
MAIN CASE

Reference No: 19/00146/OUM

Proposal: Residential development for up to 19 dwellings

Site Address: Site South East Of 34 - 36 Chapel Lane Wicken
Cambridgeshire

Applicant: Mr R Wilson, K Arrowsmith and J Magri

Case Officer: Catherine Looper, Senior Planning Officer

Parish: Wicken

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

Date Received: 23 January 2019 **Expiry Date:** 21st April 2020

[U204]

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 and the appropriate tenure mix.
 - Education contributions as set out by Cambridgeshire County Council.
 - Contribution for wheeled bins.
- 1.3 The following summarised conditions are recommended and can be read in full in Appendix 1:
1. Approved Plans
 2. Time Limit- Reserved Matters
 3. Time Limit- Commencement
 4. Contamination Investigation
 5. Archaeological Investigation
 6. Surface Water Drainage
 7. Foul Water Drainage
 8. CEMP

- 9. Piling Foundations
- 10. Energy & Sustainability Strategy
- 11. Arboricultural Impact Assessment
- 12. Fire Hydrants
- 13. Construction Times
- 14. Unexpected Contamination
- 15. No Pruning/Felling
- 16. Biodiversity Improvements

2.0 SUMMARY OF APPLICATION

- 2.1 The application seeks outline consent for up to 19 dwellings. All matters are reserved at outline stage and would be considered at the time that a reserved matters application is submitted. The application seeks to establish whether the principle of introducing up to 19 dwellings on the site is acceptable, and therefore all plans showing any details of access, layout, scale, appearance or landscaping must be taken as indicative.
- 2.2 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**
- 2.3 The application has been called into Planning Committee by Councillor Ross due to the size of the application.

3.0 PLANNING HISTORY

- 3.1 The adjacent site has been recently granted consent for the construction of seven dwellings:

16/00024/OUT	Demolition of existing outbuildings and construction of 5 No detached and 2 No semi-detached houses with associated access road.	Approved	12.09.2016
19/01033/RMA	Approval of the details for reserved matters for Landscaping of planning application 16/00024/OUT and condition 4 (Energy and Sustainability Strategy) of that permission.	Approved	03.02.2020
16/01492/OUT	The erection of up to 8 dwellings with parking, garages and associated works.	Approved	05.05.2017

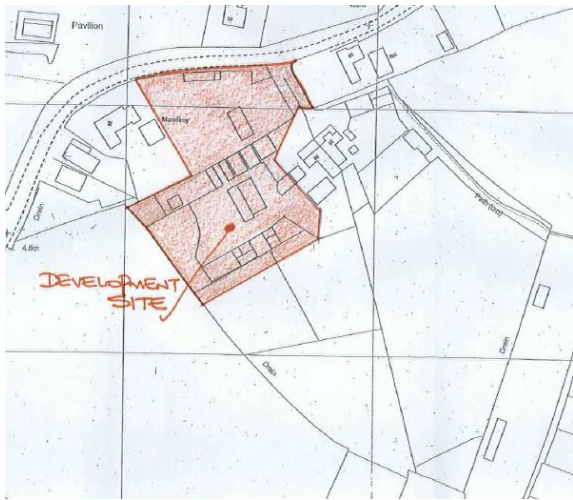


Figure 1. Location of adjacent site 16/01492/OUT.



Figure 2. Location of adjacent site 19/01033/RMA.

4.0 THE SITE AND ITS ENVIRONMENT

4.1 Wicken is a small village which is linear in nature with limited development away from the main through-route. The exception to this linear character is the development along Chapel Lane and Drury Lane which extends away from the High Street and Stretham Road. The site subject to this planning application is located between Chapel Lane and Drury Lane. The site is mainly grassed paddock land. There is an existing tree belt to the north and east of the site.

5.0 RESPONSES FROM CONSULTEES

5.1 28 neighbours have been notified of the application in writing. A site notice was also posted on 11th February 2019. An advert was placed in the Cambridge Evening News on 14th February 2019. Twelve responses were received from five properties raising the following summarised concerns:

- Chapel Lane is too narrow for the volume of traffic.
- Wicken is a small village.
- There are no schools or shops in Wicken.
- Highway safety issues from increased traffic.
- Access is close to the recreation ground and during matches there is a lot of on-street parking.
- Overcrowded development.
- Concerns regarding overlooking to neighbouring occupiers.
- Concerns regarding the connection to services such as water, sewerage, electricity and internet.
- Issues around drainage and flooding in the area.
- Ditches in the area overflow during heavy rainfall.
- Impact on traffic using the A142 and A10 commuter routes.
- Loss of views.
- Impact on the character of Wicken.
- Currently no housing estates in Wicken.
- Site is outside development envelope.

- Ditches adjacent to 38 Chapel Lane overflow and flood the property during heavy rainfall.
- Drainage pipework under the road has collapsed.
- Road surfaces are already damaged.
- Concerns regarding effectiveness of tree belt in screening the development.
- Ditches in the area have been infilled.

5.2 The following consultees have provided comments and these are summarised below. The full responses are available on the Council's web site.

Ward Councillor- Hamish Ross- 8 February 2019

This is a substantial development, especially for a village the size of Wicken. I would hope, and I am sure this is the case, that this application has been called in to be thoroughly discussed and reviewed by the Planning Committee.

