

21/01055/RMM

Home Office Bungalows

Little Green

Cheveley

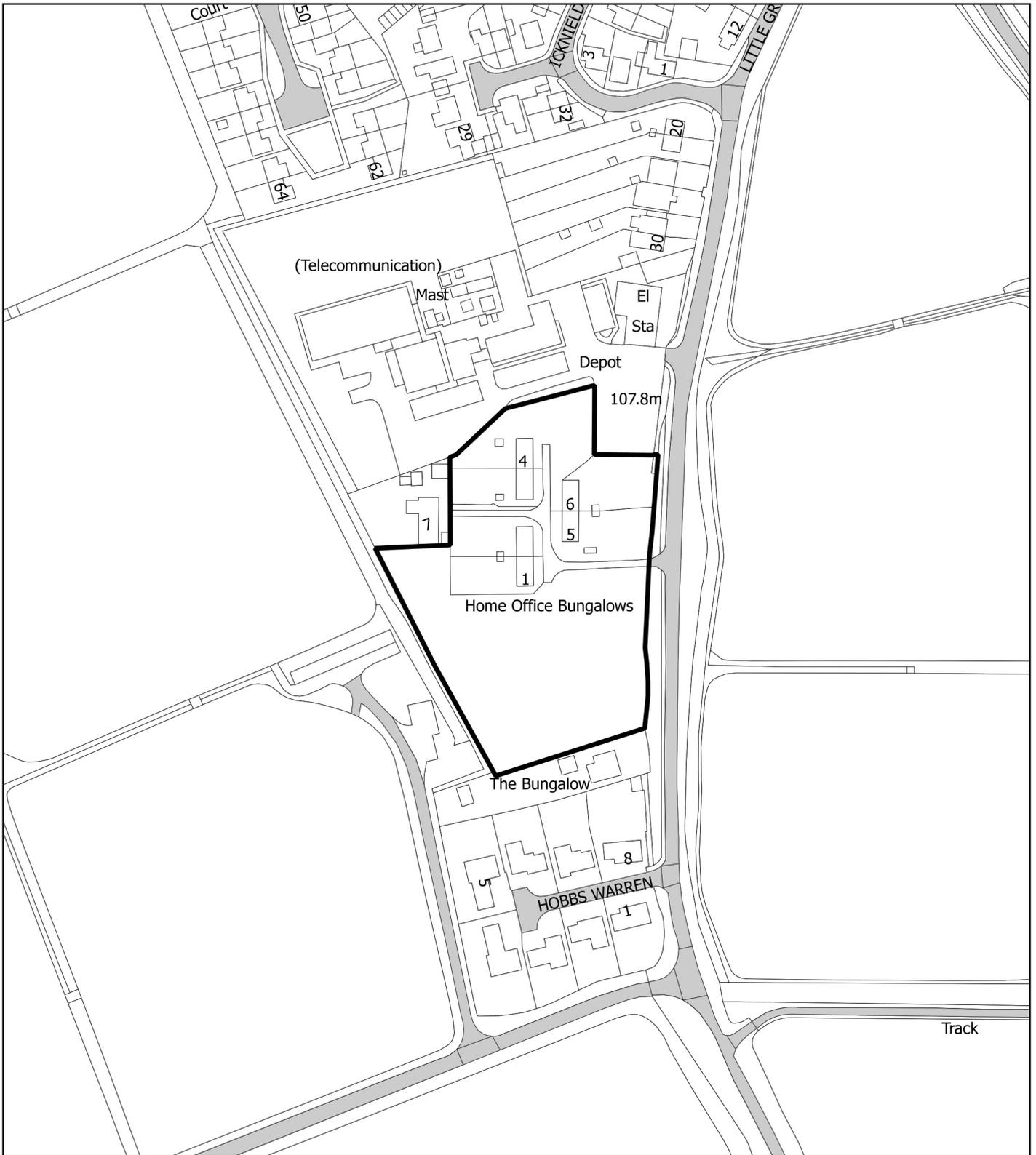
Suffolk

Reserved matters for appearance, landscaping, layout, and scale of previously approved 19/00767/OUM for the outline planning application for residential development for up to 22 dwellings following the demolition of 6 bungalows with all matters reserved except access

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=QWCCRJGGL6L00>





21/01055/RMM

Home Office Bungalows
Little Green
Cheveley



East Cambridgeshire
District Council

Date: 17/05/2022
Scale: 1:2,000



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MAIN CASE

Reference No: 21/01055/RMM

Proposal: Reserved matters for Appearance, Landscaping, Layout, and Scale of previously approved 19/00767/OUM for the Outline planning application for residential development for up to 22 dwellings following the demolition of 6 bungalows with all matters reserved except access

