, with two large areas of green open space to either side of the site linked via the widened, central 'Clipsall Lane' public right of way, with the aim of providing a central green corridor through the development.
- 7.3.7 The overall scale, massing, height, site coverage and detailing of the built form proposed has been carefully considered so as to respond positively to the physical characteristics of the site, whilst minimising the impacts on existing amenities enjoyed by the occupants of neighbouring properties and complying with the Design Guide SPD.
- 7.3.8 The elevational drawings submitted with this application show a built form of a scale commensurate with local character. The character of the surrounding area is obviously of a mixed nature. The development comprises primarily traditional two-storey built forms, with some two-and-half-storey scale built-form within the more central area of the site, which is appropriate.

- 7.3.9 The built form of the dwellings proposed would sit comfortably within their wider surroundings.
- 7.3.10 Detailed scales of the residential dwellings range from two-storey dwellings with eaves heights of approximately 4.95 metres and ridge heights up to 8.9 metres to two-and-a-half-storey dwellings with eaves heights of 6 metres and ridge heights of 9.3 metres. Lesser scaled associated single-storey garages are also proposed, together with a single-storey building to house the electricity sub-station and a similarly scaled foul water pumping station in the north-western corner of the site.
- 7.3.11 The proposed density, of 20 dwellings per hectare (8.4/acre), with provision of open spaces, allows for a development which does not appear overdeveloped in the context of its surroundings and is appropriate for this edge of settlement location.
- 7.3.12 Overall, it is considered that given the separation distance from the A142, the new housing can be successfully integrated into the towns setting with limited adverse effects on visual amenity. There will be an appropriate transition between the wider countryside setting and the built form of the town. The development of this site for 80 dwellings can be achieved without causing significant harm to the character and appearance of the area and as such complies with Policies ENV 1, ENV 2 and SOH 4 of the Local Plan, Policies LP28 of the Submitted Local Plan 2018 and Design Guide SPD.

7.4 Noise and residential amenity

- 7.4.1 The applicant submitted a noise assessment with the application which concluded that there are no noise issues for future residents from the A142 but elevated levels would be experienced by the future residents along Fordham Road (14 dwellings). The applicant has amended the internal layout to provide for secondary windows to bedrooms where possible and to ensure that few habitable rooms are affected by road noise. The developer has shown good acoustic design by locating habitable rooms to the rear. The affected dwellings will also be fitted with acoustic ventilators. Overall it is considered that an acceptable level of residential amenity will be experienced by future occupiers.
- 7.4.2 The residents impacted by the development are along Fordham Road which generally have generous rear gardens meaning that the new built form will not be overbearing or cause excessive levels of overlooking by providing for distances of at least 10 metres from the site boundary with any existing boundary vegetation retained in accordance with the Design Guide SPD.
- 7.4.3 The detailed design and layout of the proposed development looks to respect existing boundaries and pay regard to any potential amenity impacts.
- 7.4.4 Suitable separation distances and boundary treatments are proposed to ensure the residential amenity of the adjoining residents are not unduly compromised and the proposed pumping station is sited outside of the required 15 metre cordon sanitaire. It is considered that the proposal accords with Policy ENV 2 and LP22 in this regard.
- 7.4.5 The layout has been assessed and it is considered that it provides a satisfactory level of amenity for the future residents of the dwellings, in relation to plot sizes and design/positioning of dwellings and the requirements of the Design Guide SPD.

7.4.6 Overall the proposal provides for a development with acceptable living conditions and residential amenity for proposed occupiers and existing residents.

7.5 Housing mix and layout

7.5.1 The application proposes 80 dwellings, 24 of which are affordable housing. This equates to 30% and accords with Policy HOU 3 and SOH 4, in relation to the level of provision. The precise mix of tenure and size is acceptable and reflects the current need for dwellings on the Housing Register as advised by the Senior Housing Strategy and Enabling Officer.

7.5.2 The amount and mix of affordable housing will be secured by way of a S106 legal agreement.

7.5.3 The mix of market housing is as follows, 7 two bed units, 39 three bed units, and 10 four bed units. The mixes are considered to be acceptable for this location and accords with the requirements of Policy SOH 4 to provide for a mix of dwelling types and sizes to reflect current need within Soham. It does not accord with the guidelines for housing mix identified for Policy HOU 1 of the Local Plan, by providing for a higher proportion of 3 bed than 4 bed houses. However, it is accepted that this is reflective of market demand.