Cambridgeshire Archaeology - 26 November 2019

Our records indicate that the site lies in an area of high archaeological potential, situated to the north of the medieval core of Wicken. Archaeological investigations to the immediate west of the application area identified linears dating to the 13th/14th centuries (Historic Environment Record ECB5406), while archaeological investigations to the south have revealed evidence of medieval occupation (ECB4031). The fields to the south of the Back Lane properties demonstrate prehistoric occupation, in the form of field scatters and find spots of Neolithic and early Bronze Age flints and stone tools (for example, scrapers, cores, axe heads and arrowheads 07058, 07073, 07075), while an earlier, Mesolithic tranchet axe was found at the village green (07067).

In addition, later remains are evident in the scheduled monument of a medieval moated enclosure south of Chancel Farm (National Heritage List for England ref 1017845, HER ref DCB258). Although this is much displaced from the development area and its setting will not be affected by the proposed works, and some surviving late medieval historic fabric in the village's buildings. In addition, to the east is evidence of Roman settlement and occupation (07071, 07072, 07076).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.

Asset Information Definitive Map Team - 15 February 2019

Thank you for consulting us on the planning application above. Please note Public Footpaths No. 24 & No. 25 Wicken runs adjacent to the application site. To view the location of the footpaths please view our interactive mapping online which can be found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the public footpath, its legal alignment and width

which may differ from what is available on the ground. If you require a copy of the Definitive Map & Statement, this can be viewed at the County Council's offices in person or requested online for a fee at www.cambridgeshire.gov.uk/highwaysearches.

The footpath must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it.

Local Highways Authority – 18 February 2019

The highways authority has no objections in principal to this application

I would note at this stage that this is an all matters reserved application and as such the access and indicative layout would not be approved at this stage. Therefore I have not recommended any conditions.

However the vehicle access with the highway as shown on drawing number 18:023-01 Rev - would be acceptable subjected to visibility splays of 2.4m x 43m in either direction.

Internal Drainage Board- 18 February 2019

No objections raised.

Access Group- 20 February 2019

We have no concerns with the outline plan.

We look forward to seeing the more detailed house plans etc.

Cambridgeshire Fire & Rescue- 21 February 2019

With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.

Cambridgeshire County Council- 22 February 2019

See full consultation response for education contribution details.

Trees Officer- 11 March 2020

The submitted Arboricultural/Tree Impact Assessment does not fulfil the criteria for a British Standard report as the tree schedule is missing information such as branch spread, taken as a minimum at the four cardinal points, existing height above ground level of: 1) first significant branch and direction of growth (e.g. 2.4-N); 2) canopy. As copied below BS5837:2012 states that.

A schedule to the survey should list all the trees or groups of trees. The following information should be recorded:

- a) sequential reference number (to be recorded on the tree survey plan);
- b) species listed by common name, with a key provided to scientific names;
- c) height;
- d) stem diameter, measured in accordance with Annex C;

- e) branch spread, taken as a minimum at the four cardinal points, to derive an accurate representation of the crown (to be plotted on the tree survey plan);
- f) existing height above ground level of:
- 1) first significant branch and direction of growth (e.g. 2.4-N);
 - 2) canopy, to inform on ground clearance, crown/stem ratio and shading;
- g) life stage (e.g. young, semi-mature, early mature, mature, over-mature);
- h) general observations, particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect), and/or preliminary management recommendations;
- i) estimated remaining contribution, in years (<10, 10+, 20+, 40+);
- j) category U or A to C grading (see 4.5 and Tables 1 and 2), to be recorded on the tree survey plan. The tree survey for a site of this size should include an accurately measured topographical survey showing all relevant features BS5837:2012 states that this should include:
- a) spot levels at the base of trees and throughout the site at an interval appropriate to meet design requirements, recorded as a grid and interpolated as contours, ensuring that any abrupt changes, embankments, ditch inverts and retaining features are recorded;
 - b) the position of all trees within the site with a stem diameter of 75 mm or more (see Note), measured at 1.5 m above highest adjacent ground level; NOTE In the case of woodlands or substantial tree groups, only individual trees with stem diameters greater than 150 mm usually need be plotted.
 - c) the position of trees with an estimated stem diameter of 75 mm or more that overhang the site or are located beyond the site boundaries within a distance of up to 12 times their estimated stem diameter;
 - d) for individual trees, the crown spread taken at four cardinal points; for woodlands or substantial tree groups, the overall extent of the canopy;
 - e) the extent, basal ground levels and height of shrub masses, hedges, hedgerows and stumps;
 - f) other relevant landscape features and artefacts, such as streams, buildings and other structures, boundary features and means of enclosure, trenching scars near to trees, and overhead and underground utility apparatus, including drainage runs with manholes and invert levels.

There should also be a Soil assessment which should be undertaken by a competent person to inform any decisions relating to:

- the root protection area (RPA);
- tree protection;
- new planting design; and
- foundation design to take account of retained, removed and new trees.

4.3.2 The assessment should determine whether the soil is shrinkable. If it is, trees and other vegetation have the potential to cause indirect damage to structures (see Annex A). In such cases, desiccation assessments should be carried out at a

specialist laboratory to check the extent to which existing vegetation has dehydrated the soil.

4.3.3 Soil structure, composition and pH should be included in the assessment for the purpose of designing new planting and landscape proposals.

The submitted Landscape strategy lacks some of the details I would expect such as a plan with the locations and direction the photographs were taken from, the views into the site are also usually marked on a plan before being described within the document. Due to the brevity of the information contained in the document its conclusion regarding the impact of the proposal lacks substance to support its claims. The Guidelines for Landscape and Visual Impact Assessment 3rd Edition GLVIA3 Landscape states professionals should assess the nature of a landscape or visual receptor's sensitivity by combining judgements about its susceptibility to change arising from the specific proposal with judgements about the value attached to the receptor. When considering the nature of a predicted effect its magnitude should be determined by combining judgements about matters such as the size and scale of the change, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration. The submitted document fails to convey suitable assessment of these criteria.

