

Application Number: FYR14/0232/O

Major dwellings

Parish/Ward: Wimblington Parish Council/Wimblington

Date Received: 19 March 2014

Expiry Date: 1 December 2014

Applicant: George Scarborough Ltd

Proposal: Erection of 80 dwellings (max)

Location: Land east of 38 March Road, Wimblington

Site Area: 3.6 ha (22 dwellings per ha)

Reason before Committee: Due to the number of objections received.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks outline planning permission with access only to be determined for a maximum of 80 dwellings on land east of 38 March Road, Wimblington. The site is located on the northern edge of Wimblington and is currently grassland. Policy LP3 of the Fenland Local Plan 2014 indicates that Wimblington is a growth village.

The key issues for consideration to this application include:

- Principle of development and policy considerations
- Form and character of the area
- Access and highway safety
- Biodiversity
- Archaeology
- Site Drainage
- Section 106 requirements
- Heath and Wellbeing
- Economic Growth
- Local residents/Parish concerns

The above key issues have been addressed in this report and it is considered that along with current Local and National Planning Policies that the proposal is acceptable.

The site is currently grassland and appears to have been grassland since approximately 2000 prior to which the land was agricultural. The guidance contained within the DEFRA land classification map (www.magic.co.uk) also indicates that the land is grassland and therefore there will be no loss of grade 1 or grade 2 agricultural land.

Policy LP3 supports small village extensions and it is considered that with the provision of a pedestrian/cycle link to the village centre, that the proposal can be supported as a village extension. The agent has confirmed that a link in the north east corner of the site can be provided and that there is a possibility of providing a further link in the south east corner of the site both leading into Eaton Estate.

The application is recommended for approval subject to the completion of a S106 agreement and suitable conditions.

2. HISTORY

F/YR06/0156/O Erection of 2 dwellings Refused 28 April 2006

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 8 : Promoting health communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

3.2 Fenland Local Plan 2014:

LP1: A presumption in favour of sustainable development

LP2: Facilitating Health and Wellbeing of Fenland Residents

LP3: Spatial strategy, the Settlement Hierarchy and the Countryside

LP5: Meeting housing need

LP12: Rural Areas Development Policy

LP13: Supporting and Managing the Impact of a Growing District

LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

LP16: Delivering and Protecting High Quality Environments across the District

LP19 – The Natural Environment

4. CONSULTATIONS

- 4.1 **Wimblington Parish Council:** Application not supported. Density – number of dwellings should be reduced to 70. Access onto March Road on bend should be moved closer to Honeymead entrance. The village has issues with severance. Concerns that this development will add to problems. Residents complain of smells and back up from drains. Surface water drainage – a SUDs needs to be adopted. Residents of Honeymead have raised concerns over footpath link. Council should take their concerns into mind. Lack of footpath and lighting on March Road. A footpath link to village paths has not been provided.

4.2 **Housing Strategy (FDC):** Policy LP5 of the Fenland Local Plan 2014 submission version seeks 25% affordable housing on all development sites on which 10 or more dwellings are proposed. Therefore it is anticipated the provision of 20 affordable dwellings on site subject to viability. The mix of affordable tenures should be informed by and compatible with the latest government guidance and an up to date local Strategic Housing Market Assessment (SHMA). Accordingly a tenure split of 70% affordable rented and 30% intermediate tenure is considered appropriate for this development. All units should meet the lifetime homes standard where appropriate and viable. All affordable housing should meet the Homes & Communities Agency's quality and design standards to ensure the homes can be included within a housing association's HCA framework delivery agreement.

4.3 **Environmental Health:** The EH Team note and accept the submitted information and have no objection to the proposed development, as it is unlikely to have a detrimental effect on local air quality or the noise climate. From the historical maps this appears to be a greenfield site and contaminated land is not considered as issue.

This is a relatively large development in a quiet area therefore it may be prudent for the applicants to be asked to provide a construction management plan detailing measures to be taken to minimise noise and dust nuisance.

4.4 **Local Highway Authority:** Following the review of the initial Transport Assessment, the CCC Transport Assessment Team, issued a holding objection on the site. They have requested 7 conditions be applied to any approval given on the site as follows:

1. The layout shown on drawing CAUD 1311934 to be excluded from any consent granted.
2. Prior to commencement of development full details of the internal layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision, surface water drainage and street lighting systems.
3. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and park clear of the public highway.
4. Prior to first occupation of the development a footway/cycleway of minimum 2.5 m wide shall be provided on the east side of March Road between the proposed site vehicular access and the existing footway network to the south terminating at Honeymead Road in accordance with a detailed engineering scheme.

