
MAIN CASE

Reference No: 19/01777/OUT

Proposal: Proposed residential development comprising 4No. dwellings, garaging & access

Site Address: Site West Of 45 East Fen Road Isleham Cambridgeshire

Applicant: Albendan Ltd

Case Officer: Toni Hylton, Planning Officer

Parish: Isleham

Ward: Fordham And Isleham
Ward Councillor/s: Julia Huffer
Joshua Schumann

Date Received: 30 December 2019 **Expiry Date:** 21st April 2020

[U211]

1.0 **RECOMMENDATION**

1.1 Members are recommended to Approve subject to the recommended conditions below: The conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit - OUT/OUM - 2+ dwelling
- 3 Time Limit - OUT/OUM/RMA/RMM
- 4 Site Characterisation
- 5 Reporting of unexpected contamination
- 6 Foul and Surface water drainage
- 7 access to be as shown on plan
- 8 Pedestrian visibility splays
- 9 Recommendations with ECIA to be carried out
- 10 Biodiversity Improvements
- 11 Archaeological Investigation
- 12 Restriction on working hours
- 13 Piling foundations
- 14 Tree Protection Measures
- 15 Phasing
- 16 Restrict Floor area to 999 square metres

2.0 SUMMARY OF APPLICATION

- 2.1 The application is made in outline for the erection of 4 dwellings, all matters are reserved apart from access. The plans submitted are indicative only showing a possible layout for the development of 4 detached dwellings.
- 2.2 Councillor Julia Huffer requested that the application be presented to the Planning Committee, stating “Following our conversation regarding this application should you be minded to approve this can you arrange to have it called in to committee as the Parish Council and members of the public have concerns about it”
- 2.3 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council’s Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

3.0 PLANNING HISTORY

- 3.1 There is no relevant planning history on this site.
- 3.2 There have been applications on land south of 61 – 71 East Fen Road;
17/02020/FUL – 2 x 3 bed bungalows – Approved
17/01247/FUL – 3 x 3 bed bungalows – Approved

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is outside of the development envelope for Isleham although adjoins the boundary to the south, a public right of way runs along the western boundary. To the rear are open fields with views of residential development along Waterside in the distance. To the eastern boundary is a farm access with linear residential development further along East Fen Road.
- 4.2 The site itself is part of an agricultural field with some trees and hedging to the boundary, a pond in the south western corner and the public right of way.

5.0 RESPONSES FROM CONSULTEES

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

Ward Councillors -

Councillor Julia Huffer requested that the application be presented to the Planning Committee (23.01.2020), stating “Following our conversation regarding this application should you be minded to approve this can you arrange to have it called in to committee as the Parish Council and members of the public have concerns about it”

Isleham Parish Council - 21 January 2020

States "We strongly object to this application on the following Material Planning Considerations: This plot of land is on the recognised circular walk of Isleham village and any development would clearly result in the loss of open and historic views across neighbouring farm land and be a yet further erosion of our rural village character. We believe that it would also add to the flooding experienced by houses/land on this part of East Fen Road.

It is particularly important to note that the proposed development would be sited on prime agricultural land which contains a wide range of wildlife, fauna and flora as well as being immediately in front of the historic Cherry Drove pond. We believe that this development would require the removal of several metres of valuable hedgerow and possibly one of the trees bordering the road.

We therefore feel that the erection of dwellings within this location, which comprises a predominantly open and rural setting, would create an intrusive urbanising impact upon the surrounding rural landscape, eroding the predominantly rural character of the countryside setting and detrimentally impacting views into and out of the village. The proposed development would create significant and demonstrable harm to the character and appearance to the area and is contrary to Policies ENV1 and ENV2 and paragraphs 14, 17 and 55-68 of the national planning framework.

As you can see from the photographs below, the development would be sited adjacent to and served by an extremely poorly maintained public road. These houses are likely to add a further 8 vehicles to those that already need to use this road, resulting in further damage to this road and increase risk to pedestrians.

It is also our distinct belief that if approved this would be just the first such application for this particular site.

We would once again suggest that such a development would be completely out of proportion to both the neighbouring properties as well as the needs of the village.

The infrastructure of our village is already at breaking point. This part of Isleham already experiences significant drops in water pressure and challenges with other utilities including regular power cuts. The village is served by just one bus a day, there is just one shop (which already causes major problems with parking) and the school is running at capacity with some families already having to transport their children to schools in neighbouring towns and villages. There are VERY limited employment opportunities within the village with the vast majority of adults having to travel to neighbouring towns and cities further adding to congestion and pollution.