Trees Officer- 30 January 2020

In my previous comments dated 22/2/2019 I requested an Arboricultural Method Statement (AMS), Arboricultural Impact Assessment and a Landscape impact assessment, an Arboricultural impact assessment (AIA) is all that has been submitted and it is inadequate for the assessment of the trees on site as it lacks detail.

The AIA should provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed. The AIA shall identify areas to be excluded from any form of development, specify protective fences for these exclusion areas and for individually retained trees, life expectancy of trees, recommendation for any remedial work, identify acceptable routes for all mains services in relation to tree root zones, identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones, suggest location for site compound, office, parking and site access, identify location(s) for replacement planting and show existing and proposed levels.

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.). Due to the sites location and its scale a landscape impact assessment is required this should provide an assessment of the landscape and the visual effects of the proposed development. Describing the existing physical fabric of the study area, the diversity of landscape character and how the proposed development may affect landscape character. It should examine how the proposed development will appear

within the existing landscape and how it will affect the visual amenity of those living and working in the area, those visiting and those passing through.

The information mentioned above needs to be provided to allow suitable assessment of the application prior to determination.

Trees Officer- 22 February 2019

An Arboricultural Method Statement, Arboricultural Impact Assessment and a Landscape impact assessment will be required before I can comment on this application.

Ramblers Association- 1 March 2020

I am commenting on planning application 19/00146/OUM for residential development on a site SE of 34-36 Chapel Lane Wicken on behalf of the Cambridge Group of the Ramblers Association, a statutory consultee. I note that there are two public rights of way (footpaths) adjacent to the site and it is not clear from the location/site plan if either of these is affected by the proposed development. Should the application be approved we wish to make it clear that both footpaths must be retained at their registered widths and not encroached upon by any vegetation or permanent structure. It is also important that the footpaths remain open and available for use during construction.

Waste Strategy- 1 March 2019

East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances, the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).

Units 8 to 15 would be required to present at the adopted highway adjacent units 7 & 16 which may lead to issues entering the private drive, also it is noted that units 9 to 13 are listed as Bungalow's which would most likely be aimed at the elderly or infirm, which would lead to issues with collections and as stated above this should be made clear to any prospective purchasers in advance.

ECDC may consider entering the private drive to collect provided the developer can show that the road is built to the correct standards and agree an indemnity for the Council.

Anglian Water- 7 March 2019

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Section 2 - Wastewater Treatment

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

Wicken Parish Council- 11 March 2020

The Parish Council object to the planning application. However, should it go ahead, we would like to know who will be responsible for the existing trees on the boundary. Clear ownership of the trees needs to be established.

The Parish Council feels that there is not enough screening to protect the new development and to lessen the impact of the character of the rural surrounding area.

Wicken Parish Council- 11 March 2020

The amendment does not answer the previous comments raised by the Parish Council concerning drainage.

Paragraph 5.5.3 states a flood risk of 1 in 100 years which has taken it back from the 1 in 1000 years stated in paragraph 3.3.

Paragraph 3.5 details the flow should a blockage occur. With local knowledge this will go into a drain which cannot cope and already regularly causes existing properties to flood.

The Parish Council has previously requested a site meeting with the case officer and MTC Engineering which has not yet taken place and again request a site meeting as we have major concerns as the proposed drainage system is inadequate.

The Parish Council are not content for the final determination to rest with the Planning Service and have requested that the application be 'called in' to committee.

Wicken Parish Council- 12 February 2020

Based on local knowledge, the description of the revised route for drainage does not make sense and we are concerned it will cause flooding in the recreation ground.

We request a site meeting with the Planning Officer and MTC Engineering to explain further and prove their theory.

The Parish Council are not content for the final determination to rest with the Planning Service and have requested that the application be 'called in' to committee.

Wicken Parish Council- 13 March 2019

Does the Parish Council have any concerns about the application? Yes
Can these concerns be addressed by;

- a. amendments to the scheme No
- b. conditions to be applied to any permission No
- c. outright refusal of permission Yes

If the answer is 'Yes' to either a or b please state your concerns and how they could be addressed. If you would like the application refused, please give your reason(s) below.

The application is outside the planning envelope for Wicken as per 2015 Local Plan.

We note that the report from the planning services on the 20th May 2019 states that the Strategic Housing Team 'supports the application in principle'. We would question how they can support this when they stated during the 2018 Local Plan that Wicken should not have any further development due to suffering so much speculative development.

There are a number of errors in the original planning analysis namely:

- Wicken has been categorised as a medium size village but Wicken is actually designated as a small village.
- Everyday provisions are not available from Wicken Fen and WF has confirmed that they have no intention of stocking everyday provisions.

The original application drawing of the site layout showed 22 two and three bedroom properties however the supplementary information detailing the number of proposed housing states 22 units with unknown number of bedrooms. This was misleading.

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The application drawing of the site layout shows 22 two and three bedroom properties however the supplementary information detailing the number of proposed housing states 22 units with unknown number of bedrooms. This is misleading.

The Parish Council has serious concerns with the drainage for the site as number 38 Chapel Lane often floods after heavy rain due to the run off from the ditch behind that cannot cope. Fears are that this will be exacerbated with this development.

The existing tree belt shown on the map is made up of poplar trees which have a finite life of 30 to 50 years. We believe these trees to already be over 40 years old.