5. Vehicular access to be laid out in accordance with a detailed engineering scheme.
6. Prior to commencement of development a Construction Management Plan shall be submitted to and approved in writing by the LPA.
7. Prior to commencement of development a Travel Plan shall be submitted to and approved in writing by the LPA.

S106 requirements:

1. Wimblington to March Cycle Route contribution of £30,500.
2. March Road, Wimblington, Bus Stop Improvements contribution of £8,000.

Following submission of amendments to the Transport Assessment the CCC Transport Assessment Team has removed its holding objection on transport grounds subject to the conditions and S106 requirements outlined above.

- 4.5 **Environment Agency:** The site is located within Flood Zone 1 and lies within an Internal Drainage Board (IDB) District. The Flood Risk Assessment (FRA) indicates that the preferred surface water discharge methodology would be to the local IDB network. Therefore, we have no comments to make of the surface water drainage proposals but would recommend that the IDB is consulted.

If surface water disposal does not get agreed into the IDB network and infiltration drainage is proposed, then we would recommend the following condition:

CONDITION

Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

Foul Drainage

A method of foul drainage has not been proposed. The applicant's attention is drawn to DETR Circular 03/99 which requires an applicant to demonstrate that a connection to the public foul sewer is not available. In the eventuality of a connection to the public foul water sewer not being available, the suitability of any non-mains sewerage systems, must be effectively demonstrated by the applicant to the satisfaction of the Local Planning Authority. Any 'non mains' foul water drainage system will require the prior written Consent of the Agency under the terms of the Water Resources Act 1991. Such consent may not be forthcoming. This is irrespective of any planning approval.

- 4.6 **Anglian Water:** 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 and therefore requests an informative if permission is granted.

The foul drainage from this development is in the catchment of Doddington Water Recycling Centre that at present has available capacity for these flows.

The sewerage system at present has available capacity for these flows. If the developer wishes to connect to the sewerage network Anglian Water will advise them of the most suitable point of connection.

The surface water strategy/flood risk assessment submitted with the planning application is not relevant to Anglian Water.

- 4.7 **Middle Level Commissioners:** No pre-application discussions have taken place on this site. The MLC oppose the application as follows:
- The water level/flood risk management system infrastructure downstream of this development may have insufficient capacity for the increased rate of run-off.
 - The development is within or adjacent to the 9 m wide maintenance access strip and could thus restrict the Board's maintenance operations.
 - In view of the limited available site area and in the absence of any supporting documentation it is considered that the applicant has not yet provided adequate evidence to prove that a viable scheme that meets the Board's requirements and current design standards exists. The applicant should be asked to clarify the method and location of surface water disposal devices.
 - The MLC strongly disapprove of the disposal of surface water into the foul/combined systems as this increases flows in their system, is not sustainable and is contrary to current Government advice.
 - Insufficient consideration may have been given to the detrimental effects of surface water run-off from the site adversely affecting neighbouring properties or other locations which may be affected by the development.

4.8 **County Archaeology:** The site, located to the north of the historic core of Wimblington, is situated in an area of potential for evidence of Roman settlement and associated activity. Of particular interest is the Roman flagon, reported to the HER by a professional archaeologist working in the vicinity in 2003 (HER 15647). As an unbroken artefact, this is likely to have been recovered from a feature of contemporary date and is likely to part of a larger site. Recent archaeological investigations to the north have also identified evidence for activity of Roman date (HER ECB4047). Investigations undertaken along the route of a pipeline to the north and east also identified evidence for activity of Roman date (HER ECB2090). Cropmarks recorded to the south indicate the presence of enclosures, the form of which suggests late prehistoric or Roman date (HER 11646). An 18th century corn mill is also recorded in area (HER 05913). It is likely that important archaeological assets will survive in the area and that these would be severely damaged or destroyed by the proposed development.

We would strongly recommend that the site is subject to an archaeological evaluation, to be commissioned and undertaken at the expense of the developer, and carried out prior to any planning determination.