Site Address: Home Office Bungalows Little Green Cheveley Suffolk

Applicant: Murfet Group

Case Officer: Anne James Planning Consultant

Parish: Cheveley

Ward: Woodditton
 Ward Councillor/s: Alan Sharp
 Amy Starkey

Date Received: 16 July 2021 **Expiry Date:** 10th June 2022
Report Number X7

1.0 RECOMMENDATION

- 1.1 Members are recommended to APPROVE subject to the recommended conditions below. The conditions can be read in full on the attached Appendix 1.
1. Approved Plans
 2. Time Limit
 3. Material samples
 4. Soft landscaping
 5. Hard landscaping
 6. Maintenance of soft and hard landscaping
 7. Surfacing of roads footways and cycleways
 8. Management and maintenance of streets
 9. On-site parking areas
 10. Boundary Treatment

2.0 SUMMARY OF APPLICATION

2.1 The application relates to the reserved matters of appearance, landscaping, layout and scale for 22 dwellings following the demolition of 6 bungalows associated with the outline approval of 19/00767/OUM.

- 2.2 During the course of determining the application a number of amendments have been received relating to layout, accommodation mix as well as scale of dwellings, landscaping, parking and drainage strategy.
- 2.3 As agreed at outline planning stage, 5 of the dwellings would be affordable comprising the following accommodation mix:
3 x 2no bedroom
2 x 1no bedroom properties.
- 2.4 This mix has remained unchanged and agreed with the Housing Department.
- 2.5 The scale and accommodation mix of the market housing has, however, been amended and would now comprise:

Proposed at Reserved matters	Approved at Outline - 19/00767/OUM
2 x 2no bedroom bungalows	2 x 1no bedroom (bungalows)
5 x 3no bedroom 2 storey dwellings	1 x 2no bedrooms
6 x 4no bedroom 2 storey dwellings	8 x 3no bedrooms (4 of which were bungalows)
4 x 5no bedroom 2 storey dwellings	5 x 4no bedrooms
	1 x 5no bedroom

- 2.6 The application also seeks to discharge Condition 18 (Energy and Sustainability Statement) of the outline consent, which required details to be either submitted prior to or as part of the reserved matters application.
- 2.7 The layout retains the indicative layout submitted with the outline scheme and therefore the central entrance into the site has been retained with three branches forming lateral side roads.
- 2.8 The scheme provides 42 allocated and 5 visitor parking spaces. No open space has been proposed and this is compatible with the outline scheme, an off-site contribution has been set out within the s106 Agreement and would be provided to the Parish Council for enhancement to existing open space within Cheveley.
- 2.9 The application has been called in to Committee by Councillor Sharp who has concerns regarding flooding and drainage.
- 2.10 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>.

3.0 **PLANNING HISTORY**

- 3.1
- | | | | |
|--------------|---|----------|------------|
| 19/00767/OUM | Outline planning application for residential development for up to 22 dwellings following the demolition of 6 bungalows with all matters reserved except access | Approved | 30.03.2021 |
|--------------|---|----------|------------|

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site is an area of approximately 0.90 hectares (2.2 acres) located to the west of Little Green at the southern end of the village. The site is within the settlement boundary and is brownfield land previously occupied by three pairs of bungalows. The existing access is still usable and serves No 7.
- 4.2 The site is bounded by trees, hedgerow and fields with pockets of residential development to the north, south and west. A development of eight properties to the south of the site now defines the southern edge of the village. To the north is Cobham Antenna Systems, a B1 light industrial use. Little Green runs along the eastern boundary with further housing to the west of the site.

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.

Parish – 19th April 2022 – Object

The recent amendments do not address the concerns outlined in our objection letters in August and December 2021. In particular flooding and drainage along Oak Lane and insistence that high quality materials are used.

21 December 2021 - comments on amendments

Further to the recent amendments to the above application Cheveley Parish Council (CPC) object to the landscaping, layout and scale of the previously approved application at Home Office Bungalows, Little Green, Cheveley.

The amendments do not address the concerns outlined in our objection letter dated 11th August 2021 regarding density, scale, loss of privacy, flooding risk and landscaping and biodiversity which still stand. The Parish Council would like to see these concerns addressed.

The Parish Council are not against a development on this brownfield site and did, in fact, work closely with the agents on the original outline application to ensure a good mix of housing types and that known flooding risks were mitigated. The Parish Council would like to see the originally approved outline plans reinstated.

Flooding is a major issue surrounding the proposed site. The proposed alterations will most certainly lead to an increase in surface water drainage issues on site and surrounding it. Please see the photographs submitted in our objection dated August 11th 2021. Replacing the attenuation pond with an underground storage tank will not be sufficient, what happens when it blocks or silts up? Who is going to maintain it? An attenuation pond, as outlined in the original application, has the added benefit of increasing biodiversity on the site, which is lacking in the current proposal, and reducing the density of the build appropriately.