In November 2019 we undertook a Housing Needs survey and given that there are already a substantial number of similar properties for sale in Isleham we do not feel there is the need to lose yet another rural part of our village to development. The website www.rightmove.co.uk identifies 41 houses already for sale in the village and this at the start of January, when the market is typically low. The vast majority of these houses are being sold for a price extremely similar to this particular application.

This application should also be seen in the context of the already approved development by Bloor of 125 homes, two further applications for 200 and 80 houses

respectively and the 117 hundred individual / smaller scale developments which have been built or approved in the three-year period 2016-2019

We also appreciate that East Cambs District Council have a target to find 18,000 new houses, across the district but we do believe that this should be achieved in a proportionate manner and where there is an identified need and not just because land owners are willing to sell!

In 2017 Isleham had 1076 dwellings. This would therefore equate to a 52% increase in the number of houses in our village. This has and will continue to have a significant, detrimental impact on the character of our village with absolutely no agreed improvement to our infrastructure”

Asset Information Definitive Map Team - 23 January 2020

States “Please note Public Footpath No. 2, Isleham runs along the western boundary of the development. To view the location of the footpath please view our interactive mapping online which can be found at <http://my.cambridgeshire.gov.uk/myCambridgeshire.aspx>.

Whilst the Definitive Map team do not have any objection to the development proposal, the applicant should be aware of the presence of the public footpath, its legal alignment and width.”

Local Highways Authority - 13 February 2020

States “The Highways Authority has no objection in principal to this application This application is outline with access only as such the internal arrangement will be decided at a later date. Whilst I have no objection to the location of this access and the principal of the development the LPA and developer must ensure that there is sufficient room for vehicles to enter turn on site and leave in a forward gear during the reserve matter application which is outside the remit of this application. The shown visibility to the right is actually less than the achievable distance. The location of the access near the bend in the road will increase the distance drivers can see and the visibility to the left is in line with current guidance. The speeds of vehicle passing this access will be lower than the posted speed limit therefore I have no concerns with the proposal or visibility.

Recommended Conditions and Informative relating to access and pedestrian visibility.

ECDC Trees Team - 24 January 2020

States “The site is outside any Conservation Area and is not subject to any Tree Preservation Orders.

No site visit made comments from street view with access to site photos unavailable

The site is agricultural with a hedge to the front (southern) boundary which is atypical of an unmanaged agricultural hedge, with a poor specimen tree (if still standing) on the south west corner (Ash).

The hedgerow is proposed for retention which is desirable although it will require a management proposal to bring it into a state appropriate for being at the front of

dwelling along with details of protection so it isn't destroyed during any development. The proposed access appears to use an existing gap in the hedge.

Overall there are no significant arboricultural issues to refuse this application - a robust landscaping scheme and management proposal for the hedge will be required along with protection measures during development.”

Environmental Health - 8 January 2020

No objection subject to conditions relating to contamination, working hours and piling foundations.

Waste Strategy (ECDC) - 3 February 2020

Payment towards the provision of bins.

Cambridge Ramblers Association - No Comments Received

Cambridgeshire Archaeology - 14 February 2020

States “We do not object to development 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”

Cadent Gas Ltd - 13 January 2020

Apparatus is nearby and needs to be considered in the construction of the development.

Cambs Wildlife Trust - 26 February 2020

States “I have no specific comments to make with regards to ecological impacts of the above planning application. The Ecological Impact Assessment identified no significant constraints to development and has made suitable recommendations with regards to protected species. As with any application, this proposal should aim to deliver a net gain in biodiversity, in line with local and national planning policy, and therefore in addition to the suggested bat and bird boxes, I recommend detailed landscape proposals incorporate native and/or wildlife friendly planting.”

CCC Growth & Development - No Comments Received

5.2 Neighbours – 7 neighbouring properties were notified and 6 responses were received and are summarised below. A full copy of the responses are available on the Council’s website.

- Outside of the development envelope
- Close to a Public Right of Way
- Harm to the views, visual amenity
- Harm to biodiversity
- Harm to the trees
- Poor parking and turning
- Impact of surface water and drainage issues
- Highway safety
- Form and character
- Impact on the landscape

5.3 A site notice was displayed near the site on 15th January 2020 and advert was placed in the Cambridge Evening news on 16th January 2020.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 14	Sites of archaeological interest
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations

Design Guide

Contaminated Land - Guidance on submitted Planning Application on land that may be contaminated

Flood and Water

6.3 National Planning Policy Framework 2019

- 2 Achieving sustainable development
- 5 Delivering a sufficient supply of homes
- 11 Making effective use of land
- 12 Achieving well-designed places
- 9 Promoting sustainable transport
- 14 Climate change, flooding and coastal change
- 15 Historic environment
- 16 Natural Environment