The Historic Environment Team has advised that the site has been subject to an archaeological evaluation. The results of the evaluation demonstrate that significant archaeological assets survive in the area relating to the Roman settlement of the site. This important archaeological evidence would be severely damaged or destroyed by the proposed development. There it is considered that the site should be subject to a programme of archaeological investigation to mitigate the impact of the development.

This programme of work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

No development shall take place within the area indicated until the applicant 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.

- 4.9 **Natural England:** The application site is located in the vicinity of the Ouse Washes Site of Special Scientific Interest (SSSI) as well as the Nene Washes SSSI. These SSSIs form part of the Ouse Washes Special Protection Area (SPA) and Ramsar Site and the Nene Washes SPA and Ramsar site, respectively.

Natural England advises that the proposal, if undertaken in strict accordance with the details submitted, is not likely to have a significant effect on the interest features for the SPA and Ramsar sites. Natural England therefore advises that your Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objections.

SSSI – No objection and no conditions are requested. Should the application change then Natural England should be reconsulted.

Full details of foul sewage disposal will be required at the detailed application stage to ensure no potential impact on designated sites.

Other advice – would expect the LPA to assess and consider the other possible impacts relating to local sites; local landscape character and local or national biodiversity priority habitats and species.

Natural England has not assessed the application for impacts on protected species but directs the LPA to standing advice. The LPA should consider securing measures to enhance the biodiversity of the site and also incorporate green infrastructure into this development.

- 4.10 **Arboricultural Officer (FDC):** No objections in principle to the development. The site is characterised by a tree belt along the road frontage and although the species are not ideal it does provide landscape amenity value. Some form of buffer should be maintained or provision of high quality trees that will form a prominent landscape feature long term should be sought.
- 4.11 **Police Architectural Liaison Officer:** Requests that consideration be given to the removal of the pedestrian link through Greenwood Way.

Following removal of the link through Greenwood Way, the PALO confirms that the revised pedestrian link from the north eastern corner of the site to the Eaton Estate is acceptable with the proviso that the link is adopted by the Local Authority and lit to Local Authority standards by column mounted lighting of levels to comply with BS 5489:2013.

- 4.12 ***Economy, Transport and Environment (CCC):*** The proposed development lies partially within a Mineral Safeguarding Area (MSA) (sand and gravel) which seeks to ensure that mineral resource is not needlessly sterilised by other forms of development. In this instance the MSA is limited in its extent and is in close proximity to residential development in Wimblington. It is therefore unlikely to be a viable economic resource and no objections are raised to the proposed development in this respect.

Notwithstanding the above Policy CS28 of the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) states that a waste management audit and strategy needs to be put into place for all developments over the value of £300,000. The applicant will need to complete a RECAP Waste Management Design Guide Toolkit to identify any contribution required towards the provision of bring sites and Household Recycling Centres – this can be required by condition.

4.13 ***Local Residents:***

1 petition with 100 signatures has been received objecting to the provision of pedestrian/cycle/through roads to Honeymead Estate which is considered will endanger children playing on the estate, increase the potential for crime and burglary, increase noise and litter pollution and have a negative impact on community spirit.

8 further objections relating to:

- Impact on current safe environment for children;
- Loss of privacy;
- Loss of trees;
- Increase in noise and disturbance;
- Village does not have adequate facilities for such a large development and will put a strain on doctors and other services;
- Loss of community spirit;
- Risk of flooding from surface water and foul sewerage;
- Increase in traffic resulting in highway safety issues;
- Access is on a dangerous corner;
- School cannot cope with such an influx in housing numbers;
- Change to the character of the village;
- Land outside of development area;
- The site is not an infill;
- A previous application on the site has been refused;
- Loss of significant ecology within and around the site;

5. **SITE DESCRIPTION**

- 5.1 The application site lies on the northern edge of Wimblington village, east of March Road. There is residential development immediately to the south and east and a small cluster of dwellings to the north along Bridge Lane. The site is currently laid to grass and aerial evidence from 2003 suggests the land has been laid to grass since at least that time. When viewing the DEFRA land classifications this site is not identified as grade 1 or grade 2 land. The application site is approximately 3.6 ha in area and is relatively flat with open drains to the north. Vehicular access is proposed directly off March Road. The site lies within Flood Zone 1.

The site has no distinctive features other than a drainage ditch on the northern edge with agricultural fields beyond. There are a number of mature trees along the western boundary fronting March Road.