It is unsuitable due to the proximity of existing dwellings and those already granted planning permission but have not yet built.

Sustainability

The site does not meet sustainability criteria because:

- It conflicts with the aims of sustainable development, the need to minimize travel, and the ability to encourage walking, cycling, use of public transport and reduce the reliance of the private car as expected in local and national policy.

- A significant number of houses in this location, with no public transport provision does not promote sustainable public transport and will likely create issues with the local highway system on a micro (site access roads) and a macro (one over used road through the village generally) level. The NPPF, section 4, paragraph 29 states that "The transport system needs to be balanced in favor of sustainable transport modes giving people a real choice of how they travel." This development does not meet this criterion.

- There is no gas pipeline into Wicken, consequently most households utilize oil fired heating. Additional housing will necessitate increased traffic with deliveries by tankers on a road network that can't cope.

- Broadband. We have superfast broadband, but it comes into the village via a microwave connection with finite capacity. Any degradation of this service needs to be monitored and addressed to encourage homeworking and social interaction for the elderly and housebound.
- There is no bus service, or any other form of public transport and person movements must be undertaken by car, increasing the pollution of the environment.
- Impact on primary and secondary schools. Wicken already suffers with children from the village attending 5 different primary schools, as their allocated school of St Andrew's, Soham is frequently over-subscribed. This does not contribute to building a cohesive, diverse community nor to creating better lives under the terms of the NPPF.

Environmental

The site does not meet environmental requirements because:

- Wicken has always been classed as a conservation village and has been fiercely protected from development by East Cambs in the past. Limited development is acceptable, but this proposed site would create a negative impact on Wicken's Conservation Area and the nearby NT Fen.
- The proposed site is close to the well-established Recreation Ground, road safety is an issue in an area that is supposed to be a safe place for children. Our Recreation Ground is already well equipped and well used by local clubs and visiting teams, so developer contributions are not a priority for Wicken, nor a suitable mitigation for the materially detrimental impact of developments to which such contributions might be attached.
- It amounts to a visually intrusive form of development in this countryside location, such that it would cause significant demonstrable harm to the character and appearance of the countryside and the setting of the surrounding area. As such it is contrary to paragraphs 14, 17 and 56-68 of the NPPF.
- The proposal for development in Wicken is disproportionate to its current size, the amenities available and would be detrimental in the longer term to its rural setting, permanently changing the character of this long-established village.
- If village residents were faced with a straight choice of development on this scale and the possibility of a village shop, they have stated they would forego the shop which if it ever came may or may not stay. The developments once agreed would be here forever. This can only serve to destroy the essence of Wicken, without the prospect of material benefit, which is contrary to the principle of sustainable development.
- There is strong opposition to building on green field sites, this being one, due to the loss of open space and the openness of the village and the irreversible impact of such development, which contradicts several

(including, but not limited to, the principle of the re-use of brownfield sites) of the core planning principles in principles in paragraph 17 of the NPPF.

Large developments are not in keeping with the street scene or the ribbon layout of Wicken.

The development changes the character of the open area
The Parish Council therefore does not support the application and have requested that this be 'called in' to the planning committee.

Natural England- 5 April 2019

Advice note tailored for this type of development was sent through to the Planning Department. The advice note outlines the responsibilities of Local Authorities to have regard to conserving biodiversity as part of decision-making. The advice note outlines that the NPPF states that development which is likely to have an adverse impact on SSSIs should not normally be permitted. The advice note also sets out that Local Authorities have a duty to consider biodiversity, protected species, local sites and priority habitats and species, as well as ancient woodland. A number of other considerations have been raised such as protected landscapes, agricultural soils, recreational areas, rights of way and environmental enhancement. The full advice note can be read on public access.

Lead Local Flood Authority– 30 January 2020

We have reviewed the following documents:

- Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering (Cambridge) Ltd, 2436 – FRA & DS – Rev B. Dated: February 2020.
- Parish Council Response, Wicken Parish Council. Dated: 12th February 2020.
- Site Survey & Drainage Route, MTC Engineering (Cambridge) Limited, 2436-04. Dated: 10/01/2020.
- MTC Response to LLFA, MTC Engineering (Cambridge) Ltd, MJB/2436. Dated: 4th March 2020.

Based on these, as Lead Local Flood Authority (LLFA) we can now remove our objection to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving on private drives and parking areas and an under-drained swale. A flow control device will be used to restrict discharge rates to 0.9 l/s for all events up to and including a 1 in 100 year event plus a 40% allowance for climate change, before discharging into the existing watercourse directly adjacent to the site in the west.

The applicant has used Ordnance Survey Mapping to demonstrate that this watercourse connects into the wider network of land drains to the north-west, before ultimately discharging into the Twelve Foot Drain approximately 645 metres north of the site. Further details of this connections are provided in the MTC Response to the LLFA (ref: MJB/2436).

The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse).

The site is located entirely within Flood Zone 1 and is at very low risk of surface water flooding.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Lead Local Flood Authority– 30 January 2020

We have reviewed the following documents:

- Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering (Cambridge) Ltd, 2436 – FRA & DS – Rev B. Dated: February 2020.
- Parish Council Response, Wicken Parish Council. Dated: 12th February 2020.
- Site Survey & Drainage Route, MTC Engineering (Cambridge) Limited, 2436-04. Dated: 10/01/2020.

