

Application Number: F/YR13/0574/F
Major
Parish/Ward: March West
Date Received: 31 July 2013
Expiry Date: 30 October 2013
Applicant: King Partnership Homes Ltd.
Agent: Mr R Woolston, rp+g Ltd.

Proposal: Erection of 52no 2-storey dwellings comprising of 35 x 2-bed, 13 x 3-bed and 4 x 4-bed with landscaping and play area
Location: Land North of Electricity Substation, Gaul Road, March

Site Area/Density: 1.39 hectares / 37 dwellings per hectare.

Reason before Committee: This proposal is before the Planning Committee as a departure from the development plan.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for the erection of 52 dwellings comprising of 35 x 2-bed, 13 x 3-bed and 4 x 4-bed dwellings with landscaping and play area on land north of the Electricity Substation, Gaul Road, March.

The site benefits from an extant outline planning permission for the erection of 36 dwellings. The proposed scheme broadly accords with the growth aspirations included in the emerging Core Strategy.

On balance it is considered that the scheme would result in sustainable development within a primary market town and can be accommodated without being to the detriment of the character of the area and the amenity of adjoining residents. Therefore approval is recommended subject to the receipt of further details, a S106 agreement and conditions.

2. HISTORY

Of relevance to this proposal is:

| | | | |
|-----|---------------|--|---|
| 2.1 | F/YR12/0265/O | Erection of 36 dwellings | Granted on 15 February 2013. |
| | F/97/0096/TE1 | Installation of 3 no. 1.2 metre dia micro-wave dishes and 2 no. 0.3 metre dia microwave dishes on existing tower together with equipment cabinet at ground level | Further details not required – 28 May 1997. |

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

- Paragraph 2 - Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise
- Paragraph 14 - Presumption in favour of sustainable development
- Paragraph 17 - Core planning principles
- Paragraph 18-22 - Building a strong competitive economy
- Paragraph 32, 34 - Promoting sustainable transport
- 37, 39
- Paragraph 47-50 - Delivering a wide choice of quality homes
- Paragraph 56-61 - Requiring good design
- Paragraph 69-70 - Promoting healthy communities
- Paragraph 95-97, 99 - Meeting the challenge of climate change, flooding and coastal change

- Paragraph 109, 111, 118, 120-125 - Conserving and enhancing the natural environment

3.2 Fenland Local Plan Core Strategy (Submission Version September 2013):

- CS1 - Presumption in Favour of Sustainable Development
- CS3 - Spatial strategy, the Settlement Hierarchy and the Countryside
- CS4 - Housing
- CS5 - Meeting Housing Need
- CS7 - Urban Extensions
- CS9 - March
- CS13 - Supporting and Managing the Impact of a Growing District
- CS14 - Responding to Climate Change and Managing the Risk of Flooding in Fenland
- CS15 - Facilitating the Creation of a More Sustainable Transport Network in Fenland
- CS16 - Delivering and Protecting High Quality Environments across the District.
- CS17 - Community Safety
- CS19 - The Natural Environment

3.3 Fenland District Wide Local Plan:

- H3 - To resist housing development outside DABs. To permit housing development inside DABs provided it does not conflict with other policies of the Plan.
- E1 - To resist development likely to detract from the Fenland landscape. New development should meet certain criteria.
- E7 - Archaeological Investigation.
- E8 - Proposals for new development should:
 - allow for protection of site features;
 - be of a design compatible with their surroundings;
 - have regard to amenities of adjoining properties;
 - provide adequate access.

- E20 - To resist any development which by its nature gives rise to unacceptable levels of noise, nuisance and other environmental pollution. To take account of the amount, type and location of hazardous substances where proposals are submitted involving these substances.
- R4 - To require developers to provide and maintain public open space on developments of 10 or more dwellings.
- IMP2 - Securing benefits through the use of planning agreements.
- TR3 - To ensure that all proposed developments provide adequate car parking in accordance with the approved parking standards.