7.5.4 The obvious desire to retain as much of the existing landscape features within and surrounding the site, together with the creation of pedestrian linkages, both advocated by Policy SOH 4, have formed key parameters which have dictated the layout concept, as has the need for sympathetic treatment of the eastern boundary. In addition, the desire to ensure existing amenities of residents are retained has also formed a key factor on the layout masterplan.

7.5.5 The scheme as a whole provides an interesting mix of dwelling types including flats above garages, 1.5 storey, 2 storey and 2.5 storey which are sited to give variety and an interesting streetscape, with two main areas of public open space. The entrance is characterised by frontage two storey dwellings which complement the existing streetscene. The developers have incorporated interesting feature dwellings upon entry to the site with boundary feature walls, providing an attractive gateway to the site entrance. The layout is characterised by frontage development and dwellings fronting the public open space and Clipsall Road byway. To the southern end of the site the public rights of way are retained. The affordable homes on the site are located to the south and north eastern ends of the site and are tenure blind. The designs incorporate a range of materials to add variety, but include red and buff brick with some render, some use of weatherboarding and a mix of black and red pantiles and slate.

7.6 Public open space

7.6.1 The amount of public open space provision at 0.6 ha accords with the requirements within Policy SOH 4. This will incorporate a Local Equipped Area of Play within the centre of the site, alongside the existing public right of way. A second area is provided around the site entrance which assists in providing an attractive entrance feature to the site.

7.6.2 These areas will be landscaped in accordance with a scheme to be agreed by condition and will include a scheme for the whole development including

supplementary planting along the eastern boundary, the site frontage and along Clipsall Lane to retain it as a green corridor across the site. These open space areas will be provided and transferred to the Council by way of a S106 agreement for future maintenance with the payment of a commuted sum.

7.7 Highway safety and transport impact

- 7.7.1 The main access to the site is from Fordham Road, which will form the main estate road for the development in the form of a spine road serving private drives and courtyards. Pedestrian access to the site will also be provided along the existing byway to be retained and enhanced and leading directly to the plot area.
- 7.7.2 Additional access points are proposed onto Fordham Road to serve a group of six and 8 dwellings.
- 7.7.3 The access arrangements have been examined by the County Highway Authority and are considered to be adequate in regard to their width, layout and visibility and conditions are recommended. The access location in regard to accessibility and permeability have also been assessed and deemed acceptable by the County Council Transport Planning team. The Transport Statement has been substantially amended since its original submission to overcome various concerns raised by the Transport Planning team. The team are of the view that the proposed development is likely to add to the existing pressure on the capacity of the A142/Fordham Road/A1123 roundabout and have requested a financial contribution of £74,160 to mitigate this impact, together with a Travel plan. This will be secured by S106 agreement and travel plan condition.
- 7.7.4 The proposed car parking provision indicates an average of in excess of two off-road car parking spaces for each dwelling across the site. This is considered to provide the correct balance between encouraging the use of the public transport facilities available locally, whilst ensuring that any development of the site does not exacerbate the potential for on-street car-parking within the area. Secure cycle storage for the all of the proposed dwellings is also provided, either within the curtilages or within associated garaging.
- 7.7.5 In addition to the provision of two car parking spaces per dwelling, on the site overall a total of 21 visitors spaces have been provided, which is in line with the Council's standard. The developer has been encouraged to limit the use of tandem parking as much of the parking provision is in tandem, (50%). However the developer is of the view that this would result in a wholly unacceptable scheme in many regards, including density, design and car dominance. They also state that it would reduce the number of dwellings on the site to 50 and significantly reduce the number of homes delivered in the District. The Highway Authority is satisfied that the spaces are usable.
- 7.7.6 Based on the consultation response it is considered that the layout demonstrates a safe and accessible environment has been created, allowing sufficient parking, manoeuvring and visitors parking provision. The proposal also provides for a network of routes for pedestrians and cyclists and safeguards access to the adjoining footpaths. The Architectural Liaison Officer for the Crime Prevention design team has recommended appropriate lighting. They acknowledge that the design and layout allows good natural surveillance. The proposal complies with Policies COM 7 and COM 8.