At present we maintain our objection to the grant of planning permission for the following reasons:

1. Further detail on proposed outfall required

It has been proposed to discharge into the existing watercourse that runs along the western boundary of the site. It has been stated that this watercourse joins into the wider network of land drains to the north-west, before ultimately discharging into the Twelve Foot Drain approximately 645 metres north of the site. However, Wicken Parish Council have objected to the application as they do not believe that this is an accurate representation of the watercourse route, based on local knowledge. The Parish Council have therefore requested a site meeting with the applicant to discuss the anticipated outfall of the ditch. Until further evidence is provided to confirm the outfall of the watercourse, we are unable to support the discharge of surface water into this watercourse.

Lead Local Flood Authority– 30 January 2020

We have reviewed the following documents:

- Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering (Cambridge) Limited, 2436 – FRA & DS – Rev A. Dated: January 2020.
- Site Survey & Drainage Route, MTC Engineering (Cambridge) Limited, 2436-04. Dated: 10/01/2020.

- Formal Response to LLFA Objection, MTC Engineering (Cambridge) Limited, MJB/2436. Dated: 14th January 2020.

At present we maintain our objection to the grant of planning permission for the following reasons:

1. Risk of flow control blockage

The drainage strategy has now been amended so that discharge rates will be restricted to the QBAR rate of 0.9 l/s for all events up to and including a 1 in 100 year event plus a 40% allowance for climate change. In addition, surface water will now outfall into the existing watercourse that runs along the western boundary of the site, which joins the wider network of drains before ultimately discharges into the Twelve Foot Drain approximately 645 metres north of the site.

Whilst we appreciate that these amendments have been made to address our previous concerns, the diameter of the hydro-brake flow control will now be 52 mm and will be located downstream of an open swale feature, rather than downstream of permeable paving which was previously proposed. As a result, the flow control could be at risk of blockage by silt and debris not captured by the open swale. The hydro-brake should be positioned downstream of permeable paving or an under-drained swale to minimise its risk of blockage.

Lead Local Flood Authority– 2 December 2019

We have reviewed the following documents:

- Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering (Cambridge) Ltd, 2436-FRA & DS. Dated: November 2019.

At present we object to the grant of planning permission for the following reasons:

1. Inappropriate discharge rates

The applicant has currently proposed to restrict surface water discharge rates to 2 l/s for all events up to and including a 1 in 100 year rainfall event plus a 40% allowance for climate change. However, the 1 in 1 year runoff rate is 0.8 l/s. This means that, although betterment will be provided for the 1 in 30 year and 1 in 100 year rainfall events, the post-development discharge rate for the 1 in 1 year event will be increased by 1.2 l/s.

As outlined in paragraph 6.3.6 of the SPD, all new developments on greenfield land are required to discharge the runoff from impermeable areas at greenfield runoff rate, or less if locally agreed with an appropriate authority or as detailed within the local planning policies of District and City councils.

The applicant has not demonstrated that the peak discharge rate for all events up to and including the 1% Annual Exceedance Probability (AEP) critical storm event, including an appropriate allowance for climate change, will not exceed that of the existing site. This may increase the flood risk on site and in surrounding areas.

2. Further information on proposed outfall required

The applicant is proposing to discharge surface water from the site into an existing watercourse to the north of the site. However, no further information has been provided on this existing watercourse.

If the applicant is planning to discharge their site into an existing watercourse, the following information is required:

- Condition of watercourse (how well maintained is the watercourse)
- Capacity of the watercourse (the applicant must demonstrate that the watercourse has sufficient available capacity to cope with the influx of surface water from the site).
- Outfall of the watercourse (the applicant must identify a final outfall of the watercourse).

The area to the north of the site is managed by the Middle Fen & Mere Internal Drainage Board (IDB). If the watercourse the applicant is proposing to discharge into is connected to the IDB system, a principle agreement must be obtained from the IDB to discharge into their system at the proposed rate.

Informatives

Ordinary Watercourse Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency).

IDB Consent

This site lies adjacent to the Middle Fen and Mere Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Lead Local Flood Authority– 9 April 2019

At present we object to the grant of planning permission for the following reasons:

1. No Surface Water Strategy

Paragraph 163 of the National Planning Policy Framework requires planning applications to be supported by a site-specific flood risk assessment. Such an assessment should include a surface water strategy and must demonstrate that the proposed development incorporates sustainable drainage systems (SuDS), unless there is clear evidence that this would be inappropriate. The SuDS should:

- a) Take account of advice from the Lead Local Flood Authority;
- b) Have appropriate minimum operational standards;

- c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) Where possible, provide multifunctional benefits

As a flood risk assessment/surface water strategy containing the above information has not been submitted there is insufficient information in order for us to determine the impacts of the proposal.

In order to assist developers with the preparation of surface water strategies Cambridgeshire County Council has prepared a guidance document which is available to view [here](#).

For an outline application the following should be included within the surface water strategy:

- i. Existing impermeable area
- ii. Proposed impermeable area / developable area (including an allowance for urban creep)
- iii. A description of site topography
- iv. A description of ground conditions (using site investigation where possible)
- v. Identification of any surface water flood risk
- vi. Existing site drainage arrangements
- vii. Proposed method of surface water disposal
- viii. Existing and proposed runoff rates (if discharging off-site)
- ix. Existing and proposed runoff volumes (if discharging off-site)
- x. Required volume of attenuation (m³ per m² of impermeable area)
- xi. Preliminary SuDS proposals
- xii. Infiltration test results in accordance with BRE365 (or second viable option for surface water disposal if testing hasn't yet been undertaken)

Strategic Housing Team- 21 November 2019

The Strategic Housing Team notes that there has been a reduction in the overall number of homes on site to nineteen, however the applicant has still not indicated their intention to deliver affordable housing on site in line with policy HOU3 of East Cambs Local Plan 2015.