4. CONSULTATIONS

- 4.1 ***March Town Council:*** Recommend approval subject to highways reducing existing speed limit and provision of footpath.
- 4.2 ***Middle Level Commissioners:*** Will be commenting on the application, however no further comments received.
- 4.3 ***FDC Parks & Open Spaces Manager:*** The play area should be laid out so as to meet excellent play value up to 14 years of age and the play equipment scheme should be provided by an approved play company within the scope of the ESPO Play Contract 115, include wet pour under the play equipment and also the scheme must be approved by the Parks & Open Space Manager.
- 4.4 ***FDC Environmental Health:*** Note and accept the submitted information and have no objections. Due to the nature of the site the contamination land condition should be imposed to ensure that the site is suitable for its intended end use. A noise report has been provided that stipulates a scheme for protecting the development from noise. The scheme is noted and accepted; all works which form part of the scheme should be completed before any part of the development is occupied.
- 4.5 ***FDC Housing Officer:*** The following affordable housing requirements have been identified:
The provision of 13 affordable dwellings on site subject to viability, a tenure split of 70% affordable rented and 30% Intermediate tenures and the mix as follows:

Affordable rented units

6 x 2 bedroom houses

2 x 3 bedroom houses

1 x 4 bedroom house

Intermediate Housing (shared ownership)

3 x 2 bedroom houses

1 x 3 bedroom house

- 4.6 **FDC Tree Officer:** No objections to the arboricultural impact assessment and method statement submitted as part of the planning application. The landscape scheme is acceptable with good choice of native species and habitat types.
- 4.7 **Cambridgeshire Fire & Rescue:** Adequate provision should be made for fire hydrants in accordance with the National Guidance Document on the Provision of Water for Fire Fighting' 3rd edition.
- 4.8 **Cambridgeshire County Council- Growth and Economy:** Information provided for education, waste and life long learning S106 requirements. Please refer to main text in committee report under S106 Contributions heading for the details of the requirements.
- 4.9 **Police Architectural Liaison Officer:** The layout contains some excellent features in terms of 'Designing out Crime'. Concerns expressed with lack of parking overall and remoteness of parking for Plot 20. Recommends a condition in respect of lighting to all areas of the development.
- 4.10 **Highway Authority:** Primarily, it is understood that the preparation of this application was accompanied by Transport Statement which addressed the impact of the additional development now proposed in relation to the local road network and the A141 junction to the west; the statement also includes details of access standards, visibility and junction spacing.
- However, in principle, no objection to the modest increase in dwelling numbers now proposed, however, reiterate former comments relating to the potential contribution from this site to the off-site highway works associated with the Cannon Kirk site.

In summary, request further information and amended plans in respect of the Transport Statement being provided in relation to the off-site impact, fully dimensioned plans with regard to the submitted details, additional parking requirements as there is limited parking available for a majority of plots and the design speed for the eastern cul-de-sac needs to be addressed.

Notwithstanding the above, the main concern relates to the provision of adequate off-street parking which needs to be addressed/ resolved prior to determination.

Further comments received following receipt of the Transport Statement and revised site plan addressing the main parking issues – which are discussed further in the report under heading Access and Parking.

4.11 ***Environment Agency:***

No objection to the proposed development subject to recommendations and informatives in respect of foul water drainage, surface water drainage, contamination and pollution prevention.

4.12 ***Anglian Water:***

The foul drainage from this development is in the catchment of March STW that at present has available capacity for these flows. The surface water strategy/flood risk assessment is not relevant to Anglian Water and therefore this is outside our jurisdiction for comment. We request that the agreed strategy is conditioned in the planning approval.

4.13 ***Cambridgeshire Archaeology:***

Due to the findings of the archaeological evaluation undertaken on the site in late 2011 it is recommended the same archaeological condition is placed on this application as was recommended for F/YR12/0265/O.

4.13 ***Local Residents:***

2 emails of objection/concerned received. Comments are summarised below:

- The buildings closest to the existing bungalows should be single-storey.