7.0 PLANNING COMMENTS

7.1 Principle of Development

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

- 7.1.2 The benefits of this application are considered to be: the provision of four residential dwellings built to modern, sustainable building standards and the positive contribution to the local and wider economy in the short term through construction work.
- 7.1.3 The fact that the Council cannot currently demonstrate that it has an adequate five year supply of housing does not remove development envelopes. It does however restrict the application of policy GROWTH 2 within the Local Plan, which states that outside defined development envelopes, development will be strictly controlled and restricted to the main categories set out within the policy.
- 7.1.4 The site is located outside the established development framework of Isleham, however, the site adjoins the settlement boundary in a number of places. The site is therefore considered to be sufficiently well connected to the settlement, alongside a number of residential dwellings and within close proximity to the facilities and services on offer in the village.
- 7.2 Residential Amenity
- 7.2.1 The main dwellings to be affected by the proposed development would be 23 Goodchilds Gardens, 20, 22, and 32 East Fen Road. The distances between the site and the nearest dwellings are between 15 and 30 metres. Taking these distances into consideration it is unlikely that the proposed dwellings would prove to cause harm to their amenities by way of being overbearing, overlooking or detract light. It is considered that the dwellings can be designed as part of a reserved matters application to ensure all of the neighbours' amenities are maintained. On this basis the proposal is considered to comply with policy ENV2 of the East Cambridgeshire District Council Local Plan 2015 and Design Guide SPD 2012.
- 7.2.2 The site can accommodate 4 dwellings and provide garden sizes in excess of 50 square metres, in compliance with policy ENV2 of the East Cambridgeshire District Council Local Plan 2015 and Design Guide SPD 2012.
- 7.3 Visual Amenity
- 7.3.1 A number of concerns have been raised with regard to the visual impact of the proposal. At this stage of the outline process there are no designs of the dwellings to indicate their height or form so the application cannot be assessed on this basis as this will form part of the reserved matters stage. It is understood there will be a loss of view, however in planning terms the right to a view is limited and the view itself is of open fields and glimpses of residential development along Waterside can be seen from the site. The view itself is not considered to be exceptional to consider the application unacceptable. The design of the dwellings has yet to be agreed and it is expected that the dwellings would be single storey, with the possibility for accommodation within the roof space which would allow for views through the site and beyond.
- 7.3.2 There is no doubt that the proposal would change the views of the area, however it is not considered to be detrimental to this village edge location, particularly when development further along East Fen Road has been permitted for single storey dwellings at the end of the established row of dwellings. Applications 17/02020/FUL and 17/01247/FUL for a combination of 5 dwellings. Whilst precedence is not a

reason support a proposal there are significant comparisons of the site which are also applicable to the application site. The sites adjoin the development framework, on open fields and can be limited in scale. On this basis the proposal is considered to be in compliance with policy ENV1 of the East Cambridgeshire District Council Local Plan 2015.

7.4 Historic Environment

7.4.1 The site is not within close proximity to a Listed Building nor the Conservation Area, however the site is considered by the Historic Environment Team from the County Council to have the potential for archaeology. In close proximity to the site there has been evidence suggesting Roman, medieval and post medieval occupation. Whilst there is no objection to the proposal it will require the submission of Written Scheme of Investigation to determine any archaeological value. On this basis the proposal is considered to comply with policy ENV14 of the East Cambridgeshire District Council Local Plan 2015.

7.5 Highways and Public Right of Way

7.5.1 In consultation with the Highways Officer the proposal is considered acceptable. Whilst the internal arrangement has not been shown, it is considered that it can achieve adequate turning and manoeuvre space for vehicles to leave in a forward gear. The development can accommodate a minimum of 2 parking spaces per dwelling as shown on the indicative layout plan. On this basis the application complies with policies COM7 and COM8 of the East Cambridgeshire District Council Local Plan 2015.

7.5.2 A public right of way runs along the western boundary of the site and in consultation with the Rights of Way officer there is no objection to the proposal. Being adjacent to a public right of way does not preclude development from taking place, however it should remain available to all with no encroachment. Any proposal will need to ensure that the right of way remains open at all times as well as no storing of materials which would restrict access which can be dealt with by way of an informative to any planning permission issued. On this basis the application complies with policies COM7 and COM8 of the East Cambridgeshire District Council Local Plan 2015.