I appreciate that this is an Outline application but unless we are confident we can secure affordable housing on site, the Strategic Housing Team is currently unable to support the above application as it does not accord with our policy to deliver affordable housing.

Strategic Housing Team- 20 May 2019

The Strategic Housing Team supports the above application in principle, as it should be able to meet Policy HOU 3 of East Cambridgeshire Local Plan to deliver 30% affordable housing on site. (up to 22 dwellings will secure up to 7 affordable dwellings)

Developers will be encouraged to bring forward proposals which will secure the affordable housing tenure as recommended by the most up to date SHMA at 77% rented and 23% intermediate housing.

It is also recommended that the affordable dwellings are not clustered in parcels greater than 15 dwellings. This will help to create a balanced and mix community.

Environmental Health (Domestic)- 11 February 2019

Under section 6 of the Application Form the applicant has indicated 'yes' in the 'proposed use that would be particularly vulnerable to the presence of contamination' box. I therefore advise that contaminated land conditions 1 and 4, requiring an appropriate contamination assessment, to be attached to any planning permission granted.

In addition, due to the proposed number of dwellings and the close proximity of existing properties I would advise that construction times and deliveries during the construction and any demolition phase are restricted to the following:

07:30 – 18:00 each day Monday – Friday

07:30 – 13:00 on Saturdays and

None on Sundays or Bank Holidays

I would also advise that prior to any work commencing on site a Construction Environmental Management Plan (CEMP) shall be submitted and agreed in writing with the Local Planning Authority (LPA) regarding mitigation measures for the control of pollution (including, but not limited to noise, dust and lighting etc) during the construction phase. The CEMP shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the Local Planning Authority (LPA).

I note that Kitz Cattery is adjacent to the proposed site. If this application progresses past the outline stage I will need to visit the site to establish whether there are any potential noise impacts from the cattery which the applicant will need to take in to account.

Designing Out Crime Officer- 7 November 2019

I have reviewed the amended document in regards to the layout and happy to support the changes.

Designing Out Crime Officer- 13 February 2019

Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder and the fear of crime. I consider this to be an area of low vulnerability to the risk of crime at present.

6.0 The Planning Policy Context

East Cambridgeshire Local Plan 2015

ENV1	Landscape and settlement character
ENV2	Design
ENV4	Energy Efficiency and renewable energy in construction
ENV7	Biodiversity and Geology
ENV8	Flood Risk
ENV9	Pollution
GROWTH 2	Locational Strategy
GROWTH 5	Presumption in favour of sustainable development
COM 7	Transport Impact

COM 8 Parking Provision
HOU 2 Housing density

Supplementary Planning Documents

East Cambridgeshire Design Guide
Developer Contributions and Planning Obligations
Flood and Water
Contaminated Land

National Planning Policy Framework 2019

2 Achieving sustainable development
5 Delivering a sufficient supply of homes
6 Building a strong competitive economy
9 Promoting sustainable transport
12 Achieving well-designed places
14 Meeting the challenge of climate change, flooding and coastal change
15 Conserving and enhancing the natural environment

7.0 **PLANNING COMMENTS**

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

7.2 **Principle of Development**

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

7.4 The proposal would be beneficial to the local housing supply by providing up to 19 dwellings to the District's housing stock. In the short term, the proposal would be beneficial to the local economy through the construction stage and would create longer term benefits in terms of enhancing the vitality of Wicken. The site is located partly within or adjacent to the settlement boundary and in close proximity to the services and facilities on offer in Wicken. The site would be well linked to the remainder of the village and have good access to open spaces. The principle of development is therefore considered acceptable subject to compliance with all other material planning considerations that form part of the determination.

7.5 **Visual Impacts**

7.6 In terms of visual impact, Policy ENV2 of the Local Plan 2015 requires proposals to ensure that location, layout, scale, form, massing, materials and colour relate

sympathetically to the surrounding area and each other. Under policy ENV1 of the Local Plan 2015 this application should ensure that it provides a complementary relationship with existing development, and conserve, preserve and where possible enhance the distinctive and traditional landscapes, and key views in and out of settlements. Paragraphs 127 and 130 of the NPPF seek to secure visually attractive development which improves the overall quality of an area and is sympathetic to local character and history. The NPPF indicates that development should be refused which fails to improve the character and quality of an area and the way it functions.

- 7.7 The Local Plan 2015 defines Wicken as a small village which is likely to continue to grow at a slow rate, with new housing being located on suitable infill sites. The site itself is located on paddock land which is encircled by Drury Lane and Chapel Lane. Drury Lane features dwellings to both sides of the road. Chapel Lane features dwellings on both sides of the road up to a certain point. Planning permission has already been granted for 7 dwellings to the front of the site, closer to Chapel Lane, and outline permission has also been granted for 8 dwellings to the north east of the site. The development on this site will therefore be enclosed by surrounding development. Views across the paddocks are possible from certain points along Chapel Lane, however the proposed development would be set back a significant distance from Chapel Lane and would therefore not appear highly dominant from the public domain. It is considered that appropriate boundary treatments to the south-west boundaries could be secured at a reserved matters stage to retain a more rural and natural perimeter to the site. To the east and north of the site there is an established tree belt which limits views of the site. Dwellings to the east further restrict views of the site from this direction. The south-east corner of the site could be appropriately landscaped from where the tree belt ends. Although the layout drawings submitted are for indicative purposes only, it is considered that an appropriate layout could be secured at a reserved matters stage. The indicative layout demonstrates that the site could successfully accommodate up to 19 units whilst respecting the character of the area in the vicinity of the site.
- 7.8 On balance, the proposal is considered at this stage to comply with visual aspects of policies ENV1 and ENV2 of the Local Plan 2015, as well as the provisions of the NPPF.
- 7.9 **Residential Amenity**
- 7.10 Policy ENV2 of the East Cambridgeshire Local Plan 2015 requires proposals to ensure that there are no significantly detrimental effects on the residential amenity of nearby occupiers. Paragraph 127(f) of the NPPF requires proposals to ensure that they create safe, inclusive and accessible development which promotes health and wellbeing and provides a high standard of amenity for existing and future users. Under policy ENV2 of the Local Plan 2015 this application should take care to ensure there is no significantly detrimental harm to the residential amenity of the occupier and neighbouring occupiers as a result of the proposal.
- 7.11 The full details of the proposed dwellings is not being considered at this stage and would be considered at a reserved matters stage. The indicative layout shown

