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**MAIN CASE**

**Reference No:** 18/00059/FUM

**Proposal:** Erection of 78 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 Ian Bovingdon  
Councillor Dan Schumann

**Date Received:** 24 January 2018      **Expiry Date:** 14 June 2019

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**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 £74,160 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 £769,837.
  - 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 Reporting of 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
- 28 Biodiversity enhancements
- 29 Sustainability
- 30 Travel plan
- 31 Acoustic treatment.
- 32 Drainage implementation.

## **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 78 dwellings of which 23 (29%) will be affordable housing. The application is a full application with main access onto Fordham Road together with four additional access points to serve small groups of dwellings. The retention and enhancement of the existing Public Right of Way of Clipsall Lane through the site and provision of two new areas of public open space within the development totalling approximately 6000 square metres.
- 2.2 This application was presented to Planning Committee on 5 December 2018 and deferred to allow the applicant to work with Council Officers to address the points made by the Planning Committee in relation to making provision for less tandem parking and drainage.

2.3 Following the deferral the applicant has submitted an updated Groundwater Level Investigation Report Feb 2019, amended layout plans and elevations, acoustic report, Flood Risk Assessment and drainage strategy.

2.4 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

### **3.0 PLANNING HISTORY**

3.1

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 most of the land allocated within the housing allocation SOH4.

4.2 To the north and east, the overall site borders further parcels of undeveloped, 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 since the last application was presented to Planning Committee and are summarised below. All other consultee responses are contained within the previous Planning Committee report attached at Appendix 2. The full responses are available on the Council's web site.

**Anglian Water Services Ltd**

7 December 2018

Position Statement

Introduction

This Position Statement has been prepared by Anglian Water Services and Hopkins Homes to provide the Case Officer and Elected Members assurance that both parties are working collaboratively to ensure a suitable foul drainage strategy will be delivered for this site.

The Position Statement sets out the current situation in relation to the foul water network in Fordham Road Soham and outlines the opportunity to include the start of a strategic foul water scheme on the site.

### Key Issues

The foul water network currently running along Fordham Road in Soham is known to be at capacity in storm conditions. Any new flows entering the system without mitigation could therefore cause flooding and pollution.

Under Zonal Charging Hopkins Homes has the right to connect at the nearest sewer of the same size or greater to serve their site. Anglian Water has the responsibility to fund and ensure mitigation is in place to serve the development. If connection is made at their zonal charge point, without mitigation, flooding or pollution is likely to occur.

Both parties are aware of the number of allocations proposed in the East Cambridgeshire Submission Local Plan for Fordham and Soham. It is therefore acknowledged that a strategic foul network solution will be required to deal with all the growth over the plan period. Anglian Water recognise the opportunity to promote a strategy to serve this site which could facilitate that future growth and, in the long term, bypass the existing strained network along Fordham Road.

Anglian Water and Hopkins Homes started discussions regarding the design and delivery of such mitigation in November 2017.

### Communication Time Line

29 November 2018 - Anglian Water and Hopkins Homes meet to discuss process for strategy delivery and adoption criteria

19 November 2018 - Anglian water and Hopkins Homes meeting to discuss detail options and strategy

5 November 2018 - Anglian Water and Hopkins Homes meet to discuss high level strategy and approach

12 October 2018 Anglian Water re-issue planning application response to 18/00059/FUM – capacity concerns identified and on-site drainage strategy condition requested. This condition will ensure that a suitable strategy is delivered.

11 October 2018 - meeting between Anglian Water and East Cambridgeshire District Council Case Officer

February 2018 - Anglian Water responds to planning application 18/00059/FUM – no capacity concerns identified.

November 2017 - Hopkins Homes submitted Pre Application request with Anglian Water

### Options

Anglian Water and Hopkins Homes have identified the following options for the site:

#### Option 1:

Hopkins Homes to connect at their Zonal Charge connection point along Fordham Road and Anglian Water will manage the risk, potentially using an active control mechanism to balance the development discharge against network capacity.

Anglian Water will adopt the on-site drainage and future maintenance will be their responsibly.