- The two-storey houses would overlook the bungalows and reduce the privacy and sunlight to the back gardens.
- Outstanding issues regarding access from Gaul Road to A141. The need to improve the junction should be more urgent with this development proposal increasing traffic movements.
- There is no mention of the amount of affordable housing proposed.
- Devalue property.

5. **SITE DESCRIPTION**

- 5.1 The site is located on the southern side of Gaul Road (an unclassified road), immediately opposite the new Cannon Kirk development site and directly north of the existing electricity substation. To the west lies open agricultural land and to the east an established residential estate. The site is currently laid to pasture and is used for grazing. A private access road runs central to the site to provide access to the electricity substation to the rear; this effectively divides the site into two separate parcels of land. Drainage ditches lie to the northern and western boundaries of the site. There are a number of trees within the site these have been assessed within a tree survey submitted with the application. The site lies within Flood Zone 3.

6. **PLANNING ASSESSMENT**

- 6.1 The key considerations for this application are:

- Principle and Policy Implications
- Design, Density and Layout
- Access and Parking
- Biodiversity and Landscaping
- Flood Risk and Drainage
- Archaeology
- S106 Contributions

Principle and Policy Implications

The site is located on the edge of the main settlement of March, which is highlighted as a Primary Market town in the emerging Core Strategy and as such is an area identified to accommodate the majority of the district's new housing (CS1); this is reinforced in Policy CS3 which directs growth to the four market towns. The site forms part of a wider strategic allocation, as identified in Policy CS9; and as such Policy CS7 is applicable.

As previously noted the site has an extant outline planning permission for the erection of 36 dwellings. That scheme was approved on the basis that it was 'inconsequential' development which did not undermine the comprehensive delivery approach which is preferred in Policy CS7. The inclusion of 16 extra dwellings is not considered to be at variance to this earlier stance.

CS14 notes that development in Flood Zone 3 will only be permitted following the completion of a sequential test; and exception test if necessary. In addition need shall be demonstrated and a site specific FRA/drainage strategy would be required. This aspect of the scheme is considered in the relevant section below.

Whilst the site lies outside the established settlement therefore being contrary in principle to Policy H3 of the Local Plan, given that the site has an extant outline planning permission and it's inclusion as part of a strategic allocation in a primary market town, it is considered the development of the site in principle is acceptable.

Design, Density and Layout

The application represents a natural extension to the existing built form which is in keeping with the shape and form of the settlement pattern and would not adversely harm the character and appearance of the surrounding area. The proposed density of the scheme is circa 37 dwellings per hectare which is compatible with the existing built form in the locality.

The original proposals submitted raised concerns with regard to the lack of parking, the relationship of Plot 49 and Plot 40 with adjoining bungalows to the east of the site and the provision of bin storage points for the shared drives. The scheme has now been amended to address these requirements.

The revised positions of the two plots mentioned above are now considered to be at an acceptable distance from the adjoining bungalows and are not considered to have any undue impacts in terms of overlooking or overshadowing. Elsewhere the proposed development is considered to have an acceptable relationship with the adjoining built form.

The revised site layout plan has been reviewed by the LHA and the concerns with regard to the lack of parking have been satisfactorily addressed. Whilst a plan showing all road dimensions has yet to be submitted, the site layout plan provided does scale appropriately and a condition relating to the submission of these details can be appended to the permission.

The revised site layout plan shows bin collection points along the shared driveways in positions where in certain instances vehicle to pedestrian visibility splays at the back edge of the footways would be obstructed. Ideally these collection points should be sited 2 metres clear of the access points and this element needs to be resolved either by way of an amended plan or through a condition. This aspect would be updated at Planning Committee.

The design and scale of the proposed dwellings are considered satisfactory and appropriate for the character of the area. The appearance of the development would be compatible with the surrounding area through the use of the materials shown which include a mix of render and brick.

An 'acoustic reassessment' has been submitted as part of this submission as there is a need to ensure that the electricity substation does not unduly impact on potential occupiers.

The conclusion of this assessment indicated that noise mitigations are necessary. The Council's Environmental Health Team have reviewed the information and consider that the mitigation measures proposed are acceptable and should be adhered to as part of the permission.