The Parish Council also insist that only high-quality materials that are in keeping with the rest of the village are used in the construction. Councillors are concerned that corners will be cut to maximise profit (such as using artificial slate roofing on the

bungalows) which will have a long-term detrimental effect on the appearance of this important gateway location in the village.

Parish - 11 August 2021

Cheveley Parish Council (CPC) object to the landscaping, layout and scale of the previously approved application at Home Office Bungalows, Little Green, Cheveley due to the following reasons:

Density & Scale

Whilst the number of dwellings has remained the same as the outline application (22 dwellings) the density and scale has increased. Six bungalows (detached and semi-detached) were previously approved in the outline application. These were very sensibly proposed for the most elevated area of the site which helped contribute towards a low density feel. Cheveley is characterised by its low density, well-spaced housing with a good mix of single storey bungalows to 1.5 and 2 storey moderately sized houses. The proposed site is at a prominent gateway location in the village therefore it is essential that the housing density does not dominate the vicinity. The proposal is contrary to this and has the potential to damage the character and appearance of the village. We therefore object to the replacement of the originally planned bungalows with two storey houses and urge the developer to include a more diverse mix of housing to create a less dense open feel which will enhance the area.

CPC also object to the scale and design of the proposed terrace. We originally proposed that a terrace would be more in keeping with the village, being more suitable than flats, and to provide a good mix of housing. However, the proposed design is imposing, and in a location, which will be very visible from the main public highway (Oak Lane). This will have a detrimental effect on the overall appearance of the development and do nothing to improve the street scene. We urge the applicant to reconsider the design and revert to 4 terraced houses as originally planned rather than squeezing in 5 as now proposed. The design of the terrace should acknowledge the style of existing Victorian terraced housing in the village.

Loss of Privacy

Number 7 home office bungalows is a single storey dwelling positioned to the rear of the proposed development. The current proposal almost surrounds the existing dwelling with two storey homes which will most certainly lead to an unacceptable loss of privacy. The original outline application had proposed 6 detached and semi-detached bungalows to be positioned nearest to the existing bungalow at 7 Home Office Bungalows. This was far more appropriate and mitigated any potential loss of privacy. We urge the applicant to revert to the original location design as approved in the outline application and strongly object to the replacement of the bungalows with two storey dwellings.

Flooding Risk

The attenuation area originally planned in the outline application has been removed (for surface runoff capture). The change in housing type and increased housing density has resulted in more impermeable surfaces so leading to higher risk of flooding. The proposed site regularly suffers from flooding. Oak Lane, at the point

between the site entrance and Hobbs Warren, often floods which has been reported to the local authorities. Please see figure 1 for evidence of recent flooding. The addition of 22 dwellings at this site will inevitably lead to increased run off therefore, adequate provision needs to be made to prevent any increased risk of flooding in the area. We object to the current proposal because this does not address the flooding risk.

Landscaping and biodiversity planning

Whilst CPC welcomes the replacement of the 7 trees which will be lost due to the development, we would like to be assured that the hedge will be maintained / replaced along the boundary with Oak Lane. This is an important natural screen which separates the proposed development from Oak Lane. It is important this is retained to enhance the visual appearance and street scene whilst improving biodiversity.

CPC also object that there is no planting scheme planned for the area to the north of the proposed terraced housing. This leaves the block exposed and highly visible from Oak Lane. We would like to see a hedge and trees planted along the boundary surrounding the terraced housing to match the rest of the development.

Ward Councillors – Cllr Allan Sharp

Application to be called-in to Committee as there are massive issues with flooding in this area.

Anglian Water Services Ltd - 6 April 2022

Foul Water

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.

Surface Water

We have reviewed the applicant's submitted surface water drainage information and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge. The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse. Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re-consulted to ensure that an effective surface water drainage strategy is prepared and implemented. A connection to the public surface water sewer may only be permitted once the requirements of the surface water hierarchy as detailed in Building Regulations Part H have been satisfied. This will include evidence of the percolation test logs and investigations in to discharging the flows to a watercourse proven to be unfeasible. If the developer wishes Anglian Water to be the adopting body for all or part of the proposed SuDS scheme the Design and Construction Guidance must be followed. We would recommend the applicant contact us at the earliest opportunity to discuss their SuDS design via a Pre-Planning Strategic Enquiry. The Lead Local

Flood Authority (LLFA) are a statutory consultee for all major development and should be consulted as early as possible to ensure the proposed drainage system meets with minimum operational standards and is beneficial for all concerned organisations and individuals. We promote the use of SuDS as a sustainable and natural way of controlling surface water run-off. We please find below our SuDS website link for further information. <https://www.anglianwater.co.uk/developers/drainage-services/sustainable-drainage-systems/>

Anglian Water Services Ltd - 26 July 2021

There is no drainage strategy submitted with this application therefore we unable to make comments on the application. Please do not hesitate to re-consult Anglian Water should this information become available.