6. PLANNING ASSESSMENT

This application is in outline but access is to be considered at the outline stage with layout, scale, appearance and landscaping to be considered at Reserved Matters stage. The application is accompanied by an illustrative layout showing the provision of 80 dwellings however the illustrative layout is not necessarily the way the development will be carried out; that will be established at the reserved matters stage.

The key issues for consideration to this application include:

- Principle of development and policy considerations
- Form and character of the area
- Access and highway safety
- Biodiversity
- Archaeology
- Site Drainage
- Section 106 requirements
- Health and Wellbeing
- Economic Growth
- Local residents/Parish concerns

6.1 Principle of development and policy considerations

National Guidance

The National Planning Policy Framework (2012) sets out the three dimensions to sustainable development – an economic role, a social role and an environmental role and outlines the presumption in favour of sustainable development. The Framework sets out the Government's planning policies for building a strong, competitive economy, ensuring the vitality of town centres, supporting a prosperous rural economy, promoting sustainable transport and delivering a wide choice of high quality homes. It also seeks to meet the challenge of climate change, flooding and coastal change whilst conserving and enhancing the natural and historic environment.

Fenland Local Plan 2014

The Local Plan makes provision for appropriate housing, improved access to quality local services, healthy transport choices such as cycling and walking, access to our green infrastructure and active recreation, and good place making (including creating new, and connecting with existing, vibrant and successful communities).

Wimblington is identified as a growth village where development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a smaller scale than the market towns. Wimblington has a net built stock of dwellings numbering 771 as at January 2013.

The proposal on its own represents an increase of just over 10% (10.37%) from this amount (excluding any other completions/approvals in the village). A total of approximately 101 dwellings (including the proposal) will have been provided in Wimblington since April 2011. This is less than the 15% trigger required (116) to obtain demonstrable evidence of support for the scheme from the villagers. However, this application would only establish the principle of residential development and access. Furthermore there are currently no housing land supply or deliverability issues within the District i.e. there is no overriding need for such housing development in housing supply terms.

The development will require the provision of 25% affordable homes to comply with Policy LP5 together with other contributions as set out later in the report. The development should meet the particular needs of all sectors of the community i.e. a full mix of dwelling types and tenure will be required at the Reserved Matters stage. All homes should be to Lifetime Homes Standards.

For open space consideration should be given to how its location can be best provided to contribute to a green infrastructure network in the area, as well as being safe, useable and a conduit for sustainable travel infrastructure.

The site is not allocated for development within the Local Plan however Policy LP3 states that small village extensions are acceptable in Growth Villages such as Wimblington.

6.2 Form and character of the area

The site is open grassland located on the northern edge of the village with the main settlement of Wimblington sandwiched between the A141 Isle of Ely Way and March Road/Doddington Road. The village has previously been extended along March Road by the introduction of 2 housing developments namely the Honeymead Estate and the Morley Way Estate. The current proposal is of similar scale to the Honeymead Estate utilising a mix of housing types together with open space and internal access roads. The final layout and design of the development is not committed at this stage and will be addressed in relation to the character of the area in any subsequent Reserved Matters application.

The present layout of 80 dwellings equates to a density of 22 dwellings per hectare.

6.3 Access and Highway Safety

The applicant is seeking outline permission but with only access arrangements for the development to be agreed. In this case the main vehicular access is proposed off March Road. The access has been designed to comply with the requirements of the Local Highway Authority with a 5.5 metre carriageway width and 6 metre junction radii. 2.4 metre x 101 metre visibility splay to the north and 2.4 metre x 97 metre visibility splay to the south are to be provided. The internal estate road has been designed to form a loop around the site, however this detail is indicative only and will be fully considered at Reserved Matters stage. A footpath link along March Road to Honeymead Road forms part of the access details and will be provided as part of future Reserved Matters submission.

In addition to the proposed vehicular/pedestrian access directly off March Road, a second pedestrian access is proposed from the north east corner of the site leading to an existing right of way leading out onto Eaton Estate. There is also the potential for a further/alternative footpath link from the south eastern corner of the site also into Eaton Estate. These links will be explored further at the reserved matters stage and will result in the indicative layout being altered accordingly. The agent has confirmed that both options can be secured over this third party land.