Access and Parking

The existing access to the electricity substation bisects the site into two separate parcels with each requiring independent access, these access points have been approved under the previous extant consent for the site and remain appropriate to serve the modest increase in dwelling numbers now proposed subject of highway conditions with regard to construction etc. Furthermore new footpaths are proposed to link into the existing provision to facilitate pedestrian access to the town centre.

The submission contains a Transport Statement (TS) which provides a review of the likely development impact over and above the level approved in respect of planning consent F/YR12/0265/O for the 36 units. The LHA are satisfied that the TS clarifies matters relating to junction spacing and access visibility as per the previous extant planning permission, and these elements remain satisfactory for the development proposed.

The TS confirms that the additional 16 dwellings over and above the consented 36 units would have no material impact on the existing/future capacity at the junction of Gaul Road with the A141 to the west.

In the earlier approval it was considered that due to timings that it would be unlikely that a Reserved Matters application could be submitted, houses built and occupied on this site before Cannon Kirk would be required to commence the junction improvements. Whilst a recent consent in principle has been given to relax the timings of the roundabout provision relating to the Cannon Kirk scheme the TS provided by the applicant notes the following:

- The TS applies the methodology utilised in the formulation of the former Cannon Kirk Transport Assessments, but is based upon current background data. The TS shows that the development now proposed may generate around an additional 120 vehicle movements per 12 hr day, with 56 arrivals and 64 departures in this period.
- In terms of peak hour movements, the development may generate around 16 movements in the AM peak (08:00 – 09:00) and 13 vehicle movements in the PM peak.
- With regard to the impact on the A141/ Gaul Road junction, it is accepted that not all vehicles will utilise the junction in the AM/PM peaks, with the development generation around only 4 additional vehicles in the AM peak and 3 vehicles in the PM peak utilising the junction based upon the accepted distribution patterns.

- The former TS associated with 36 unit development examined the operation of the Gaul Road/A141 junction with a forecast year of 2017, applying appropriate background growth (TEMPRO) and committed development at the Cannon Kirk site (135 units); the TS concluded that in the future year the total level of development would not exceed the theoretical junction capacity, indeed, in the worst case scenario in the AM peak, 24% residual capacity is retained.
- It is therefore apparent from the TS that the additional level of vehicle movements generated by the development now proposed will be unlikely to have a material impact on the capacity of the junction, such that a recommendation of refusal in this context could not be substantiated.

Notwithstanding the above the LHA has suggested that it is reasonable to assert that the development should contribute to the March Market Town Transport Strategy (March MTTS); it should be noted that the roundabout junction at the A141/Gaul Road junction is identified within this document as a safety scheme to be delivered by a third party. It would not appear unreasonable therefore to utilise the March MTTS as a method of securing a modest contribution to local highway improvements.

Biodiversity and Landscaping

The submission is accompanied by an ecological and arboricultural survey, whilst the former of these notes that there were no signs of water voles at the time of the inspection it was noted that for much of the ditches length it was overgrown. At present there have been no comments received from Middle Level on this application, however previous comments from them indicate their suspicions that water voles are present as such it is recommended that a further survey should be commissioned prior to commencement of any development.

In addition the mature sycamore on site was found to be a suitable roosting habitat for Bats on the eastern site boundary, should works be proposed to this tree a survey and mitigation strategy should be undertaken prior to the commencement of development.

A detailed arboricultural assessment accompanies the application, this notes that whilst it will be necessary to fell 8 trees on the site to facilitate development, which would have some impact on the visual amenity of the area, the submission does contain a provisional landscaping plan which include some additional landscaping proposed in key areas such as the site frontage, the southern boundaries and the area around the open space. It is expected that an updated landscaping plan will be submitted prior to the Planning Committee to reflect officer comments and the revised site plan submitted to date.

Flood Risk and Drainage

The site is located within Flood Zone 3, however given the extant outline planning consent for the site and its inclusion as part of a strategic allocation for March, and as the site lies immediately adjacent to and opposite existing and proposed housing allocations, officers consider that permission should not be withheld on the grounds of flood risk. The scheme is accompanied by an updated site specific flood risk assessment which indicates the site is within the defended flood plain and that risks from potential sources of flooding are low as such they consider a pragmatic view should be taken.