The Ely Group of Internal Drainage Board - 21 July 2021

Not within the Ely Group of IDBs' District.

Environment Agency - 28 July 2021

We have checked our records - we do not appear have commented on 19/00767/OUM. We therefore have no comment to make on this Reserved Matters application.

Natural England - 9 August 2021

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 19 June 2019 (ref: 285125, attached).

The advice provided in our previous response applies equally to these reserved matters.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

CCC - Archaeology - 27 July 2021

The archaeological interest of this site is secured against the condition (15) attached to associated Outline planning reference 19/00767/OUM. I note that the Reserved matters application proposes an alternative layout. We recommend that the extant archaeological condition be carried over to any application intended to supersede the existing permission.

A brief for the archaeological works required against the outstanding condition was issued by this office on 30/06/2021 and we currently await submission of a draft Written Scheme of Investigation from the applicant's archaeological contractor in order to progress this site.

CCC - Design Out Crime Officers - 22 July 2021

Thank you for the opportunity to comment on the above Reserved Matters Application in regards to any concerns regarding community safety and vulnerability to crime with

the proposed design and layout in my role as a designing out crime officer with Cambridgeshire Police.

The proposed layout should provide a good level of natural surveillance with pedestrian and vehicle routes aligned together, pedestrian safety has been considered, including surveillance across open space areas. Permeability is limited to essential areas/routes only, away from access to rear of properties and this will also (hopefully) provide high levels of territoriality amongst residents.

Vehicle parking is general in-curtilage to the front/sides of properties, allowing owners the ability to view their vehicles from inside their home from active windows.

In regards to external street lighting we would always recommend column lighting across the development. We would not recommend bollard lighting other than for wayfinding because it can be easily obscured. It does not project sufficient light at the Right height making it difficult to recognise facial features and as a result causes an increase in the fear of crime. We would wish to be consulted on the external lighting plan when available.

I am happy to support the proposed design and layout for this development. Should the developer be considering a Secured by Design application I welcome the opportunity to work with them to ensure they receive a Gold accreditation standard.

CCC - Education

No Comments Received

CCC - Fire and Rescue Service

No Comments Received

CCC - Growth & Development

No Comments Received

CCC - Local Highways Authority - 14 December 2021

The revised layout as shown on the revised site plan 244-P1d has addressed my previous comments and I do not object to this application.

However, for the avoidance of doubt I will re-iterative that the internal roads are not laid out to a standard which would be considered for adoption by Cambridgeshire County Council and will therefore need to remain in private ownership for the lifetime of the development.

CCC - Local Highways Authority - 6 August 2021

The layout shown on the submitted site plan is not to an adoptable standard and in its current form none of the internal highways and associated infrastructure would be considered for adoption. If the applicant wished to offer any internal roads for adoption, they will need to comply with the requirements set out in the County Council's Highway development management - General principles for development.

However, in the interest of pedestrian safety I would recommend that the internal layout be amended so that the proposed footways are not interrupted by visitor parking bays but are instead continuous.

Tracking of the internal turning head has been provided but there is no supporting information to indicate what sized / type of vehicle this represents. My assumption is that this is a refuse collection vehicle. I would advise that you consult with ECDC waste team to confirm if they would service this site internally as shown if internal highway is to remain in private ownership.

CCC - Lead Local Flood Authority – 19th May 2022

We have reviewed the following documents: • Flood Risk Assessment & Drainage Strategy, Schema Engineering Ltd, Ref: 01543/FRA Rev A, Dated: 3 November 2021 • Drainage General Arrangement, Schema Engineering Ltd, Ref: 0153/C400 Rev P2, Dated: 1 March 2022 • Hydraulic Calculations, Schema Engineering Ltd, Ref: 0153_SW_B, Dated: March 2022

Based on these, as Lead Local Flood Authority (LLFA) we can remove our objection to the reserved matters application.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving over the private access and parking areas. Surface water will be retained in the permeable paving, with restricted outfalls into the main sewer network. Additional attenuation is proposed in a cellular tank system. Discharge is then proposed at 3.3 l/s into the ditch on the other side of Little Green.

23 March 2022

It is appreciated that the flow control for the final outfall has been moved into the red line boundary of the scheme. However, at present we maintain our objection to the grant of planning permission for the following reasons:

1. Flow Control Diameter

As stated in our previous response, it is noted that the flow control diameters from the permeable paving structures have been included to retain water within these structures. Whilst this is not necessarily opposed by the LLFA, in line with the CIRIA SuDS Manual (C753) the minimum diameter of flow controls downstream of features such as permeable paving should be 20mm. Looking at the supporting hydraulic calculations, the flow controls for permeable paving catchments 2, 3 and 7 fall below 20mm in diameter. Until these have been raised in diameter and any appropriate changes to manage the volume within the system have been provided, we are unable to support this application.