In addition to the site access a full Transport Statement and Survey have been provided with the application. This has been assessed by the Cambridgeshire County Council Transport Assessment Team who has agreed the proposed development in terms of Highway Safety and the flow of traffic. They initially raised a holding objection due to the need for further information as detailed in the consultation response section. However, following the submission of a further document detailing all of the outstanding information the holding objection has been removed. The Transport Assessment summarises that the development is acceptable in transport terms, which has been confirmed by the County's Transport Assessment Team subject to the following:

- A contribution of £30,500 towards the Wimblington to March Cycle Route;
- And £8,000 contribution for bus stop improvements – this includes for improvements to the existing bus stops on March Road (south of Honeymead Road), a shelter on the northbound side and a flagpole stop on the southbound side (the southbound stop is currently unmarked).

6.4 Biodiversity

The application site is located in the vicinity of the Ouse Washes Site of Special Scientific Interest (SSSI), as well as the Nene Washes SSSI. These SSSI's form part of the Ouse Washes Special Protection Area (SPA) and Ramsar Site.

Natural England has advised that provided the development is undertaken in strict accordance with the details submitted then it is not likely to have a significant effect on the interest features for the SPA and Ramsar Sites. With regards to the SSSIs Natural England has raised no objection and consider that the SSSIs do not represent a constraint in determining this application.

The site is relatively devoid of any features that could harbour protected species and an ecology appraisal carried out in November 2013. The prevailing habitats around the site were assessed as potentially suitable for reptiles and harvest mouse however a follow up Phase 2 survey revealed no evidence of either group of species. The habitats were also found suitable for nesting birds.

The report recommends as a precautionary principle any site clearance works (including soil stripping or cutting of grassland) should be undertaken if practicable outside of the bird nesting season which runs from February to September inclusive. If this is not practicable then a ground nesting bird survey should be undertaken by an experienced ecologist prior to site clearance commencement to identify whether active nests are present.

To contribute to the Local Authority's duty to seek biodiversity enhancements (Policy LP19) sensitive landscape planting with bats in mind should be incorporated into the landscape design to attract insects upon which the bats feed to the new gardens. To compensate for loss of terrestrial habitat for amphibians a hibernaculum should be built in an undisturbed corner of the site.

In summary there is no further action required in relation to on site vegetation; great crested newts or reptiles. A precautionary approach should be given to nesting/breeding birds; badgers; amphibians and bats.

6.5 Archaeology

The site has been identified in the Cambridgeshire County Archaeology response as an area of high archaeological potential. As such they required that an archaeological assessment was carried out on site prior to the determination of the application in order to investigate the potential for remains on site. This was carried out in July 2014 and some Roman archaeology was discovered as a result.

Subsequently a further report has been submitted to CCC Archaeology and they have confirmed that significant archaeological assets survive in the area and recommends that the site should be subject to a further programme of archaeological investigation to mitigate the impact of the development. Therefore an appropriate condition will be imposed.

6.6 Site drainage and flood risk

The site lies within Flood Zone 1 and a Flood Risk Assessment has been submitted as part of the application documents. This document concludes that the site is not considered to be liable to significant or unmanageable flooding from the source identified in the Flood and Water Management Act 2010 nor from wastewater flooding. Surface water runoff from the development will be discharged to the adjacent watercourses.

Middle Level Commissioners (MLC) have raised an objection to the proposal and note that pre-application discussions did not take place prior to submitting the application. They consider that insufficient consideration may have been given to future flood risk and maintenance issues. However MLC have their own byelaws to ensure that the drainage systems are effective and this will also be addressed as part of the Building Control process.

In compliance with Policy LP14 of the Local Plan the proposal will need to demonstrate what reasonable contribution it will make towards reducing resource consumption as set out in the Resources SPD. The need to ensure that SUDs are provided may result in the indicative layout scheme being reworked to ensure SUDs are integral to its design.

6.7 Section 106 Requirements

As this application is for a major development of a maximum of 80 dwellings it requires Section 106 contributions in relation to affordable housing (in accordance with policy LP5 of the Local Plan), open space (in accordance with the open space SPD), and education (in line with the Education provision SPD).

In addition there is a requirement for the development to contribute to the Wimblington to March cycle route and bus stop improvements. These contributions have been accepted by the Agent.