7.8 Flood risk and drainage

- 7.8.1 The original Flood Risk Assessment submitted with the application was inadequate and the Lead Local Flood Authority therefore objected. Fundamentally, it did not demonstrate that infiltration would work on the site.
- 7.8.2 Following submission of additional information the surface water drainage scheme is acceptable and comprises soakaways for gardens and swales within the public open spaces to drain the adopted roads. The Lead Local Flood authority are now satisfied that the scheme is acceptable and complies with the Flood and Water SPD and Policies ENV8 and LP25.

7.9 Trees, ecology and biodiversity

- 7.9.1 The vast majority of the vegetation and trees on the site will remain. The tree Officer is satisfied with the submitted Arboricultural Impact Assessment and the proposal subject to recommended conditions.
- 7.9.2 An ecology report, produced by Southern Ecological Solutions Nov 2017, accompanies the application. This assesses the impact on designated sites, but particularly on Soham Wet Horse Fen SSSI, the nearest nationally designated site, located approx. 100m north of the site across the A142.
- 7.9.3 Unit 2 of the SSSI is closest to the site, 102m to the north. This 1.18ha unit is separated from the rest of the SSSI by the A142 highway. There is no public access to this unit. The closest part of the rest of the SSSI is Unit 4, 139m north-east. A public footpath bisects the site, but the land is private, and access is not allowed beyond the path.
- 7.9.4 A designated sites assessment for a similar, nearby proposed development of 126 residential dwellings located 160m from Soham Wet Horse Fen SSSI was undertaken recently (SES, 2016). This considered all likely effects including:
- the increase in domestic cat numbers;
 - potential water level changes; and
 - increased recreational disturbance.
- 7.9.5 The report reviewed each of these effects and the results included in this assessment. It is considered that the potential impacts of the proposed development on the SSSI are likely to include an increase in local cat numbers, changes in water level and pollution levels, and an increase in recreational pressure.
- 7.9.6 *Domestic Cats*
Local increases in cat populations may result in increased predation on breeding birds. SSSI Unit 2 is the only unit located close to the site and was considered unlikely to support breeding snipe given the lack of wet grassland habitats (SES, 2016), and as such, any increase in cat population is not considered to affect the SSSI or its qualifying features.
- 7.9.7 *Water level Changes*
Suitable measures will be adopted to ensure delivery of water and wastewater services without water level or pollution impacts to the SSSI. There is potential for the development to disrupt water flows and increase water-borne pollution and sediment

loads to the SSSI during the construction phase. This will be mitigated fully through the implementation of the Construction Environment Management Plan.

7.9.8 *Recreational Pressure*

Given the habitat types within the SSSI (meadows with footpath), potential increased recreational pressure will likely include walkers and dog walkers. The 2011 census provides average household sizes in East Cambridgeshire District of 2.4 people. Using this average, the proposed development would result in an increased population of 199 people. Natural England offsetting guidance recommends 8ha of Suitable Alternative Natural Green Space (SANGS) on or nearby site per 1,000 people to offset the indirect recreational effects of development on nearby designated sites. With an increase of 199 people, around 1.6ha of SANGS would be considered sufficient to offset the indirect recreational pressures on Soham Wet Horse Fen.

7.9.9 *Proposed Mitigation*

The site is 3.85ha and includes 0.6ha of greenspace. This is 37.5% of the SANGS requirement. Hence it is expected that a proportion of dog walkers and other recreational walkers will walk from the site on the local public footpath network.

7.9.10 The closest unit of Soham Wet Horse Fen SSSI to the site is Unit 2 located 100m to the north; this is unavailable to the public but does have a public right of way adjacent to the north-eastern boundary. Unit 4 is the nearest unit on the far side of the A142 and with a public right of way along the south-eastern boundary. This public right of way continues to the Clipsall Road running in a north-east direction. The expectation is that dog walkers and others will walk along this track before returning or use other routes along the network. There is therefore no public access within any of the SSSI units and the adjacent access is in both cases well fenced. Additionally, the SSSI has no associated parking; and the units to the north of the A124 may only be accessed from the site via the footpath that runs beneath the A124.

