

22/00037/FUL

Land West Of Saunders Piece

Ely Road

Little Thetford

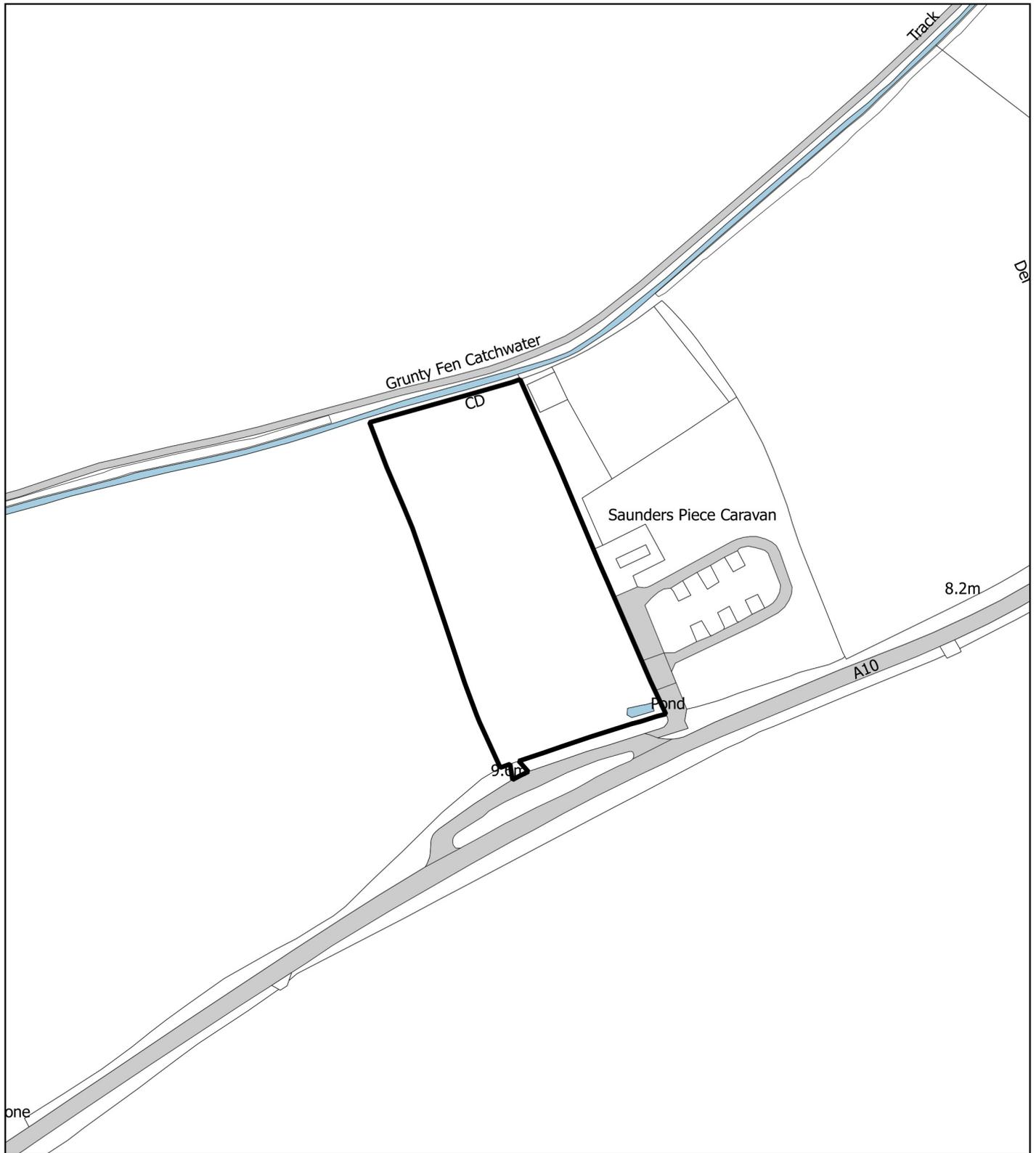
Cambridgeshire

Change of use to a mix of Gypsy and Traveller residential use, with construction of three residential pitches for equestrian use, and three stable blocks

To view all of the public access documents relating to this application please use the following web address or scan the QR code:

<http://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5LR6DGGJYI00>





22/00037/FUL

Land West Of Saunders Piece
Ely Road
Little Thetford



East Cambridgeshire
District Council

Date: 18/03/2022
Scale: 1:2,500



© Crown copyright.
All rights reserved 100023279 (2022)