indicates that acceptable plot sizes and separation distances between the proposed dwellings could be achieved at the site in accordance with the Design Guide SPD. Furthermore, the indicative layout shows suitable separation distances between the proposed dwellings and the existing residences along Drury Lane and Chapel Lane. It is not known at this stage how the dwellings will be designed or their scale, however it is anticipated that a suitable scheme could be brought forward which prevents impacts such as overlooking, overbearing or overshadowing to neighbouring dwellings through the use of appropriate scales and layouts.

7.12 The proposal at this stage is considered to comply with the amenity elements of policy ENV2 of the local Plan 2015 and the NPPF.

7.13 **Flood Risk & Drainage**

7.14 A number of concerns have been raised by local residents and the Parish Council regarding drainage issues at the site and the impacts on neighbouring properties. The Applicant has submitted additional information in relation to drainage details following initial objections from the Lead Local Flood Authority (LLFA). The LLFA has issued a consultation response to the Council on 16th March 2020 setting out that they have reviewed the Parish Council's correspondence dated 12th February, and assessed the Flood Risk Assessment & Sustainable Drainage Strategy, MTC Engineering (Cambridge) Ltd, 2436 – FRA & DS – Rev B. Dated: February 2020; the Site Survey & Drainage Route, MTC Engineering (Cambridge) Limited, 2436-04. Dated: 10/01/2020; and the MTC Response to LLFA, MTC Engineering (Cambridge) Ltd, MJB/2436. Dated: 4th March 2020.

7.15 The LLFA have advised that the Applicant has demonstrated that surface water from the proposed development can be managed through the use of permeable paving on private drives and parking areas, and an under-drained swale. They have confirmed that a flow control device would be used to restrict discharge rates to 0.9l/s for all events up to and including a 1 in 100 year event plus a 40% allowance for climate change, before discharging into the existing watercourse directly adjacent to the site in the west. The information submitted has satisfied the requirements of the LLFA at the outline stage. They have however, requested a comprehensive condition is applied to any grant of permission.

7.16 The LLFA are satisfied that a suitable detailed drainage scheme could be achieved at the site, based on the information submitted by the Applicant. It is considered suitable to attach a condition that a condition is added to any grant of approval which requires submission of a detailed scheme for drainage once the matters of layout and scale are submitted for consideration.

7.17 **Access & Highway Safety**

7.18 Policy COM8 of the Local Plan 2015 seeks to ensure that proposals provide adequate levels of parking and Policy COM7 seeks to ensure that there is safe and convenient access to the highway network. The details of site access are not included in the matters to be considered and would be considered at a reserved matters stage. However, there is no reason to believe that a suitable access could not be achieved at the site at reserved matters stage. The Local Highways

Authority have considered the application and raised no objection in principle to the proposals. They have commented that the indicative access arrangements shown may be acceptable providing the appropriate visibility splays can be achieved. They have not recommended conditions at this stage as these would need to be considered when the full details of access are submitted. The parking arrangements for the site are also not considered at this stage, however based on the indicative layout shown it is expected that the appropriate level of parking could be secured at a reserved matters stage in accordance with policy COM8 of the local Plan 2015 which requires two parking spaces per dwelling to be put forward. The proposal is considered to comply with the highway safety elements of the Local Plan policies.

7.19 Ecology & Trees

- 7.20 Policy ENV7 of the East Cambridgeshire Local Plan 2015 recognises the importance of environments such as trees, wetlands, hedgerows, woodlands and ponds which provide habitats, corridors and links for wildlife, and are part of an essential network for the survival and diversity of species. Paragraph 170(d) of the NPPF advises that development proposals should minimise impacts on biodiversity and secure net gain. Additionally, the paragraph discusses the importance of establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 175(d) goes on to advise that development should be supported where the primary objective is to conserve or enhance biodiversity. It goes on to advise that opportunities to incorporate biodiversity improvements in and around developments should be encouraged.
- 7.21 It is recommended that a condition requiring a comprehensive scheme of biodiversity improvements could be placed on any grant of permission. The request for biodiversity improvements is guided by national and local policies which seek to deliver a net gain in biodiversity, proportionate to the scale of development proposed, by creating, restoring and enhancing habitats for the benefit of species and preventing sites from being disconnected with the natural environment. It is considered that an appropriate and comprehensive scheme could be submitted in order to satisfy this condition which incorporates methods of ecological permeability between the plots within the site and the wider natural environment, as well as species-specific enhancements at the site.
- 7.22 The applicant has submitted a preliminary ecological appraisal which identifies that the proposed development is not expected to have any effects on statutory or non-statutory protected sites or their qualifying features due to its scale and distance to protected sites. In terms of the habitats on the site itself, the report does not indicate any significant habitats and does not consider that further surveys are required. The report makes a number of precautionary measures and recommendations. It is considered appropriate to condition that these are adhered to.
- 7.23 The applicant has submitted a tree survey to assess the trees at the site. This has been reviewed by the Council's Trees Officer who has advised that the information submitted is not sufficient and that further information will be required in order to assess the impacts on trees at the site. The Local Planning Authority has considered the requirements of the Trees Team and considers that at this stage,

the submission of this information would be unreasonable, as the number of dwellings is not fixed, nor is the layout or scale. It is considered acceptable to condition that these details are supplied as part of any reserved matters application, when the full details of the scheme are submitted.