#### Option 2:

The second, and preferred option, is to upsize the proposed on-site foul water drainage and lay additional sewer pipes which can later be utilised as part of a joint Fordham and Soham strategic sewerage investment strategy. Anglian Water will adopt all the on-site drainage which allows Anglian Water control over how and when other sites will feed into the new network. On-going maintenance will be the responsibility of Anglian Water.

This approach still allows for an interim mitigation strategy, by which new development flows can be balanced against downstream network capacity using active control techniques. This ensures that the impact of the new development can be mitigated in lieu of the broader Fordham-Soham strategy, involving more substantial off-site network reinforcement.

The indicative design for option 2 has been drawn up by Hopkins Homes, in consultation with Anglian Water Senior Engineers. Both parties are having on-going discussions regarding delivery mechanisms.

#### Next Steps

- Anglian Water and Hopkins Homes to finalise on-site strategy and delivery timeline.
- Anglian water to continue working with East Cambridgeshire District Council to understand delivery timescales of future planned growth and finalise a strategic foul network strategy.

### **Cambridgeshire Archaeology**

I am writing to advise that the proposed amendments to the scheme do not alter the advice previously issued by this department, namely that we have no objections or requirements for this development.

The site has been subject to an archaeology evaluation (Cambridgeshire Historic Environment Record reference ECB5216). Sparse archaeological features were identified within the site and included a dump of pottery of Roman date. This is most likely of secondary deposition of domestic waste within field boundaries and indicates the presence of contemporary settlement in the vicinity, possible the settlement known from excavations in advance of the Celadine 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.

## **Environment Agency**

26 February 2019

We have reviewed the amended details and do not have any comments to add to those made in our previous letter AC/2018/126734/02 dated 22 November 2018.

## **Environmental Health**

4 February 2019

I have compared the new layout to the previous and note that sites 79, 77, 76 and 75 have new orientations/layouts. I have highlighted these properties as they were indicated as requiring enhanced glazing and ventilators in Figure 3 of the Noise Impact Assessment dated 21 November 2017.

I am struggling to interpret the revised floor plans but in any case, the noise report stated that –

*“As the site layout and building designs have not been finalised, I have used indicative room and glazing sizes to predict the likely sound insulation performance required to achieve the required criteria. Once these details have been finalised, the assessment may need to be updated.”*

I would not expect these latest amendments to significantly alter the previous report but as mentioned above, when the layout and designs have been finalised it would be good practice for the NIA to be updated.

13 February 2019

I have compared this new noise report to its last iteration and it would appear that the only difference is an updated site plan layout. As the new layout does not appear to have changed the findings of the original noise report I have no concerns to raise at this time.

## **Housing Section**

26 February 2019

I have reviewed the proposed resubmission and note the amended planning layout, house types and car parking compliance statements. These amendments however do not affect the provision of affordable housing on site as no changes have been made and therefore I have no further comments as the Strategic Housing Team consultation response dated the 14 May 2018 remains valid.

## **Local Highways Authority**

5 March 2019

No further objections. Recommend conditions.

## **Lead Local Flood Authority**

21 February 2019

Having reviewed the revised documentation we can confirm that the LLFA has no further comments beyond those set down in our response of 14th November 2018. Our position therefore remains supportive of the development.

14 March 2019

Concerned as the Flood Risk Assessment submitted with the application states that groundwater was found at 1.5 m below ground level (paragraph 6.3). This was supported by the Site Investigation (paragraph 4.3.2). For this reason, shallow infiltration to a depth

of 0.4 m was proposed in the north of the site to achieve the minimum 1.0 m clearance between the base of the soakaway and the groundwater level.

If the groundwater is actually only 1 m below ground level in the north of the site, then it will be impossible to achieve the 1.0 m clearance without ground raising of at least 0.5 m.

Based on this latest information, the current proposed drainage strategy is unacceptable for the northern part of the site as it may lead to an increased risk of flooding.

21 May 2019

We have reviewed the following documents:

- Infiltration Basin Sections prepared by Ingent Consulting Engineers (ref: 1705-005-036) dated April 2019
- Preliminary Drainage Strategy prepared by Ingent Consulting Engineers (ref: 1705-005-001) dated June 2017, Rev G
- Drainage Strategy Infiltration Pond and Filter Drains prepared by Ingent Consulting Engineers (ref: 1705-005-ST001) dated January 2019, Rev C

Based on the above we are able to **remove our objection**, subject to conditions.