MAIN CASE

Reference No: 22/00037/FUL

Proposal: Change of use to a mix of Gypsy and Traveller residential use, with construction of three residential pitches for equestrian use, and three stable blocks

Site Address: Land West Of Saunders Piece Ely Road Little Thetford
Cambridgeshire

Applicant: Mr Mark Sykes

Case Officer: Toni Hylton Senior Planning Officer

Parish: Wilburton

Ward: Stretham
Ward Councillor/s:

Bill Hunt
Lisa Stubbs

Date Received: 19 January 2022

Expiry Date:
8th April 2022

Report Number W172

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVAL subject to the recommended conditions below, the conditions can be read in full on the attached appendix 1.

- 1 Approved Plans
- 2 Time Limit -FUL/FUM/LBC
- 3 Restrict the number of pitches
- 4 Restrict the occupation
- 5 Restrict lights
- 6 No removal of planting
- 7 Foul and surface water details
- 8 Access drainage
- 9 Restrict touring caravans
- 10 Solar panels
- 11 Biodiversity Improvements
- 12 Removal of fence
- 13 Gates
- 14 Vehicular access
- 15 Landscaping
- 16 Boundary treatments
- 17 Disposal of waste from stables

- 18 Contamination
- 19 Fire Hydrant
- 20 Details of materials

2.0 SUMMARY OF APPLICATION

- 2.1 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.eastcamb.s.gov.uk/online-applications/>.
- 2.2 The proposal is for the change of use of land to a mix of Gypsy and Traveller residential and equestrian, with the siting of 3 pitches to provide 2 mobile homes, 2 touring caravans and day room per pitch. Each pitch would also have an allocated 2 paddocks and a set of stables with tack room. The proposal includes a new access, located off a lay-by on the A10.
- 2.3 The proposal did show the 2 metre high fence located adjacent to the highway. This fence requires planning permission and is subject of an Enforcement investigation. However, in discussions with the agent this fence is to be removed with an alternative style of fencing to be agreed.
- 2.4 The application has been called in to planning committee at the request of Cllr Bill Hunt for the reasons copied. "I of course keep an open mind on this application and will do until I have been made aware of all the facts and the committee reaches the "Debate" stage. I have taken note of the views of both Stretham and Little Thetford Parish Councils who both have concerns/objections to this application. I request that you consider this email as a "Call In" to committee which will allow a proper public discussion and transparency of the whole issue."

3.0 PLANNING HISTORY

- 3.1

19/01373/FUL	Change of use of land to a mix of Gypsy and Traveller residential and equestrian with the siting of up to six caravans of which no more than two can be mobile homes and the erection of an amenity building and stable block	Approved	13.01.2020
--------------	---	----------	------------

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The application site comprises a field of scrub land, accessed off a lay-by on the A10 between Stretham and Little Thetford. The ground level of the site drops

significantly from the level of the adjacent highway and lay-by and is bounded along the boundary of the lay-by by a fence and gate. There are number of insignificant trees on, and adjacent to, the site. There is currently a derelict caravan situated on the site. The site is located within Flood Zone 1. Saunders Piece Camping and Touring Caravan site is located adjacent to the east of the application site, which is also accessed off the same lay-by on the A10.

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.

Little Thetford Parish - 10 March 2022

States "Firstly Little Thetford Parish Council would like to support Stretham's comments but have the a few more to add

1. The planning application is contrary to local planning policy as it lies outside the planning development envelopment as per the 2015 local plan. The application is also NOT in line with policy GROWTH 2 stated on the Local Plan.
2. The provision of Disabled persons access has not been considered in the application for this site.
3. Traffic has not been addressed in the application by continuous increased traffic movements getting out onto the main road, influencing the noise and air pollution and parking availability in the layby. Safe access and safety for services accessing the site is also an issue.
4. Due to the nature of the slope on the development the drainage will naturally run into the catchwater. This could cause contamination and a stagnant smell, this in turn would effect the volume being drained into the catchwater running into the village which will have an impact on the flooding (See LT flood report 2020/2021) and as mentioned they have no application included to get permission from the board for this.
5. The Parish Council are not convinced the applicants have looked into adequate arrangements to remove horse manure.
6. **Policy HOU9- Not compliant with the existing identified sites already available in East Cambs.
7. Environmental health- The bylaw states in respect of catchwaters restrict of place or structure erection has to be 9m plus- This will need to be confirmed.