CCC - Lead Local Flood Authority - 16 February 2022

At present we object to the reserved matters application for the following reasons:

1. Essential Drainage Infrastructure Outside Red Line Boundary

It is acknowledged that the system will require third party consents or requisitions to cross the highway and discharge into the watercourse to the south of Little Green. However, the flow control device appears to be located outside of the red line boundary. As this piece of infrastructure is critical to the performance of the system, and subject to adoption and maintenance by Anglian Water, it should be situated within the red line boundary of the proposed site. The LLFA accepts that the pipe

network is required to cross the third party land, however this should be the only infrastructure outside of the red line boundary. Until the system has been designed to ensure that the flow control manhole is within the red line boundary of the site, we are unable to support this application.

2. Flow Control Diameter

It is noted that the flow control diameters from the permeable paving structures have been included to retain water within these structures. Whilst this is not necessarily opposed by the LLFA, in line with the CIRIA SuDS Manual (C753) the minimum diameter of flow controls downstream of features such as permeable paving should be 20mm. Looking at the supporting hydraulic calculations, the flow controls for permeable paving catchments 2, 3 and 7 fall below 20mm in diameter. Until these have been raised in diameter and any appropriate changes to manage the volume within the system have been provided, we are unable to support this application.

CCC - Lead Local Flood Authority - 6 August 2021

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

1. Change of Layout

The applicant has altered the position of plots 2, 18/19, 20, 21 and 22 potentially resulting in an increase of impermeable area. This could have an impact on the drainage of the site and capacity of the receiving proposed surface water system. Also, the attenuation area by plot 2 has been removed from the revised site plan which will have an impact on the storage of surface water runoff.

ECDC – Building Control – 20th April 2022

No adverse comments.

ECDC - Environmental Health - 21 July 2021

I have no comments to make at this time.

ECDC Housing Section

No Comments Received

ECDC Trees Team – 20th April 2022

No objection subject to compliance with the Arboricultural Report.

25 January 2022

The recommendation in the Arboricultural report to cut trees T5, T6, T7 and T13 cannot be accommodated while working to British Standard BS 3998:2010 as stated on page 10 of the report as this would remove result is excessive removal of photosynthetic material, un-balanced crowns to the point that it could destabilize the trees. Two of the trees are Scots Pines that do not regenerate from branches once their needles have been removed which is likely to result in significantly sized dead branches adjacent the boundary. Eucalyptus and Field Maples will regenerate profusely from the proposed sort of pruning cuts creating a denser crown that will allow less light filtration through it, as well as needing the reduction to boundary operation repeated on a regular and frequent cycle which would be an onerous and expensive long term maintenance issue for any potential residents.

The revised soft land scaping scheme is appropriate to the proposed development.

I'm still concerned that the density and resulting proximity of the new dwellings to the retained trees is not suitable for the trees long term retention, there do not appear to be any of the recommended shading mitigation measures recommended in 3.4.3 on page 6 of the Arboricultural report that stated 'Shading will affect dwellings to the west boundary for the later part of the day therefore design considerations must be accommodated. Such considerations may include, larger windows, glass walls, patio doors, dual aspect rooms, light tunnels and skylights so as to allow as much light filtration in as possible.'

For the reasons above I cannot support this application currently.

ECDC Trees Team - 3 September 2021

The submitted Arboricultural report contains some inconsistencies that require addressing these are as follows:

1. Tree T15 a category B Field Maple is mentioned for removal in the text on page 5 of the report but is not included in the list of tree works on page 9/10.
2. Tree T2 & T3 category C Holly and Field Maple are mentioned in relation to ingress into their Root Protection Area (RPA) in the text on page 6 of the report but no information is provided in relation to the % ingress.
3. Tree T8 a category B Field Maple is mentioned in relation to ingress into RPA in the text on page 6 of the report but no information is provided in relation to the % ingress.
4. The effects of shading by the retained trees is mentioned on page 6 of the report but no shade analysis plan is provided to show the extent of the potential issue.

As far as the development itself is concerned I'm concerned that the dwellings are located too close to existing trees this is identified by the requirement to reduce the crowns on trees T5, T6, T7, T12 and T14 by 2-4m on trees with crown spreads of between 5 and 2m, this would seem excessive pruning that would be an ongoing issue for residents. It is also likely that trees T18, T13 and T10 will also require crown reductions due to overhanging the gardens or their proximity to the dwellings. T8 is likely to require pruning due to it overhanging a parking spot as this species of tree is associated with honey dew as the seeds and pollen falling onto parked cars is undesirable.

T2 and T3 are the only trees within the front boundary hedging group G1 and both have parking spaces located under their canopies this will result in them being excessively pruned or removed due to issues such as roosting birds and in the case of T2 foraging birds feeding on the berries, honey dew, leaf fall and pollen drop. I still believe that this development could have been designed so as to allow the retention of tree T4 the category B mature Norway Spruce.