6.8 Health and Wellbeing

Policy LP2 of the Fenland Local Plan 2014 seeks to ensure that development proposals should contribute to the Council's goal of Fenland's residents achieving the highest attainable standard of health. This includes creating the right mix of homes, developing lifetime homes which are easy to warm and safe from flooding, promote high levels of residential amenity and helps to reduce crime amongst other considerations. This application is considered to meet with the criteria within this policy.

The proposal, although not yet committed in terms of layout and housing mix, will provide a mix of housing options to meet people's needs. The application includes an area of public open space (to be committed) to add to the amenities of the future occupiers of the homes. The location of the site will ensure that the occupants of the site have pedestrian and cycle access to the village centre and services and access to public transport to the wider area.

6.9 Economic Growth

The scale of this development is such that a section 106 agreement to secure an appropriate level of contribution is required. The full details of this will be covered in the Section 106 part of this report. In addition, the provision of affordable housing on site and through the Section 106 agreement will ensure that some of the dwellings on site remain affordable, thus assisting people in getting on the property ladder and buying their first home, boosting the economy through housing sales. The proposed development will contribute to the local economy in the short term through the construction of the dwellings and the opportunities this will present for local builders and merchants. In the long term the addition of these dwelling will benefit local shops and services with the potential for more demand leading to the creation of further facilities.

6.10 Local residents/Parish concerns

As noted at point 4.13 above 1 petition with 100 signatures has been received objecting on a wide range of issues including the provision of pedestrian/cycle/through roads to Honeymead Estate which residents consider will endanger children playing on the estate, increase the potential for crime and burglary, increase noise and litter pollution and have a negative impact on community spirit.

The link through to Honeymead Estate has been deleted from the scheme and a new footpath link has been explored leading out onto Eaton Estate which has a more direct route to the village centre.

With regards for the potential for the loss of trees on the site, a landscape condition will be imposed to identify which trees will be retained and also identify new planting to off-set any significant loss of trees. However this matter is safeguarded by subsequent consideration of layout and landscaping as reserved matters.

As mentioned at point 6.4 above the site does not support any significant protected species and therefore the Reserved Matters submission should look to enhance future biodiversity on the site as well as landscaping and tree retention protection where appropriate.

Issues relating to highways have been addressed through the submission of a Transport Statement and the Local Highway Authority has not raised any concerns relating to highway safety.

CONCLUSION

The proposal which is in outline form has been assessed in accordance with the relevant National and Local planning policies as detailed at the beginning of the report. The key considerations for this outline application is 'access only' for determination which has been fully assessed.

There have been a considerable number of objections to this proposal in respect of a wide range of issues. The site falls within the designation of a Growth Village where development will be considered appropriate (Policy LP3) and criteria in Policy LP12 supports the principle of new development. However there are also a considerable number of criteria of LP12 and other policies that a development will need to satisfy which will be also applicable and which will need to be resolved at the detailed stage if the application is granted.

Officers anticipate that at reserved matters stage the application should be able to incorporate satisfactory measure to ensure no adverse impact occurs with respect to highway safety including layout, scale, appearance and landscaping notwithstanding other safeguarding conditions and a S106 agreement.

This is a complex planning application which has resulted in a considerable number of objections from local residents and the parish council and it should be borne in mind that at this stage the full details of the proposal are not part of the current determination.

RECOMMENDATION

Grant subject to:

- i) the completion of a Section 106 Agreement**
- ii) suitable conditions**

1. Approval of the details of:

- (i) the layout of the site**
- (ii) the scale of the building(s);**
- (iii) the external appearance of the building(s);**
- (iv) the landscaping**

(hereinafter called "the Reserved Matters" shall be obtained from the Local Planning Authority prior to the commencement of development).

Reason - To enable the Local Planning to control the details of the development hereby permitted.

2. **Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.**

Reason - To ensure compliance with Section 92 of the Town and Country Planning Act 1990.

3. **The development hereby permitted shall begin before the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.**

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

4. **The details submitted in accordance with Condition 01 of this permission shall include:**

- (a) **details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;**
- (b) **details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site;**
- (c) **details of any proposed alterations in existing ground levels, and of the position of any proposed excavation within the crown spread of any retained tree or of any tree on land adjacent to the site**
- (d) **details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree or hedge from damage before or during the course of development;**
- (e) **the plans and particulars submitted shall include details of the size, species, and positions or density of all trees or hedges to be planted, and the proposed time of planting.**

Reason - To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area and to protect the character of the site.