7.9.11 In summary, the development site is well integrated into the current public footpath network that in two locations runs adjacent to two compartments but does not enter any of the SSSI compartments. Hence the increased use of the network by dog walkers and others will not lead to increased recreational pressure or related impacts such as disturbance to breeding birds within the SSSI. This protection may be enhanced by the use of signage at the edge of the site to explain the value of the nearby SSSI units and the sensitive habitats and species that occur there.

7.9.12 Several large areas of SANGS exist close to the site accessible via the public footpath network in the form of public open space; the closest existing area being East Fen Common (23ha), 0.9km north. The ECDC Adopted Local Plan (2015) encourages the improvement of public access to these areas.

7.9.13 Given the lack of accessibility by the public to the SSSI, the large amounts of public green space nearby, and the green space provision on site, it is considered that any increased recreational pressure arising from the proposed development will not significantly affect Soham Wet Horse Fen SSSI or any of its qualifying features.

7.9.14 With the implementation of the required mitigation measures, this assessment concludes that there will be no Likely Significant Adverse Effects in-isolation or in-combination with other plans or projects, and therefore obviates any need for further mitigation measures. These findings are accepted by Natural England who have raised no objection subject to financial contributions towards the delivery of measures

identified in the 'Soham Commons Biodiversity and Access Enhancement Study', recently prepared by Footprint Ecology, and contained within Policy Soham13 of the Submitted Local Plan. The purpose is to ensure that increased visitor pressure from people and dogs will not have an adverse impact on the Commons and Soham Wet Horse Fen SSSI. A contribution will be secured by the s106 legal agreement and landscaping, biodiversity improvements on the development will be secured by condition.

7.10 Other Material Matters

- 7.10.1 Education – CCC have asked for the following financial contributions towards education, which the developer has agreed to pay and this will be secured by S106 agreement. £83,079 for early years, £222,858 for primary, £271,337 for secondary and £ 8,424 for libraries/lifelong learning.
- 7.10.2 Cambridgeshire archaeology have advised that archaeological investigations are not required.
- 7.10.3 In accordance with Policy ENV 4 of the Local Plan, the developer has submitted a sustainability statement which details key measures to be incorporated in the development. The homes and overall development will be environmentally assessed in accordance with the requirements of the appropriate legislation at the time of the development commencing e.g. currently The Code for Sustainable Homes. In addition to this each home will be sold with Energy Performance Certificate (EPC) to demonstrate their effectiveness in this regard. The built forms of the homes meet and exceed current standards of insulation and incorporate measures to minimise energy use. Both the design of the homes and the development layout together with the selection of materials is of key importance to the energy efficiency of the new properties.

7.11 Planning Balance

- 7.11.1 The residential development of this site would enable economic and social improvements to the local environment, to the benefit of existing local residents, whilst providing much needed additional residential dwellings and affordable homes, of mixed tenures, to maintain and add to the existing dwelling stock within the town. The site is well located in relation to existing services and facilities, with public transport links to the town centre and beyond available from Fordham Road adjacent. The site is also an allocation and although provides for less dwellings has due regard to the constraints of the site. There is no adverse impacts on residential amenity, flood risk, biodiversity or highway safety. These benefits weigh significantly in favour of the proposal.
- 7.11.2 On balance it is considered that there will be no adverse impacts that would weigh against the proposal and it is therefore recommended for approval.

8.0 COSTS

- 8.1 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.

8.2 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.

8.3 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.

8.4 In this case members' attention is particularly drawn to the following points:

This is an allocated site for housing development within the settlement boundary of Soham.

No objections from statutory consultees.