The soft landscaping shows two Norway Spruces as being planted as replacements for tree T4 one of which is shown as being adjacent the parking for plot 1 this is an unsuitable location for this species as it will soon end up overhanging the parking area and dropping its cones and sap on the cars making its long term retention unlikely.

The *Carpinus betulus* 'Lucas' located to the front of plot 12 should be reconsidered as it is a large species of tree growing to in excess of 12m in height with an oval crown at maturity and it will create significant shade issues to the front of plot 12 making its

long term retention unlikely the use of *Carpinus japonica* 'Chinese Lantern' (Japanese hornbeam cultivar) could be a more suitable alternative.

The use of *Pyrus calleryana* "Chanticleer" should be reconsidered as they are located overhanging and adjacent to parking areas which is unsuitable for their long term retention. These trees produce soft fruit (Pears) that can pose a slip hazard as well as making a mess and attracting unwanted insects such as wasps. A non-fruiting upright species such as *Betula albosinensis* 'Fascination' (Upright Chinese Red Birch) would be a more suitable alternative. The Silver Birch located so as to overhang parking spot P18 should be reconsidered as they are well known for Aphid infestation which causes Honey Dew which is not desirable in proximity to parked cars.

There is a distinct lack of tree planting within property boundaries although these are small areas there is still potential for the planting of small scale trees in garden this could include fruit trees or purely ornamental varieties.

ECDC Waste Strategy – 13th April 2022

The Council would ask that the bin presentation points are brought right up to the public highway as far as possible.

ECDC Waste Strategy - 8 September 2021

We wouldn't accept this as suitable for waste, all the properties would be expected to bring the bins to the adopted highways rather than using the 'bin collection points'

ECDC - Parks and Open Space

No Comments Received

Technical Officer Access

No Comments Received

5.2 A site notice was displayed near the site on 11 August 2021.

5.3 Neighbours – 15 neighbouring properties were notified and six responses have been received and are summarised below. A full copy of the responses are available on the Council's website.

- Reduction in the number of bungalows to zero from what was agreed at outline stage;
- Loss of single storey accommodation would impact on downsizing options; independent living; increase in population, commuting, traffic, noise, light pollution, overlooking, visual intrusion and general disturbance;
- Sustainability of dwellings;
- Drainage please refer to Anglian Water response dated 23rd July 2021;
- Flooding has worsened as a result of new development in Church Lane. This scheme will further exacerbate flooding locally;
- Attenuation basin replaced by attenuation tank;
- Loss of habitat and poor landscaping proposed;
- Proposed screen of trees along southern boundary would result in shade to the detriment of residential amenity;

- Pressure on local schools;
- Appearance of dwellings not of high quality and poor quality materials proposed;
- Increased demands on sewerage;
- Mix of housing not appropriate;
- A solution to mitigate these problems would be to reduce the size and reconsider the layout of the proposed number of dwellings.

6.0 THE PLANNING POLICY CONTEXT

6.1 *East Cambridgeshire Local Plan 2015*

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix
HOU 2	Housing density
HOU 3	Affordable housing provision
ENV 1	Landscape and settlement character
ENV 2	Design
ENV 4	Energy efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV 14	Sites of archaeological interest
COM 7	Transport impact
COM 8	Parking provision

6.2 *Supplementary Planning Documents*

Developer Contributions and Planning Obligations
 Design Guide
 Contaminated Land
 Flood and Water
 Natural Environment
 Climate Change

6.3 *National Planning Policy Framework 2021*

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

6.4 Planning Practice Guidance and National Design Guide

7.0 PLANNING COMMENTS

7.1 The main issues to consider in the determination of this application are:

- Principle of Development
- Housing mix and layout
- Residential amenity
- Visual amenity
- Highway and parking
- Ecology and Biodiversity
- Flooding and Drainage
- Other

Principle of Development

- 7.2 The starting point for decision making is the development Plan ie the East Cambridgeshire Local Plan 2015. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework and the Planning Practice Guidance are both important material considerations in planning decisions. Neither change the statutory status of the development plan as the starting point for decision making but policies of the development plan need to be considered and applied in terms of their degree of consistency with the NPPF, PPG and other material considerations. Determination of the application needs to consider whether the proposal constitutes sustainable development having regard to development plan policy and the NPPF as a whole.
- 7.3 The site is located within the development envelope of Cheveley as identified in Policy GROWTH 2 of the adopted Local Plan.
- 7.4 The principle of development of this site for up to 22 dwellings, considering access, has been established by the outline permission 19/00767/OUM. The current application seeks approval for the reserved matters of layout, appearance, scale and landscaping.
- 7.5 Amendments were required and it is considered the density, scale, character and layout would now result in an attractive scheme demonstrating a mix of building heights and sizes as well as a variety of external materials which adds interest and character to the streetscene. There is also an acceptable mix of accommodation types suitable to meet the needs of future residents of Cheveley.
- 7.6 The proposal also provides an acceptable level of residential amenity to existing and future occupiers of the accommodation, in accordance with the Design Guide SPD. An amended drainage strategy has now been proposed to the satisfaction of technical consultees.
- 7.7 The scheme follows the principles established at outline and no issues have been identified such that the principle of development of this site is no longer acceptable.
- 7.8 The scheme is therefore considered acceptable in principle.