No formal comments have been received from Middle Level Commissioners (MLC) and these are awaited and will be updated to Planning Committee.

Notwithstanding this it is recommended that the finished floor levels should be set at a minimum of 300mm above lowest existing ground level at 1.35m aOD and that a suitable flood evacuation plan be in place. In addition further conditions should be placed on any decision to ensure that the recommendations of the MLC from the previous consent with regard to early submission of a drainage strategy shall be complied with.

Archaeology

An initial archaeological evaluation was commissioned by the applicants in December 2011 this has indicated the potential for further archaeological remains being present at the site. As such it is recommended that further archaeological evaluation is undertaken prior to development, this may be secured through the imposition of a suitable condition.

S106 Contributions

This development attracts the following S106 requirements:

- Affordable Housing at 25% in accordance with Policy CS3 which equates to 13 dwellings being affordable. This has been broken down in the following affordable tenure mix:

Affordable rented units

6 x 2 bedroom houses
2 x 3 bedroom houses
1 x 4 bedroom house

Intermediate Housing (shared ownership)

3 x 2 bedroom houses
1 x 3 bedroom house

- Pre-school education – sufficient capacity - therefore no contribution sought.
- Primary School – the development is expected to generate 7.8 primary school aged children therefore a contribution of £28,600 is sought (this excludes affordable housing in the calculation).

- Secondary School - catchment school has sufficient capacity therefore no contribution sought.
- CCC Waste – £267 per dwelling sought for Household waste Recycling Centre – total sum = £13,884.
- Life Long Learning – a contribution of £4,169 is sought.
- Open Space – the site provides an on site open space provision with 2 pieces of play equipment together with a commuted sum of £50,400.
- Contribution of £16,692 to the March Market Town Transport Strategy as specified by the LHA.

The applicant has indicated that there would be a viability appraisal forthcoming, however they wish for the comfort of an agreement in principle of the detail of this scheme prior to commissioning this work.

7. CONCLUSION

- 7.1 The proposed scheme broadly accords with the emerging Core Strategy which can be seen via the existing extant outline approval for the site. Whilst there are still some minor issues relating to bin storage locations, landscaping and fully dimensioned drawings; these are capable of being resolved through amended plans or via conditions.

On balance officers feel that the scheme may be favourably recommended as it reflects the growth aspirations of the District, would result in sustainable development within a primary market town and can be accommodated without being to the detriment of the character of the area and the amenity of adjoining residents.

Accordingly approval is recommended.

8. RECOMMENDATION

Grant subject to:

- i) expiry of re-consultation period and to the consideration of any additional representations**
- ii) receipt of suitably amended details relating to landscaping, bin storage collection points and fully dimensioned drawings or if not received suitably worded conditions**
- iii) S106 contributions as set out above**
- iv) conditions as detailed below**

- 1. The development permitted shall be begun before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **All hard and soft landscape works including any management and maintenance plan details, shall be carried out in accordance with the approved details. All planting seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British Standards, unless otherwise agreed in writing by the Local Planning Authority.**

Reason

To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development.

3. **Prior to the commencement of any works or storage of materials on the site all trees that are to be retained shall be protected in accordance with British Standard 5837:2005, in accordance with the Tree Survey and Arboricultural Implication Assessment and Method Statement Report prepared by Hayden's Arboricultural Consultants on 27th February 2012. Moreover measures for protection in accordance with that standard shall be implemented and shall be maintained to the Local Planning Authority's reasonable satisfaction until the completion of the development for Building Regulations purposes.**

Reason

To ensure that retained trees are adequately protected.

4. **Prior to commencement of development details of existing ground levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details.**

Reason

To ensure that the precise height of the development can be considered in relation to adjoining dwellings.

5. **The mitigation measures highlighted in Section 3 of the Environmental Noise Assessment Report No. JG/J2563/14701 dated June 2013 shall be implemented and thereafter retained in perpetuity.**

Reason

In the interests of residential amenity.