In order to address the issue of high groundwater levels across the site, the applicant proposes to utilise shallow infiltration techniques to ensure there is a minimum of 1.0 m clearance between the base of the infiltration feature and the peak recorded groundwater level. This requires the use of a combination of shallow crated soakaways in the rear gardens of most properties. Where it isn't possible to achieve the clearance in rear gardens, a shallow infiltration basin is proposed (in an area of the site where the clearance can be achieved) to take water from several properties via a filter drain within rear gardens.

**Soham Town Council**

3 December 2018

Increasing and growing concerns regarding the management of traffic within the town.

1 March 2019

Soham Town Council NOTED there is no longer tandem parking but the developer has not addressed our previous concerns which were:

- Soham town Council commented that they hoped the developer will maintain the level of affordable house.
- They noted their concerns regarding the open space, who would be responsible for maintaining.
- They noted that more information is required regarding drainage and sewage as information from Anglian Water is objecting to development (as in their document dated 08/10/2018).
- This plan may be relevant at present but if the drainage has be to be changed then plan will require a complete rework.

24 May 2019

Commented that they hoped the level of affordable housing will be maintained. Noted their concerns regarding the open space, who would be responsible for maintaining. Noted that more information is required regarding drainage, a sewage and surface water on site. If the drainage needs to be changed then the plan will require a re-design. Noted concerns regarding impact on SSSI field.

**The Ely Group Of Internal Drainage Board**

21 February 2019

The Board has no comment on these amendments from a drainage point of view. Our original comments remain the same.

**Natural England**

6 February 2019

Natural England has previously commented on this proposal and made comments to the authority in May 2018.

The advice provided in our previous response applied equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

**ECDC Trees Team**

15 February 2019

I have no objections to the proposed plan.

But would like to reiterate that there must be tree protection on site in line with the recommendations made in Arboricultural /Tree Impact Assessment/Plan dated 28/07/2017.

**Ward Councillors**

Ian Bovingdon – 7 February 2019

I am pleased to see that the developer has taken into consideration the comments of the planning committee with regards the parking arrangements and delivering a good mix of housing and open space. This is a site that has been allocated for 80 dwellings and it would be good to see it finally approved and come forward for much needed housing and still provides 30% affordable homes.

Neighbours – 41 neighbouring properties were re-consulted on the amendments to the layout and no responses were received. Comments received prior to the previous Planning Committee can be found in the Committee report attached at Appendix 2. A full copy of the responses are available on the Council’s website.

**6.0 The Planning Policy Context**

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

## 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

## National Planning Policy Framework 2019

- 2 Achieving sustainable development
- 4 Decision making
- 5 Delivering a sufficient supply of homes
- 8 Promoting healthy and safe communities
- 11 Making effective use of land
- 12 Achieving well designed places
- 15 Conserving and enhancing the natural environment
- 16 Conserving and enhancing the historic environment

## Planning Practice Guidance

## **7.0 PLANNING COMMENTS**

- 7.1 The application seeks permission on a site of 3.85 hectares (9.51 acres), for the erection of 78 dwellings of which 23 (29%) will be affordable housing. The application is a full application with main access onto Fordham Road together with four additional access points to serve small groups of dwellings. The retention and enhancement of the existing Public Right of Way of Clipsall Lane through the site and provision of two new areas of public open space within the development totalling approximately 6000 square metres.
- 7.2 The report which was presented to Planning Committee on 5 December 2018 is attached at Appendix 2 of this report and covers the main considerations of the application in relation to 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 and needs to be read in conjunction with this report.