Housing Mix and Layout

- 7.9 Policy HOU2 of the adopted Local Plan 2015 requires the appropriate density of a scheme to be judged on a site-by-site basis taking account of the existing character of the locality and the settlement and housing densities within the surrounding area, the need to make efficient use of land; the biodiversity of the site; the need to accommodate open space and parking; the level of accessibility and the impact on residential amenity of both existing and future residents.
- 7.10 In terms of the mix of housing now proposed, Policy HOU1 requires that housing developments provide an approximate mix of dwelling types and sizes. The indicative mix submitted with the outline scheme provided for a greater proportion of 3no bedroom dwellings. However, the SHMAA is out of date and therefore the most up to date information on housing need has been gained from the GL Hearn Report into the Housing Needs of Specific Groups which suggests the following housing mix of market housing within a development ie (1-bedroom: 0-10%, 2-bedrooms: 20-30%, 3-bedrooms:40-50% with 4+bedrooms: 20-30%). The accommodation mix of affordable units has remained unchanged comprising a mix of 1 and 2 bedroom dwellings. According to the s106 Agreement 77% of the affordable housing would be affordable rented and 23% as shared ownership.
- 7.11 The accommodation mix proposed in the market housing demonstrates a greater percentage of 4+ bedrooms rather than the accommodation mix suggested in the GL Hearn Report. Whilst the need for this type of executive dwelling has not been justified, the Council's Monitoring Report (2020) records that "approximately 65% of total dwelling completions (gross) were of 3 or 4+ bedrooms. Therefore, the demand for larger properties in the district continues, as reflected in the completions of 4+ bed dwellings". To support this view to the south of the site at Hobbs Warren, there is a newly constructed and now occupied development of predominantly 4 bedroom dwellings comprising two storey executive style homes. Bearing in mind this scheme also includes a number of 1, 2 and 3 bedroom properties, it is considered the scheme provides an acceptable mix of accommodation and complies with Policy HOU1 in this regard.
- 7.12 The arrangement and grouping of buildings comprise a mix of detached and terraced units which share a common building line with either integral or detached garages.
- 7.13 The design of buildings differs in height (5.35m - 8.75m) (17.55ft – 28.7ft), size and scale as well as being attractive with a good palette of materials, comprising light red multi stock facing brickwork with smooth white or cream/pale yellow render to main walls. On some of the dwellings a light green weatherboard cladding has been added to the garage. A range of architectural features are proposed ie mock gable vent features, oak frame porch canopies and cast stone window cills with soldier coursing above the windows. When viewing the streetscenes proposed there are a variety of gable ends or front feature gables with either red or imitation slate roofing tiles. There would be a materials condition imposed on the consent to provide precise details of the type of brick and roof tiles to be used, to ensure a good quality palette of materials.
- 7.14 The affordable units Plots 18-22 are proposed of predominantly light green weatherboard cladding with some light red multi stock facing brickwork as relief on the ground floor of the two central terraced dwellings.

- 7.15 In terms of layout this has not been significantly altered from the details submitted at outline. Although the layout of the parking area provided for the affordable housing was cramped initially, this issue has been resolved in amendments to the scheme.
- 7.16 The absence of any bungalows was also flagged up with the applicants and further amendments made. It is now proposed to provide 2 bungalows and whilst this is still a reduction from the number suggested at outline, it is not reasonable to refuse the scheme on this basis as many housing schemes, ie Hobbs Warren, do not include any.
- 7.17 As such the housing mix and layout is considered to comply with Policies HOU1 and HOU2 of the adopted Local Plan 2015.