6. **All vegetation clearance at the site shall only take place outside the bird breeding season of March to August inclusive.**

Reason

To ensure compliance with Section 1 of the Wildlife and Countryside Act with respect to nesting birds and to provide biodiversity mitigation in line with the aims of Para 109 of the National Planning Policy Framework.

- 7. Prior to undertaking any surgery on, or the felling of, the mature sycamore tree on the eastern boundary of the site, a bat survey shall be carried out by a suitably qualified ecologist and the results submitted to the Local Planning Authority. If the presence of bats is established a mitigation scheme detailing how the work will be undertaken to minimise disturbance to bats shall also be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in full accordance with the approved scheme.**

Reason

To minimise disturbance to bats and ensure compliance with national and international legislation which protects them. In the UK all bat species and their places of rest or shelter are fully protected from damage and disturbance under the Wildlife and Countryside Act 1981 and annex IV of the EC Habitats Directive effected in the UK by the Conservation (Natural EC Habitats & c) Regulations 1994.

- 8. Prior to the commencement of the development hereby approved full details of a water vole survey methodology shall be submitted to and approved in writing by the Local Planning Authority. The survey must be undertaken at an appropriate time of year and by suitably qualified persons. The results of the survey shall be submitted to and approved in writing by the Local Planning Authority and development shall only then commence upon the receipt of the written approval of the Local Planning Authority. Any advice given by Natural England in respect of this issue must be strictly adhered to.**

Reason

In order to ensure that compliance with Section 1 of the Wildlife and Countryside Act 1981 (as amended) with respect to specially protected species and to provide biodiversity mitigation in line with the aims of the Para. 109 of the National Planning Policy Framework.

- 9. The development should be undertaken in full accordance with the mitigation recommendations contained within the Ecological Risk Assessment Technical Report 3097417.2 prepared July 2011.**

Reason

To ensure that the impacts on the scheme are acceptable and in accordance with the biodiversity and ecological aims of the National Planning Policy Framework

- 10. Prior to the commencement of the development a scheme and timetable for the provision of fire hydrants shall be submitted to, and agreed in writing by, the Local Planning Authority in consultation with the Chief Fire Officer and provision of the fire hydrants shall be made in accordance with the scheme and timetable.**

Reason

To ensure a satisfactory form of development.

- 11. No development or preliminary ground works of any kind shall take place on the site 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 includes a timetable for the investigation, which has been submitted by the applicant to and approved in writing by the Local Planning Authority.**

Reason

To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy E7 of the Fenland District Wide Local Plan.

- 12. Prior to the commencement of development, a scheme for the provision of external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such approved details shall be installed prior to commencement of use/occupation of any dwellings and retained thereafter in perpetuity.**

Reason

In order to ensure that the site meets the crime prevention guidelines.

- 13. Prior to the commencement of development a detailed scheme for the construction of estate road(s) and associated footway(s) shall be submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be constructed to at least binder course surfacing level to the adjoining highway Gaul Road prior to the first occupation of any dwelling served by the estate road as approved.**

Reason

In the interests of highway safety and the amenities of occupiers.

- 14. Prior to the first occupation of the development the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification, and thereafter retained in perpetuity.**

Reason

In the interests of highway safety and to ensure satisfactory access into the site.

- 15. Prior to the commencement of the development hereby approved, the vehicular and pedestrian crossings of the ditch / watercourse along the frontage of the site shall be constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**

Reason

To ensure construction of a satisfactory access.

- 16. Prior to the commencement of the use hereby approved the access road shall be constructed to a minimum width of 5 metres and thereafter maintained in perpetuity.**

Reason

In the interests of highway safety.

- 17. Prior to first occupation of the development a suitable area, to meet adopted parking standards in respect of individual dwellings, shall be provided to enable vehicles to:**

- 1. park clear of the public highway**
- 2. load and unload clear of the public highway**

and such spaces shall be retained thereafter for no other use in perpetuity.