With the amount of very important objections for this planning application LT voted unanimously for this application to be 'called in'

Stretham Parish Council – 3 March 2022

States "Object: The proposal is outside the development boundary. The site is unsuitable do contamination by radon gas. Unsustainable, no amenities or footpaths."

Stretham Parish Council - 14 February 2022

"The development is outside of the planning development envelope
The site has radon gas, It is an unsustainable development - there are no amenities, no footpath."

Ward Councillor Bill Hunt - 10 March 2022

"I of course keep an open mind on this application and will do until I have been made aware of all the facts and the committee reaches the "Debate" stage..

I have taken note of the views of both Stretham and Little Thetford Parish Councils who both have concerns/objections to this application. I request that you consider this email as a "Call In" to committee which will allow a proper public discussion and transparency of the whole issue.

Environmental Health - 25 January 2022

States "I would advise that construction times and deliveries during the construction phase are restricted to the following:

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

07:30 - 13:00 on Saturdays and

None on Sundays or Bank Holidays

Finally, I would advise that stable waste should not be burnt on site and either removed for disposal or a muck pile used - location to be agreed (i.e. sufficient distances from neighbouring properties) and food stuff to be kept in pest proof containers. It would also be advisable to ensure that regular pest control takes place.

No other points to raise at this time but please send out the environmental notes."

Traveller Liaison Officer - 2 March 2022

States "I can confirm we currently have 7 applications on our waiting list and a further 3 applications recently sent out.

On the two sites we manage in Earith and Wentworth we also have multiple generations of families all living on one plot as there are no other options for older children to move to affordable sites and remain close to their families.

I would consider there to be a need for the G&T community now and in the near future.

Please let me know if you need any further information."

Local Highways Authority - 8 February 2022

States "Subject to the following comments and recommendations:

I have no objection to this application. The access as shown on the drawing MS05 appears to be suitable for the proposed use and the impact on the public highway would be no different from that on the prior permission 19/01373/FUL."

The Ely Group Of Internal Drainage Board - 26 January 2022

States "The site is adjacent to the Boards Wilburton Catchwater Drain. Under the Boards Byelaws, no works can take place or structures within nine metres of the Catchwater without the prior consent of the Board.

The application proposes that surface and foul water will discharge into the Catchwater. This system has no residual capacity to accept flows over the Boards

greenfield run-off rate of 1.1 litres/sec/ha. Discharges into the Boards District also require consent from the Board which is separate to the planning process. Our records show that no such applications have been received for this site. Therefore the Board would wish to see a condition put in place relating to water disposal if this application is granted”

Environmental Health Scientific Officer - 9 February 2022

States “Thank you for consulting me on the above application. As stated in Section 6 of the application form, where land contamination is known or suspected, or the proposed use would be particularly vulnerable to the presence of contamination (e.g. residential), an appropriate contamination assessment will be required with the application. The applicant will need to supply an appropriate contamination assessment with the application.”

ECDC Trees Team - No Comments Received

Cambridgeshire Fire And Rescue Service - No Comments Received

Waste Strategy (ECDC) - No Comments Received

5.2 A site notice was displayed near the site on 8th February 2022 and a press advert was published in the Cambridge Evening News on 3 February 2022.

5.3 Neighbours – 3 neighbouring properties were notified; however, no responses have been received.

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 6	Renewable energy development
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
COM 7	Transport impact
COM 8	Parking provision
EMP 5	Equine development
HOU 9	Gypsies, Travellers and Travelling Showpeople sites

6.2 Supplementary Planning Documents

Design Guide

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

Flood and Water
Climate Change
Natural Environment

6.3 National Planning Policy Framework 2021

Planning policy for traveller sites, August 2015

- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 9 Promoting sustainable transport
- 11 Making effective use of land
- 12 Achieving well-designed places
- 14 Meeting the challenge of climate change, flooding and coastal change
- 15 Conserving and enhancing the natural environment

7.0 PLANNING COMMENTS

7.1 Principle of Development

7.1.1 The Central Government Planning policy for traveller sites (August 2015) requires Local Planning Authorities to provide sites that are both sustainable and facilitate the traditional and nomadic life of travellers, while respecting the interests of the nearest settled community. It states the definition of gypsies and travellers is: "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such".

7.1.2 Government guidance Planning policy for traveller sites states: "When assessing the suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise."