9.0 APPENDICES

9.1 Draft conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00059/FUM	Barbara Greengrass Room No. 011 The Grange	Barbara Greengrass Senior Planning Officer
00/00338/OUT	Ely	01353 665555 barbara.greengrass @eastcamb.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.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

APPENDIX 1 - 18/00059/FUM Conditions

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

Plan Reference	Version No	Date Received
Suds Strategy		10th September 2018
FRA	Rev A	10th September 2018
301	B	6th September 2018
300	B	6th September 2018
302	B	6th September 2018
303	B	6th September 2018
140	A	19th September 2018
141	A	19th September 2018
137	B	19th September 2018
138	B	19th September 2018
139	A	13th July 2018
135	A	13th July 2018
136	A	13th July 2018
112	A	6th September 2018
113	A	6th September 2018
122	B	6th September 2018
123	B	6th September 2018
206	A	13th July 2018
207	A	13th July 2018
209	A	6th September 2018
201	A	13th September 2018
200	A	13th July 2018
212	A	6th September 2018
213	A	6th September 2018
214	A	6th September 2018
204	B	6th September 2018
205	B	6th September 2018
100	A	6th September 2018
101	A	6th September 2018
218	B	19th September 2018
219	B	19th September 2018
220	A	6th September 2018
221	B	19th September 2018
156		6th September 2018
157	A	19th September 2018
153		13th July 2018
154		13th July 2018
155		13th July 2018
151	A	6th September 2018
152	B	19th September 2018
148	A	19th September 2018
149	A	19th September 2018
150	A	19th September 2018
222		13th July 2018
223		13th July 2018
146	A	6th September 2018
147	A	6th September 2018

144	A	6th September 2018
145	A	6th September 2018
S106 contributions		29th October 2018
001	F	29th October 2018
Transport Assessment Technical note 1		22nd June 2018
004	F	9th November 2018
002	G	9th November 2018
003	G	9th November 2018
125		15th January 2018
124		15th January 2018
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211		15th January 2018
215		15th January 2018
216		15th January 2018
217		15th January 2018
304		15th January 2018
305		15th January 2018
TREE SURVEY		15th January 2018
ECOLOGICAL SITES ASSESSMENT		15th January 2018
SITE INVESTIGATION REPORT		15th January 2018
SUSTAINABILITY STATEMENT		15th January 2018
NOISE ASSESSMENT		15th January 2018
ARCHAEOLOGICAL EVALUATION		15th January 2018
102		15th January 2018
105		15th January 2018
104		15th January 2018
103		15th January 2018
6227-D		15th January 2018
001		15th January 2018
106		15th January 2018
107		15th January 2018
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118		15th January 2018
119		15th January 2018
121		15th January 2018
132		15th January 2018
17-05005-001	F	29 th October 2018

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 3 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 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.
- 4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with

policy ENV9 of the East Cambridgeshire Local Plan 2015 and LP26 of the Submitted Local Plan 2018.

- 5 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 5 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 6 Prior to the commencement of development a completed Waste Management Audit and Strategy must be submitted to and approved by the local planning authority. The Audit and Strategy shall detail: a) the quantity of anticipated waste and the measures put in place to maximise waste minimisation, sorting, re-use and recovery of waste b) how any sand and gravel incidentally extracted will be handled and where practicable made available for use. It shall be implemented in full prior to the first property being occupied.
- 6 Reason: To comply with Policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 7.30 to 18.00 each day Monday-Friday, 7.30 to 13.00 Saturdays and none on Sundays, Public or Bank Holidays.
- 7 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.
- 8 The materials to be used in the construction of the external surfaces, including walls and roofs shall be as specified on the materials plan 004 Rev F dated 9 november 2018. All works shall be carried out in accordance with the approved details.
- 8 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.
- 9 No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall include as a minimum:
 - a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
 - b) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow

- control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - d) Full details of the proposed attenuation/disposal measures;
 - e) Temporary storage facilities if the development is to be phased;
 - f) A timetable for implementation if the development is to be phased;
 - g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - h) Full details of the maintenance/adoption of the surface water drainage system;
 - i) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- 9 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.
- 10 Prior to the construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority.
- Prior to occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.
- 10 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.
- 11 Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on drawing number 003 Rev G.
- 11 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2018.
- 12 The highway shall be built to adoptable standards as defined by Cambridgeshire County Council Housing Estate Road Construction Specification (current at time of commencement of build) before the last dwelling is occupied.
- 12 Reason: To ensure that the highways end appearance is acceptable and to prevent the roads being left in a poor/unstable state, in accordance with policies COM7 and ENV2 of the East Cambridgeshire adopted Local Plan April 2015 and LP17 and LP22 of the Submitted Local Plan 2018.
- 13 Prior to first use of the access visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted layout plan 003 rev G. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