Reason

In the interests of highway safety.

- 18. Prior to the commencement of the development hereby approved adequate temporary facilities (details of which shall be submitted to and agreed in writing with the Local Planning Authority) shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction.**

Reason

To minimise interference with the free flow and safety of traffic on the adjoining public highway.

- 19. Prior to the first occupation of the development hereby approved, visibility splays shall be provided on each side of the vehicular accesses and shall be maintained thereafter free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway. Minimum dimensions to secure the required splays shall be 2.4 metres measured along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43 metres measured along the channel line of the highway carriageway and the centre line of the proposed access.**

Reason

In the interests of highway safety.

- 20. The height of any front boundary enclosure shall not at any time exceed 600mm above existing ground level.**

Reason

In the interests of highway safety.

- 21. Prior to the first occupation of the development hereby approved the junction of the proposed access road with the highway carriageway shall be laid out with 7.5 metre radius kerbs and maintained thereafter.**

Reason

To minimise interference with the free flow and safety of traffic on the adjoining public highway.

- 22. Prior to the commencement of development suitably scaled and dimensioned plans detailing a 2.0m wide footway together with attendant street lighting and drainage of Gaul Road along the frontage of the site to meet that existing to the east, shall be submitted to and approved in writing by the Local Planning Authority and constructed on site prior to first occupation of the development hereby approved and maintained thereafter.**

Reason

In the interests of highway and pedestrian safety.

- 23. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy, being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs a), b) and c). This is an iterative process and the results of each stage will help decide if the following stage is necessary.**

(a) The contaminated land assessment shall include a desk study to be submitted to the LPA for approval. The desk study shall detail the history of the site uses, the proposed site usage, and include a conceptual model. The site investigation strategy will be based on the relevant information discovered by the desk study. The strategy shall be approved by the LPA prior to investigations commencing on site.

(b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

(c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the LPA. The LPA shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

No development approved by this permission shall be occupied prior to the completion of any remedial works and a validation report/s being submitted to the LPA and receipt of approval of the document/documents from the LPA. This applies to paragraphs d), e) and f).

(d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

(e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the LPA.

(f) Upon completion of the works, this condition shall not be discharged until a validation/closure report has been submitted to and approved by the LPA. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site, and what has been brought on to site.