7.1.3 It goes on to state that: "Local planning authorities should consider the following issues amongst other relevant matters when considering planning applications for traveller sites:

- a) the existing level of local provision and need for sites
- b) the availability (or lack) of alternative accommodation for the applicants
- c) other personal circumstances of the applicant
- d) that the locally specific criteria used to guide the allocation of sites in plans or which form the policy where there is no identified need for pitches/plots should be used to assess applications that may come forward on unallocated sites.
- e) That they should determine applications for sites from any travellers and not just those with local connections"

- 7.1.4 The outside of the village framework location of the site is not considered to have any significant weight in the determination of this application, as being the countryside does not mean the application for traveller sites should be refused in principle, as this is given as an exception in policy GROWTH 2 of the East Cambridgeshire District Council Local Plan 2015.
- 7.1.5 Policy HOU 9 of the East Cambridgeshire Local Plan 2015 states that the Council will make provision for Gypsy, Traveller and Travelling Showpeople sites to meet identified needs. East Cambridgeshire's need for Gypsy, Traveller and Travelling Showpeople accommodation is informed by The Gypsy and Traveller Accommodation Assessment (October 2016).
- 7.1.6 The very low known need of additional traveller pitches means that 'need' is granted very little weight in the determination of this application. However, it can be assumed there is likely to be 'unknown need' for Gypsy and Traveller pitches and this should be afforded weight in the determination of this application, especially in the context of the very limited number of allocated sites. In consultation with the Gypsy and Traveller Liaison Officer it was considered that there is a need for Gypsy and Traveller pitches in the district and adds weight to this unknown need of the community.
- 7.1.7 It should also be noted that planning permission was granted for a Gypsy and Traveller pitch in January 2020, which covered the whole of the site, but was for 1 family. (application 19/01373/FUL)

Traveller status

- 7.1.8 The proposal would provide pitches for the applicant Mr Sykes: Mr Pilkington and and Mr Jefford and their families. A Supporting Statement has been provided with the application. It is accepted from this that all of adult travellers in this application conform to a nomadic lifestyle and satisfy the planning definition of a traveller in the Government guidance 'Planning Policy for Traveller Sites' (PPTS). Furthermore, from the information provided in the application submission, there is no reason to expect that those interested in the site do not meet the gypsy traveller definition.
- 7.1.9 Policy HOU9 of the East Cambridgeshire Local Plan 2015, states that proposals for Gypsy, Traveller and Travelling Showpeople accommodation should meet the following criteria:
- Adequate schools, shops and other community facilities are within reasonable travelling distance.
 - There is no significant adverse impact on the character and appearance of the countryside and the setting of settlements.
 - The site would not lead to the loss or adverse impact on historic and natural environment assets as defined in Policies ENV7 and ENV11-15.
 - There is no significant risk of land contamination.

- There is no unacceptable risk of flooding.
- The scale of the proposal is not disproportionate to the size of the nearest settlement and the availability of community facilities and infrastructure.
- The site provides a suitable level of residential amenity for the proposed residents and there is no significant adverse impact on the amenity of nearby residents.
- Safe and convenient vehicular access to the local highway network can be provided together with adequate space to allow for the movement and parking of vehicles.
- Essential services (water, electricity and foul drainage) are available on site or can be made available.

- 7.1.10 All of these criteria would need to be met in order for a proposal to be supported. Assessment of the application against the criteria of this policy are covered later in this report.
- 7.1.11 The site would be accessed via a lay-by located off the A10 between Stretham and Little Thetford. While the site is within the parish of Stretham, the services/facilities to easily access are likely to be those such as Stretham or within larger settlements such as Ely or Witchford. However, due to the location of the application site these are likely to be accessed by vehicle travel only.
- 7.1.12 The Local Highway Authority has commented that the application site can only be accessed by motorised vehicles, there is no footways, cycleways, accessible bus routes / stops and it is located off a 60mph un-illuminated road.
- 7.1.13 The lack of a public footpath along the road creates a situation where, if approved, the residents would very likely be reliant on private motorised transport. There is concern that occupiers will be unable to access local services and facilities in a sustainable easy manner and it is considered that there would be some harm to sustainability if the application is to be approved. However, in relation to the location of Gypsy, Traveller and Travelling Showpeople accommodation, policy HOU9 of the Local Plan requires that adequate schools, shops and other community facilities are within reasonable travelling distance. The proposal by virtue of the distance (Stretham approximately 1km away, Little Thetford 1.2km, Wilburton 2.5km and Ely 4km away) to the local services and facilities is considered to be within reasonable travelling distance and similar to that of many other Gypsy, Traveller and Travelling Showpeople accommodation within the district.
- 7.1.14 It is unlikely that the provision of 3 pitches comprising up to 6 mobile homes; 6 caravans; 3 day rooms; and stables would unbalance the settled community within the local area.
- 7.2 Residential Amenity
- 7.2.1 There are no nearby adjoining neighbours, although there is a caravan park to the east of the site. However, the caravan park is for tourists and not for any other

purpose. It is considered the siting of 3 pitches in this location would not harm any existing amenities by way of overlooking; being overbearing or loss of light.