7.6 Ecology and trees

7.6.1 The application was supported by an Ecological Impact Assessment due to the nearby pond and existing vegetation on the site and was assessed by the Wildlife Trust. It was considered that recommendations for protecting species during development is acceptable and the report should be conditioned to ensure that this is carried out. To ensure a net biodiversity increase a scheme to include bird and bat boxes in the final construction of the dwellings would be required. A detailed landscape scheme should also be provided to enhance the biodiversity of the site. It is considered that the scheme can provide a biodiversity net gain in accordance with policy ENV7 of the East Cambridgeshire District Council Local Plan 2015.

7.6.2 The application states that the trees and hedge to the front will be maintained during construction. In consultation with the tree officer the proposal was not considered to be detrimental to the health of the trees and suggested a condition relating to a scheme of tree protection during construction. The application has not provided any form of landscaping as this would be part of a future reserved matters application. It

is considered that the proposal complies with policy ENV1 of the East Cambridgeshire District Council Local Plan 2015.

7.7 Flood Risk and Drainage

7.7.1 The site is within the Flood Zone 1, where you would expect vulnerable developments such as dwellings to be located. With regard to drainage and surface water this can be addressed by way of condition requiring this detail to be submitted at a later date. On this basis the proposal is considered to comply with policy ENV8 of the East Cambridgeshire District Council Local Plan 2015.

7.8 Other material considerations

7.8.1 Concerns have been raised with regard to the loss of agricultural land and lack of infrastructure in the village. The site is approximately 0.25 hectares of good agricultural land. Whilst there is a loss of agricultural land in this location, it is not a reason to refuse an application.

7.8.2 With regard to the lack of infrastructure, it is a typical village in the East Cambridgeshire District, having some facilities, restricted transport links with a historic core to the village. The village does have some services, including schools, shops, places of worship and social facilities. It is understood that there are some issues relating to infrastructure but the village can accommodate residential development in this location and scale. It is recognised that the school in the village is at capacity with planned development and cannot accommodate additional students, however this is a small scale development and by the time this scheme comes to fruition there may be other alternatives. In addition the small scale development of 4 dwellings is likely to have a minimal impact on the school.-

7.9 Planning Balance

7.9.1 The site is not within an established development envelope, however at a time when the Local Planning Authority cannot demonstrate a 5 year housing land supply, new developments put forward which would be considered to be in a sustainable location should be considered favourably unless there other material considerations which dictate otherwise. The site can provide 4 new dwellings on a site sharing a boundary with the development envelope and could ensure all neighbouring amenities are maintained. It cannot be denied that the open view will be lost, but any reserved matters application could be designed to ensure views can be seen through the development and beyond. On this basis the proposal is recommended for approval.

8.0 APPENDICES

Appendix 1 - Suggested Conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
19/01777/OUT	Toni Hylton Room No. 011 The Grange Ely	Toni Hylton Planning Officer 01353 665555 toni.hylton@eastca

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 - 19/01777/OUT Conditions

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

Plan Reference	Version No	Date Received
19:120 – 2		11.03.2020
GWA – Isleham EcIA 20190529_001		11.02.2020

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the Appearance, Landscaping, Layout and Scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 2 years of the date of this permission.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 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. The

condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.
- 6 No development shall take place until a scheme to dispose of Foul and Surface Water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to the first occupation of the dwellings hereby approved.
- 6 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 7 The access as shown on Plan 19:120-2 shall be implemented prior to the first occupation of the dwellings hereby approved and thereafter retained in perpetuity.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 8 Prior to the commencement of the use hereby permitted visibility splays of 2metres by 2 metres shall be provided each side of the vehicular access measured from and along the highway boundary. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the highway verge
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 The Ecological Impact Assessment submitted shall adhere to the recommendations made within the report as shown in chapter 8 of the GWA - IslehamECIA20190529-001 during the construction of the dwellings hereby approved.
- 9 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

- 10 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.
- 10 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 11 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.
- 11 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.
- 12 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,
08:00 - 13:00; Saturdays
and none on Sundays or Bank Holidays or Public Holidays.
- 12 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 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.
- 13 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 14 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 design, demolition and 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 within 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.

- 14 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.
- 15 The development hereby permitted consists of three phases as shown on Drawing No. 19:120 – 1 and shall be completed in accordance with the phasing plan submitted.
- 15 The applicant has requested that the development be undertaken in a phased manner for the purposes of CIL.
- 16 The floor area of the whole site shall not exceed 999 square metres including outbuildings.
- 16 Reason To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and to ensure the built development does not exceed 1,000 square metres in accordance with policy HOU3 of the East Cambridgeshire District Council Local Plan 2015.