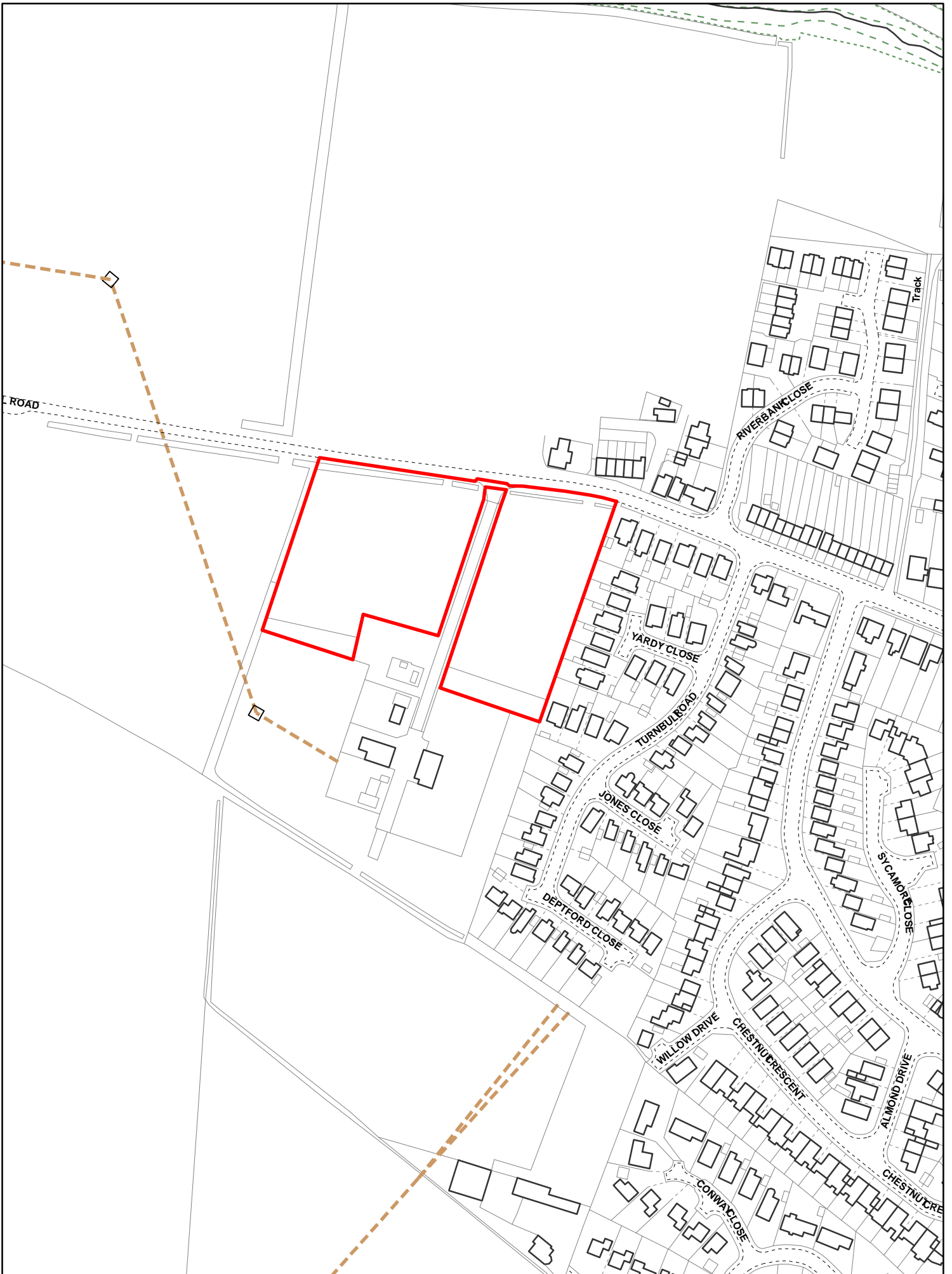
Reason

To control pollution of land or water in the interests of the environment and public safety.

- 24. No development shall commence until a surface water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority**

Reason

To prevent environmental and amenity problems arising from flooding.



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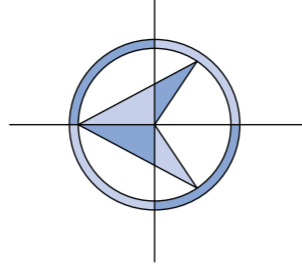
Revision:

Date:

| | | | |
|---|---|----------|------|
| A | Decreasing buffer zone to 5m and removal of trees | 14-01-13 | VS |
| B | Drawing updated for Planning application. | 05-04-13 | PSS |
| C | Layout amended to accommodate buffer strips and landscaping. Red line amended to accommodate highway works. | 22-04-13 | DMcS |
| D | Red line amended to LPA request. | 10-06-13 | DMcS |
| E | Additional parking added as LPA request. | 20-09-13 | RF |
| F | Drawing prepared for planning. | 24-09-13 | RF |
| G | Amended to suit AW comments | 26-09-13 | BS |
| H | Bin collection points added | 30-09-13 | VS |
| I | Path & drive added to plot 30 | 01-10-13 | VS |

Schedule of Accommodation

| Ref | Type | Area | No. |
|--------------|------|-------------------|-----------|
| A | 2B4P | 67m ² | 35 |
| B | 3B5P | 82m ² | 13 |
| C | 4B7P | 108m ² | 4 |
| Total | | | 52 |



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| | |
|--------------|---|
| Project: | A development at Gaul Road March, Cambridge |
| Client: | King Partnership Homes |
| Sheet title: | Site Plan |
| Ref: | 7769/ 006I |
| Scale: | 1:500 @ A2 |
| Date: | 18-12-12 |
| Drawn: | VS |
| Checked: | JR |

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