7.2.2 Each pitch provides adequate space for each family including parking areas and amenity space. Each pitch is separated by a grassed area with the day room acting as the boundary. It is considered that each of the pitches will have adequate amenity space and privacy in accordance with policy ENV2 of the East Cambridgeshire District Council Local Plan 2015.

7.3 Visual Amenity

7.3.1 The site is in the rural area and adjacent to an existing caravan park for tourists, which has a close boarded fence to the boundary. There are currently building materials on the site which in the event of planning permission being approved would be removed. It is considered that the detailed landscaping scheme will assist in assimilating the development into its surroundings. It is considered that the proposal will in time assimilate into the surroundings in accordance with policy ENV1 of the East Cambridgeshire District Council Local Plan 2015.

7.3.2 The site does not extend any further into the countryside than the adjoining tourist caravan park. The site itself is no bigger than what was approved for the 1 pitch, the only change is the number of pitches and number of stables. It is considered that the increase in built form will not cause any additional harm to the visual amenity than what has already been approved. On this basis the proposal is considered to comply with policy ENV1 of the East Cambridgeshire District Council Local Plan 2015.

7.3.3 Whilst it does not form part of this application, there is a fence that has been erected and subject of an enforcement case. In discussions with the agent, it has been agreed that this fence will be removed and alternative will be provided. A plan has been submitted to show a 1.8 metre (6 feet) black mesh fence with planting. Conditions can be attached to secure the removal of the fence and replacement with landscaping.

7.4 Highways

7.4.1 The site is accessed from the lay-by along the A10. The A10 provides access to the A1 and M11. In consultation with the Local Highway Authority no objections to the proposal have been raised. Conditions are required relating to the gates being located in the position shown on the plans so as not obstruct the highway; and to ensure surface water does not drain onto the highway. On this basis the proposal complies with policy COM7 of the East Cambridgeshire District Council Local Plan 2015.

7.4.2 Each plot can provide in excess of 2 parking spaces in accordance with policy COM8 of the East Cambridgeshire District Council Local Plan 2015.

7.5 Ecology and Trees

7.5.1 The site is currently an agricultural field with planting to the west boundary and a 2 metre close boarded fence to the east boundary. To the north is the Catchwater

Drain and A10 lay-by to the south. The proposal includes a detailed landscaping scheme which provides an additional 309 metres of native hedging; and 27 trees including Poplar; Bird Cherry and Silver Birch. The provision of this planting will be of benefit to the local landscape. A condition securing this planting can be attached by way of condition.

7.5.2 The planting will provide a net gain in biodiversity in accordance with policy ENV7 of the East Cambridgeshire District Council Local Plan 2015 and the Natural Environment SPD. However, a scheme to provide bat and or bird boxes but not limited to, should also be provided and this can be achieved by way of condition.

7.6 Flood Risk, drainage and contamination

7.6.1 The site is within flood zone 1 where you would expect residential development to be located. In consultation with the Internal Drainage Board (IDB) no objections have been made to the proposal, however consent will be required to discharge in the Catchwater from the IDB. This can be dealt with by way of condition. The proposal is considered comply with policy ENV8 of the East Cambridgeshire District Council Local Plan 2015.

7.6.2 The previous permission did not attach conditions relating to contamination investigation, although this had been recommended by the Scientific Officer. Again this has been recommended and as this is a sensitive use and for residential accommodation it would seem appropriate to attach a condition. On this basis the proposal can meet the requirements of policy ENV9 of the East Cambridgeshire District Council Local Plan 2015.

7.7 Climate Change

7.7.1 In February 2021 the Council adopted the Climate Change SPD, which requires developments to seek sustainable methods of construction and building. The nature of mobile homes is that they are transferable to other sites when they are no longer required, so can be utilised elsewhere. Due to the nature of these buildings they are less time consuming to build as they are built off site and transported to the site and set down, they are also required to meet specified standards. It is considered that it would be inappropriate to request a sustainability strategy for this development on this basis.