- 7.3 This report covers the amendments which have been made to the scheme, following the deferral at Planning Committee. This was in order to allow the applicant to amend the scheme to make provision for less tandem parking on each plot, together with additional drainage investigations. Amendments have been submitted together with amendments to some house designs, in part to accommodate this, but also to improve designs, together with, updated Noise Report, and Flood Risk Assessment and drainage layout to correspond with the updated layout. An Arboricultural Impact assessment has also been submitted. This report includes the subsequent comments received as part of the consultation process.
- 7.4 Amendments to the layout to accommodate an amended drainage strategy have necessitated the removal of two dwellings and provision of an infiltration basin in the north east corner of the site. One of these dwellings is an affordable unit taking the total provision to 23. This means that the affordable housing provision has reduced to 29% instead of 30% on the previous layout. The requirements of the adopted Local Plan is 30%. However, the Council's own Viability Assessment Report, April 2019, accepts that for Soham a requirement of 20% affordable dwellings is acceptable. On this basis the reduction in affordable housing to 29% is considered acceptable.
- 7.5 Acknowledging Members concerns expressed regarding the robustness of the infiltration testing, to support the proposed surface water drainage strategy, further ground water monitoring has also taken place, which has led to the provision of the infiltration basin.
- 7.6 The revised plans now propose 78 dwellings with a total of 185 car parking spaces, including visitors spaces. The total car parking provision therefore exceeds the average car parking standards for the development by 29 car spaces (allowing for 2 spaces per dwelling), as set out in policy COM8 of the Local Plan.
- The proposal includes a total of 28 unallocated visitors spaces when Local Plan policy only requires 20.
  - The total number of 4 bed dwellings has been reduced from 10 to 3, thus reducing the number of dwellings which might be expected to have 3 or more cars.
  - All garages are planned to a size which will accommodate a car and cycle storage having internal dimensions of 6m X 3m.
  - A total of 31 dwellings now have parking spaces which are not tandem, compared with the previous layout which had 21 such dwellings.
- 7.7 The developer has submitted a car parking compliance statement which states,

“Policy SOH4 of the adopted 2015 Local Plan allocates the site for “**up to 90 dwellings**” subject to the satisfaction of various criteria. Policy COM 8 of the Local Plan also sets out that “**development proposals should provide adequate levels of car and cycle parking, and make provision for parking**”

**broadly in accordance with the Council’s parking standards”**. Table 7.1 of the Local Plan states that for residential development there should be an average 2 car spaces per dwelling (per development). According to the policy, **“parking standards may be relaxed in order to reflect accessibility of/ by non-car modes”**.

The application site is directly adjacent to the bus stops at Centre Road where the No12 service provides a regular hourly service to the centre of Soham and to Ely or Cambridge further afield. The site is therefore well served by public transport. Furthermore, the site is neither located in an area of parking stress (where there is excess on street parking or parking regulation via parking enforcement/ yellow lining) nor is it in an area of above-average car ownership.

The proposal is within an area, accessible by public transport, where car parking standards may be relaxed. Notwithstanding the fact that car parking could be reduced here, the applicant has amended the planned parking so that it exceeds the car parking standards, exceeds visitor space requirements, and removes tandem parking”.

- 7.8 The mix of market homes with the reduction of the number of 4 bed dwellings means that the mix comprises one less 2 bed dwelling and eight more 3 bed dwellings.
- 7.9 These amendments mean that the new layout provides for 40% of the dwellings with tandem parking, compared to 73% on the last layout. This is an improvement which together with the reduction of the number of 4 bed houses, to three and the over provision of visitor’s spaces is considered acceptable in giving a mix of parking arrangements.
- 7.10 It is considered that this improvement and the amended house types offer an acceptable planning layout, and mix of houses, which accords with the Local Plan and that refusal of planning permission would not be justified, on these grounds.
- 7.11 The previous Flood Risk Assessment (FRA), stated that groundwater was found at 1.5 m below the ground level and for this reason shallow infiltration was previously proposed which the LLFA where satisfied with.
- 7.12 The FRA has been amended following further ground water testing, and states that groundwater was found to be 1.2 meters below ground level at the north east of the site. The infiltration features designed across the site generally take the form of shallow crates and swales which are set to produce the 1 meter clearance to measured water table. In the northern section of the site from Plots 3 to 26 the solution is to form an infiltration basin which is 500mm deep with bunded sides. The surface water from adjacent plots is collected using filter drains which feed into the basin. This arrangement is acceptable to the Lead Local Flood Authority.
- 7.13 All other matters in relation to the principle of development, residential amenity, visual amenity, flood risk and drainage and other material matters are covered in the initial report attached at Appendix 2.