7.24 Other Matters

7.25 The NPPF in paragraph 63 seeks the provision of affordable housing for major developments. The NPPF defines major development as schemes where 10 or more homes will be provided, or the site has an area of 0.5ha or more. Under the provisions of the NPPF this application is therefore required to provide affordable housing in line with the Council's policy requirements. Policy HOU3 of the Local Plan 2015 requires the appropriate provision of affordable housing alongside open market dwellings. The Council's Viability Assessment Report dated April 2019 requires a 30% affordable housing contribution. The applicant has confirmed that 30% affordable housing provision will be provided in accordance with the policy requirements and this would be secured through S106 Legal Agreement.

7.26 The S106 Legal Agreement would also secure contributions toward education which have been requested by the County Council. The S106 Legal Agreement would set out £96,150 toward Early Years Need, £111,429 toward Primary Need, and £120,000 toward Secondary Need. This would be payable prior to the occupation of 25% of the Market Dwelling Houses.

7.27 Concerns have been raised by neighbours regarding existing damage to drainage pipework under the public highway, however if this is the case these matters need to be raised with the relevant authorities so that these can be addressed. The LPA is not the appropriate authority to report these issues to. In addition, the drainage details have been reviewed by the appropriate authorities who have confirmed that the information submitted is sufficient to satisfy drainage concerns at the present time, relevant to this development.

7.28 Comments have been received regarding the loss of views, however these are not a material consideration and cannot be taken into account by the LPA.

7.29 Planning Balance

7.30 On balance the application is considered to comply with planning policy. The proposal represents a sustainable form of development which is not isolated or disconnected from existing surrounding development and the settlement envelope. The proposal would result in the provision of dwellings to the districts housing stock, and would be beneficial to the local economy in the short term during the construction stage. The proposal would not result in significantly detrimental impacts to neighbouring occupiers and would not be visually harmful to the character and appearance of the area. The application is therefore recommended for approval subject to a number of conditions as set out in Appendix 1.

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.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/00146/OUM	Catherine Looper Room No. 011 The Grange Ely	Catherine Looper Senior Planning Officer 01353 665555 catherine.looper@eastcambs.gov.uk

National Planning Policy Framework -

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

East Cambridgeshire Local Plan 2015 -

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

Appendix 1- Recommended Conditions

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

<u>Plan Reference</u>	<u>Version No</u>	<u>Date Received</u>
Flood Risk Assessment & Drainage Strategy 18:023-0	B	10th February 2020 23rd January 2019
Preliminary Ecological Appraisal Additional Flood Risk Information		11th November 2019 4th March 2020

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the layout, scale, appearance, landscaping and access (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 2 years of the date of this permission.
- 2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
 - (i) A survey of the extent, scale and nature of contamination;
 - (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
 - (iii) An appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.

- 4 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely

without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.

- 5 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- 5 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 6 Prior to commencement or as part of any reserved matters application, 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 be based upon the principles within the agreed Flood Risk Assessment & Sustainable Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2436 - FRA & DS - Rev B) dated February 2020 and shall also include:

- 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 above-referenced 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 and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) 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;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

- 6 Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development.
- 7 No development shall take place until a scheme to dispose of foul water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation.
- 7 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.

- 8 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.
- 8 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.
- 9 In the event of the foundations from the proposed development requiring piling, prior to the commencement of development the applicant shall submit a report/method statement to the Local Planning Authority, for approval in writing, detailing the type of piling and mitigation measures to be taken to protect local residents from noise and/or vibration. Noise and vibration control on the development shall be carried out in accordance with the approved details.
- 9 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.
- 10 Prior to or as part of the first reserved matters application, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 10 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement as some of the measures may be below ground level.
- 11 No development shall take place until a detailed Arboricultural Impact Assessment (AIA) compliant with BS 5837:2012 Trees in relation to design, demolition and construction has been submitted and approved in writing by the Local Planning Authority. The (AIA) shall provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed. The AIA shall identify areas to be excluded from any form of development, specify protective fences for these exclusion areas and for individually retained trees, life expectancy of trees, recommendation for any remedial work, identify acceptable routes for all mains services in relation to tree root zones, identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones, suggest location for site compound, office, parking and site access, identify location(s) for replacement planting and show existing and proposed levels. All works shall be carried out in accordance with the agreed AIA.

- 11 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.
- 12 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.
- 12 Reason: To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 95 of the NPPF.
- 13 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 07:30 – 18:00 each day Monday-Friday, 07:30 – 13:00 Saturdays and none on Sundays, Bank Holidays and Public Holidays.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 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.
- 14 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.
- 15 No trees shall be pruned or removed/felled and no hedges shall be removed without the prior written approval of the Local Planning Authority.
- 15 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 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.

- 16 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.