5. 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.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, and amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then be carried out in full accordance with the amended remediation strategy.

Reason - To control pollution of land and controlled waters in the interests of the environment and public safety.

7. Prior to commencement of development a construction management plan shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for the construction phases – these shall include, but not be limited to, a schedule of works, plant to be used, times of use etc, and shall be adhered to at all times during the construction phase, unless otherwise agreed in writing with the Local Planning Authority.

Reason – To safeguard the residential amenity of neighbouring occupiers.

8. Prior to the commencement of the development hereby approved, 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 these details.

Reason – To ensure a satisfactory form of development.

9. Prior to the commencement of the development hereby permitted a waste management audit and strategy in line with the RECAP Waste Management Design Toolkit shall be submitted to and approved in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The development shall then be carried out in accordance with these details.

Reason – In the interests of residential amenity and the satisfactory management of waste.

10. Prior to the commencement of the development hereby permitted, a scheme and timetable for the provision and implementation of foul water drainage shall be submitted and approved in writing by the Local Planning Authority. The works/scheme shall be constructed and completed in accordance with the approved plans/specification at such time(s) as may be specified in the approved scheme and thereafter retained in perpetuity.

Reason – To ensure a satisfactory method of foul and surface water drainage and to prevent the increased risk of flooding.

11. Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

Reason -To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

12. No site clearance works (including soil stripping or cutting of grassland) should be undertaken between February to September (inclusive). If this is not practicable then a ground nesting bird survey should be undertaken by an experienced ecologist prior to site clearance commencement to identify whether active nests are present. The report should be submitted to and approved in writing by the Local Planning Authority prior to any site clearance works commencing.

Reason – In interest of protecting nesting birds and the on-site biodiversity.

13. Prior to the commencement of the development hereby permitted, full details of the on-site bat and bird enhancements shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the numbers, designs and locations of a range of bat and bird nest boxes and the scheme shall be implemented in accordance with the approved details and thereafter retained.

Reason - In the interests of protecting nesting birds and the enhancement of on-site biodiversity.

14. Prior to undertaking any surgery on, or the felling of, any trees, 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.

15. Should the development not commence before 1 May 2015 then a new Extended Phase 1 Habitat Survey must be carried out and submitted to the Local Planning Authority prior to the commencement of any development on the site.

Reason – To ensure compliance with the Habitats Regulations 2010 and all other general legislation which underpins nature conservation.

16. 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. 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.

17. Prior to the commencement of the development hereby permitted a waste management audit and strategy in line with the RECAP Waste Management Design Toolkit shall be submitted to and approved in writing by the Local Planning Authority in consultation with Cambridgeshire County Council. The development shall then be carried out in accordance with these details and thereafter retained.

Reason – In the interests of residential amenity and the satisfactory management of waste.

18. Prior to the commencement of the development full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority to illustrate the following:
- a) The internal layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision, surface water drainage and street lighting systems.

Reason – In the interests of highway safety.

19. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

- a) enter, turn and leave the site in forward gear**
- b) park clear of the public highway**

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety.

20. Before any dwelling hereby permitted is occupied a footway / cycleway of minimum 2.5m width shall be provided on the east side of March Road between the proposed site vehicular access and the existing footway network to the south terminating at Honeymead Road in accordance with a detailed engineering scheme to be submitted to and approved in writing by the LPA, and such a scheme shall include levels, forms of construction, surface water drainage and street lighting systems.

Reason: In the interests of satisfactory development and highway safety.

21. The vehicular access shall be laid out in accordance with Drawing A083464-001 B and constructed in accordance with a detailed engineering scheme to be submitted to and approved in writing by the LPA, and such a scheme shall include levels, forms of construction, ditch culverting, surface water drainage and street lighting systems.

Reason – In the interests of satisfactory development and highway safety.

22. Temporary facilities 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 in accordance with a detailed scheme to be submitted to the LPA for approval.

Reason: In the interests of highway safety.

23. Prior to the commencement of the development a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason – In the interests of satisfactory development and highway safety.