## **8.0 Planning Balance**

- 8.1 The site is an allocation in the Local plan for up to 90 dwellings, which holds significant weight in the planning balance. 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 23 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.
- 8.2 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.

## **9.0 COSTS**

- 9.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 9.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.
- 9.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.
- 9.4 In this case members' attention is particularly drawn to the following points:

This is an allocated site for housing development within the settlement boundary of Soham and no statutory consultees have objected.

## **10.0 APPENDICES**

Appendix 1 – Recommended Conditions  
Appendix 2- Committee Report from 5<sup>th</sup> December 2018

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00059/FUM	Barbara Greengrass Room No. 011	Barbara Greengrass Planning Team Leader
00/00338/OUT	The Grange Ely	01353 665555 barbara.greengrass @eastcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

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
1705-005-ST001	C	10th May 2019
053	P01	8th May 2019
1705-005-001 DRAINAGE	G	27th April 2019
002	K	7th May 2019
003	K	7th May 2019
004	J	7th May 2019
1705-005-036 INFILTRATION		27th April 2019
LA3663 001	D	9th May 2019
Suds Strategy		10th September 2018
303	B	6th September 2018
140	A	19th September 2018
141	A	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 July 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
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
144	A	6th September 2018
145	A	6th September 2018
Noise Assessment	D	6th February 2019
107	A	23rd January 2019
Transport Assessment Technical note 1		22nd June 2018
100	B	23rd January 2019
101	B	23rd January 2019
106	A	23rd January 2019
114	A	23rd January 2019
115	A	23rd January 2019
116	A	23rd January 2019
128	A	23rd January 2019
129	A	23rd January 2019
137	C	23rd January 2019
138	C	23rd January 2019
302	C	23rd January 2019
306		23rd January 2019
Groundwater levels investigation report		26th February 2019
1705-005-ST001 DRAINAGE	B	23rd April 2019
19844ea-01		23rd April 2019
Flood Risk Assessment	D	23rd April 2019
146	C	23rd April 2019
147	C	23rd April 2019
300	D	23rd April 2019
301	D	23rd April 2019
125		15th January 2018
124		15th January 2018
126		15th January 2018
127		15th January 2018
130		15th January 2018
131		15th January 2018
133		15th January 2018
134		15th January 2018
142		15th January 2018
143		15th January 2018
202		15th January 2018
203		15th January 2018
208		15th January 2018
210		15th January 2018
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
ARCHAEOLOGICAL EVALUATION		15th January 2018

105		15th January 2018
104		15th January 2018
103		15th January 2018
102		15th January 2018
6227-D		15th January 2018
108		15th January 2018
109		15th January 2018
110		15th January 2018
111		15th January 2018
117		15th January 2018
121		15th January 2018
118		15th January 2018
119		15th January 2018
120		15th January 2018
001	A	24th January 2018
Arboricultural Impact Assessment		24th May 2019

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 2 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
  - (i) A survey of the extent, scale and nature of contamination;
  - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
  - (iii) An appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.
- 3 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.



- 4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 5 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. 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.
- 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 J dated 7 May 2019. 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.
- 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. 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.
- 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 K.
- 11 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

- 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.
- 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 K. 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.
- 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.
- 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.
- 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.

- 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.
- 19 The boundary treatments hereby permitted shall be constructed in accordance with the details specified on the external works drawing number 002 Rev K. 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.
- 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. 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.
- 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. 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.
- 24 Prior to the commencement of development, an access scheme shall be submitted to and approved in writing 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.
- 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. 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. 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.
- 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.
- 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.
- 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.
- 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.
- 31 The properties as identified within the noise report shall be acoustically treated as specified within the Noise Assessment Revision D, dated 6 February 2019, prior to occupation.
- 31 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 32 Prior to the occupation of any dwelling the associated surface water infrastructure works (including soakaways, infiltration features and pipe work) serving that dwelling shall be completed in accordance with the agreed site-wide drainage strategy, unless otherwise approved in writing by the Local Planning Authority.

- 32 Reason: To reduce the impacts of flooding in extreme circumstances on future occupants, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.