- 13 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2018.
- 14 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.
- 14 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015 and LP17, LP22 and LP30 of the Submitted Local Plan 2018.
- 15 Upon completion of the right of way alongside Plots 14 and 17, bollards shall be erected at either end to prevent vehicular access and retained thereafter.
- 15 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2018.
- 16 Prior to first occupation of any dwelling a scheme for the provision of facilities for charging plug-in and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority and thereafter, provided prior to first occupation of the dwelling to which it relates.
- 16 Reason: In accordance with the aims of the NPPF to provide for sustainable transport modes.
- 17 Prior to first occupation of any dwelling a full schedule of all soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 17 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.
- 18 No above ground construction shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include: play equipment, and bollards. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.
- 18 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.
- 19 The boundary treatments hereby permitted shall be constructed in accordance with the details specified on the external works drawing number 002 Rev G. The boundary

treatments shall be in situ and completed prior to the first occupation of the dwelling to which it relates. All works shall be carried out in accordance with the approved details and retained thereafter.

- 19 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.
- 20 No development shall take place until a detailed Arboricultural Method Statement (AMS) has been submitted and approved in writing by the Local Planning Authority. The AMS shall include justification and mitigation for any tree removal proposed and details of how trees will be protected at all stages of the development. Recommendations for tree surgery works and details of any tree surgery works necessary to implement the permission will be required as will the method and location of tree protection measures, the phasing of protection methods where demolition or construction activities are essential within root protection areas and design solutions for all problems encountered that could adversely impact trees (e.g. hand digging or thrust-boring trenches, porous hard surfaces, use of geotextiles, location of site compounds, office, parking, site access, storage etc.). All works shall be carried out in accordance with the agreed AMS.
- 20 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 and LP22 and LP28 of the Submitted Local Plan 2018. 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.
- 21 All bathroom and cloakroom windows shall be glazed using obscured glass and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 21 Reason: To safeguard the residential amenity of the occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2018.
- 22 No development shall take place until a scheme for the protection during construction of the trees on the site, in accordance with BS 5837:2012 - Trees in relation to construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall show the extent of root protection areas and details of ground protection measures and fencing to be erected around the trees, including the type and position of these. The protective measures contained with the scheme shall be implemented prior to the commencement of any development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.
- 22 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 and LP22 and LP28 of the Submitted Local Plan 2018. 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.

- 23 Prior to any occupation of the development, a scheme for the maintenance of the hard and soft landscaping for a minimum period of 10 years from last occupation, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:
- i) methods for the proposed maintenance regime;
 - ii) detailed schedule;
 - iii) details of who will be responsible for the continuing implementation
 - iv) details of any phasing arrangements
- 23 Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 and LP28 of the Submitted Local Plan 2018.
- 24 Prior to the commencement of development, an access scheme shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall include provision for:
- i. the design of access and public rights of way routes and their surfacing, widths, gradients, landscaping and structures
 - ii. any proposals for diversion and closure of public rights of way and alternative route provision.
- 24 Reason: To safeguard the PROW and the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 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.
- 25 Prior to the commencement of development, the definitive line of the public rights of way shall be marked out on site.
- 25 Reason: To safeguard the PROW and the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 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.
- 26 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 26 Reason: To ensure the appropriate infrastructure is in place to ensure adequate public safety in accordance with Policies Growth 3 and ENV 2 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.
- 27 The development shall be carried out in accordance with the mitigation and precautionary methods contained within sections 5 and 6 of the Habitat Survey and Designated sites assessment report dated 6 November 2017.

- 27 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.
- 28 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.
- 28 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.
- 29 All development shall be carried out in accordance with the submitted sustainability statement dated 15 January 2018.
- 29 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and LP23 and LP24 of the Submitted Local Plan 2018.
- 30 Prior to first occupation of development, the developer shall be responsible for the provision and implementation of a Residential Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of a Travel Plan Co-ordinator and cycle vouchers. The plan is to be monitored annually, with all measures reviewed to ensure targets are met.
- 30 Reason: In the interests of sustainable transport, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2018.