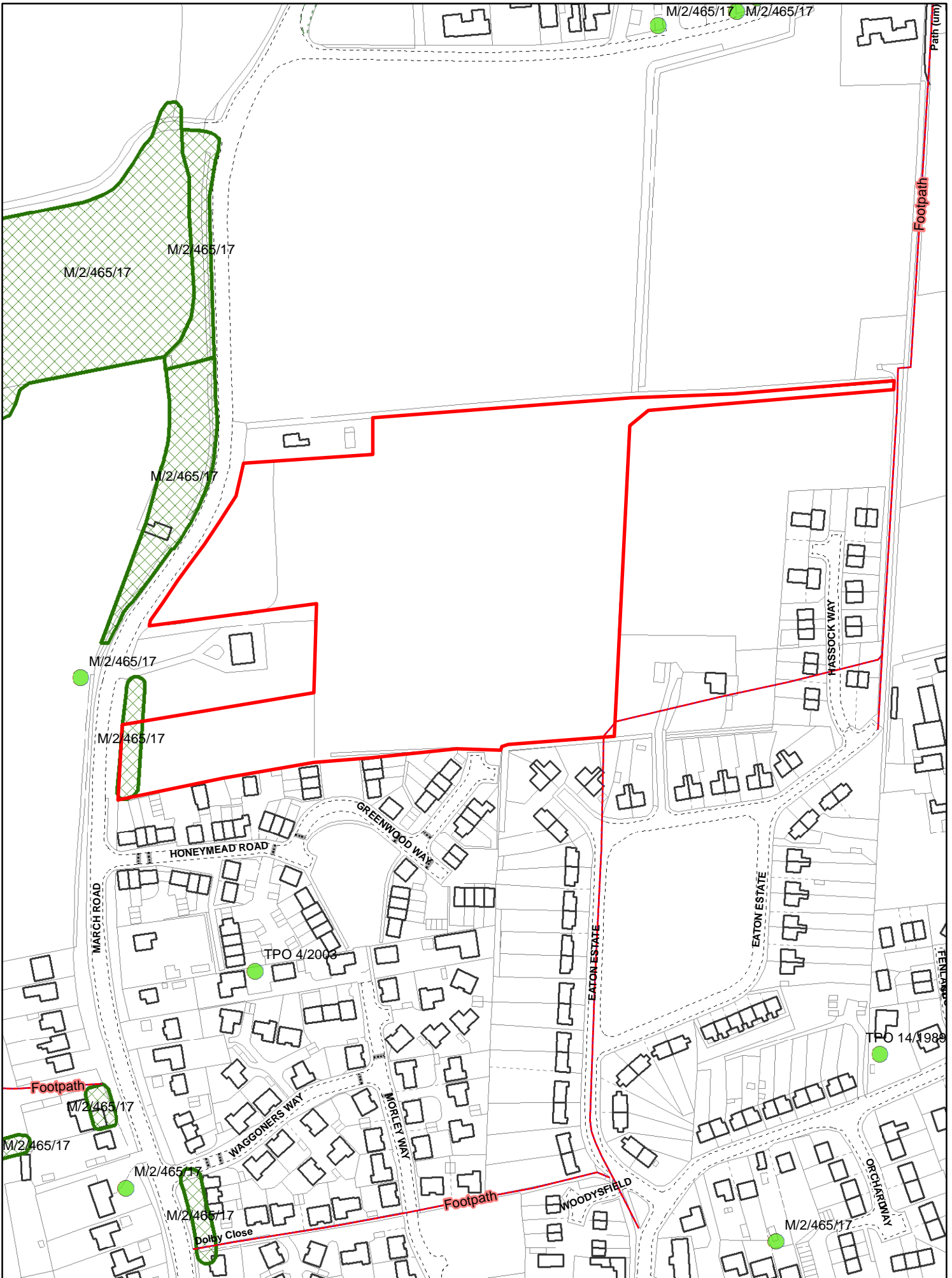
24. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.

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.

25. Approved plans

Informatives:

- 1. The layout shown on drawing No. CAUD 1311934 shall be excluded from any consent granted.**
- 2. 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.**
- 3. Refuse bins informative**
- 4. Building Control informative**



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Scale = 1:2,500

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NOTES

1. No Dimensions are to be scaled from this drawing.
2. Connections shall comply with relevant standards and shall be commensurate with the proposed development.
3. This drawing is the sole copyright of Savills and may not be reproduced without the written consent of the authors.
4. This drawing is for illustrative purposes only. It does not constitute an offer of any services or products. It is not intended to be used for any legal or financial purposes.
5. Revised last date of proposal work.

No.	Author	By	Date
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