7.7.2 The previously approved scheme 19/01373/FUL, allocated an area for solar panels. These have not come forward within the current application, however a condition requiring details of solar panels should be applied should it be decided by the applicants that solar panels could used to provide power to the site.

7.8 Planning Balance

7.8.1 The principle of developing the site for a gypsy and traveller family has already been established with the approval of 19/01373/FUL. However, there is an increase in pitches from 1 to 3 and additional stables. However, the amount of development is not considered to be to the detrimental to the character of the area or adjoining amenities. In consultation with the Local Highway Authority no objections have been raised with regard to the access and highway safety. It is considered that the

proposal does accord with the policies within the East Cambridgeshire District Council Local Plan 2015.

8 APPENDICES

Appendix 1 - Recommended conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
22/00037/FUL	Toni Hylton Room No. 011 The Grange	Toni Hylton Senior Planning Officer 01353 616499
19/01373/FUL	Ely	toni.hylton@eastcamb.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - 22/00037/FUL Conditions

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

Plan Reference	Version No	Date Received
MS06	2	22.03.2022
Proposed Brick Location Plan		12.01.2022
MS02	2	22.03.2022
MS05	2	22.03.2022
MS04		12.01.2022
A1/003		12.01.2022
A1/001		12.01.2022
A1/002		12.01.2022

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 3 years of the date of this permission.
- 2 Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.
- 3 The development shall not exceed 3 pitches comprising of 2 mobile homes, 2 touring caravans and 1 day room per pitch.
- 3 This is the amount the application has been assessed and determined on in accordance with policy HOU9 of the East Cambridgeshire District Council.
- 4 The site shall only be used by persons of nomadic habitat of life, whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
- 4 Reason: To meet with Central Governments definition of gypsies and travellers (defined within Planning policy for traveller sites August 2015).
- 5 No external lights shall be erected within the site (either freestanding or building-mounted) other than those approved on Plan MS05.
- 5 Reason: To safeguard the character and appearance of the area and to protect biodiversity, in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 6 Any tree or shrub removal shall be undertaken outside of the bird breeding season of 1st March to 31st August in any calendar year. If clearance works must occur within bird breeding season then any vegetation targeted for clearance must first be surveyed by an ornithologist and clearance works would only be permissible if the survey reveals no active bird's nests within the relevant vegetation.

- 6 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD, 2020.
- 7 The foul and surface water scheme as shown on plan A1/001 A1/002 and A1/003 shall be implemented prior to first occupation of the development hereby approved and thereafter maintained in perpetuity.
- 7 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.
- 8 The access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- 8 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 9 No touring caravans, mobile homes or associated amenity buildings shall be sited or erected within the area of paddock land specified on drawing no. MS06
- 9 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 No solar panels shall be situated within the application site until details of the size, type and locations of the solar panels are submitted to, and approved in writing by, the Local Planning Authority. The solar panels shall be implemented as agreed and maintained in perpetuity.
- 10 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 11 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.
- 11 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and the Natural Environment SPD, 2020.
- 12 The 2 metre high close boarded fence to the front boundary shall be removed within 3 months of the date of this permission.
- 12 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 13 The entrance gates to the vehicular access shall be located in the position shown on drawing no. MS05 and shall be hung to open inwards. This style of access gate or gates shall be used at all times/thereafter be retained in perpetuity.

- 13 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 14 Prior to first occupation of the hereby approved development, the vehicular access shall be laid out and constructed in accordance with drawing no. MS05. The vehicular access shall be thereafter retained in accordance with these details in perpetuity.
- 14 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 15 The landscaping scheme shown on MS06 shall be implemented prior to the end of the first planting season following first occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 15 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 16 No above ground construction shall commence until details of the boundary treatments have been submitted to and agreed in writing with the Local Planning Authority. The boundary treatments shall be in situ in accordance with the approved details prior to the first occupation of the development hereby approved.
- 16 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 17 Prior to first use of the stables hereby approved, the applicant shall submit a scheme of how the waste from the stables and paddocks will be managed. The scheme shall be thereafter adhered to in perpetuity.
- 17 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 18 No 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.

- 18 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.
- 19 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 19 Reason To ensure proper infrastructure for the site in the interests of public safety in that adequate water supply is available for emergency use. This is supported by paragraph 95 of the NPPF.
- 20 No above ground construction shall take place on site until details of the external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 20 Reason To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.