Residential Amenity

- 7.18 The NPPF seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings. Policy ENV2 of the Local Plan requires development to respect the residential amenity of existing and future occupiers.
- 7.19 The East Cambridgeshire Design Guide SPD takes into account the requirement to provide sufficient plot sizes and amenity space for all new development. Therefore, a minimum of 10m separation distance should be achieved from the rear elevation of any dwelling to the rear boundary. The distance between rear inter-visible windows should be a minimum of 20m and the scheme complies with this guidance. The Design Guide also seeks 300 sqm plot sizes, at least 50 sqm amenity space and ratio of built form to plot. In this respect the design criteria have been met.
- 7.20 All dwellings benefit from an acceptable outlook with adequate sunlight/daylight penetration to all habitable rooms.
- 7.21 In terms of the impact on the residential amenity of existing occupiers is concerned, there is one existing occupier present on the Home Office bungalows site and this property is a bungalow at No 7. Following concerns regarding loss of privacy and overlooking to this adjoining occupier, the scheme has been amended so that a bungalow (Plot 14) is to be located directly to the east of the principle elevation of No7. This would ensure that an acceptable relationship between these two adjoining occupiers is maintained. Plot 13, which is located to the south of No7 and has a flank wall to flank wall relationship with this property, ensures there is an acceptable distance retained on the shared boundary which is achieved by the positioning of the garage and side entrance.
- 7.22 Plots 15-17 are also located to the east of the existing dwelling; however, sufficient distance has been achieved to ensure there would be no loss of privacy or overlooking to these existing occupiers.
- 7.23 No other existing occupiers would be materially affected by the scheme due to the size and location of the development.
- 7.24 There would be a degree of noise and disturbance to existing neighbours, and a number of conditions were imposed on the outline planning permission with regards to hours of construction, and a construction environmental management plan. These

conditions have been imposed to ensure noise and general disturbance during the construction phases are controlled. As construction of these dwellings would be temporary, it was considered that detriment to the living environment of existing occupiers would be transitory.

- 7.25 As far as new occupiers are concerned, a number of the plots (7 and 11) would be affected by the overshadowing of trees on the western boundary. Amendments have been made to these dwellings to increase the amount of sunlight/daylight penetration by increasing the size of the windows on the west facing elevations and this would increase the degree of light to habitable rooms.
- 7.26 The new housing would meet the criteria established within the East Cambridgeshire design Guide and Policy ENV2 of the adopted Local Plan 2015 and on this basis would provide an acceptable standard of living.

Visual Amenity

- 7.27 Policy ENV1 of the Local Plan 2015 requires new development to provide a complementary relationship with existing development and conserve, preserve and where possible enhance the distinctive and traditional landscapes and key views in and out of settlement. Policy ENV2 of the Local Plan 2015 requires that new development should ensure its location, layout, form, scale and massing and materials are sympathetic to the surrounding areas.
- 7.28 This part of Cheveley benefits from open countryside due to its edge of settlement location. However, the application site no longer sits in isolation, located to the south of the village, as Hobbs Warren, an executive style housing scheme, now indicates the extent of the settlement edge. The proposed redevelopment of the old Home Office Bungalows site should now be seen in the context of its transition from countryside into executive style housing associated with this part of Cheveley. With the large and sprawling commercial site, complete with access road, buildings and parking, which lies to the north of the Home Office Bungalows site, the scheme would complement the nature of development surrounding the site.
- 7.29 At present the boundary treatment along Little Green to the east of the site, comprises a mature hedgerow with two mature trees and these are to be retained. Condition 8 of the outline permission restricts the pruning/removal of the trees and hedgerow, except as detailed on the approved drawings. This will ensure the verdant nature of the site frontage shall be retained.
- 7.30 The principle of the development of the site for residential purposes was established as part of the outline permission. The submitted layout is similar to the indicative layout submitted at the outline stage and in view of its siting within an established landscape setting, further landscaping opportunities exist to ameliorate the development within the streetscene. These will be covered later in the following sections of the report.
- 7.31 On balance the scheme makes an efficient use of space which is in keeping with the character of the area and still meets with the criteria of Policies ENV1 and ENV2 of the adopted Local Plan 2015.

Highways and Parking

- 7.32 Policy COM7 of the adopted Local Plan requires that all development must ensure a safe and convenient access to the public highway. It also requires development to be designed in order to reduce the need to travel, particularly by car and should promote sustainable forms of transport appropriate to its particular location.
- 7.33 The matter of access into the site was considered at outline and found to be acceptable, in addition, the scheme was also sustainably located, being situated within the development envelope of Cheveley close to facilities and services.
- 7.34 The Local Highways Authority raised no overall objections but has responded to the effect that the layout shown on the submitted site plan would not be to an adoptable standard. The Highway Authority would therefore not be adopting the internal road layout.
- 7.35 A number of other issues were initially identified concerning footpaths that would be obstructed by visitor parking bays and a request for details of tracking of the internal turning head. Amended information has been submitted to the satisfaction of the LHA. However, as the internal highway layout is not to adoptable standards further details would be required of the road, footway and cycleway as well as the proposed arrangements for the future management and maintenance of the streets within the development and these would be imposed by condition.
- 7.36 In terms of the collection of waste, the applicants have provided a swept path analysis that indicates service vehicles can access and egress the site in a forward gear and refuse stores/bin presentation points have been indicated. The Council's Waste Services Department would require that bin presentation points are brought right up to the public highway as far as possible. These have been marked on the layout drawings.
- 7.37 Policy COM8 of the adopted Local Plan 2015 requires that dwellings benefit from 2 car parking spaces and 1 cycle park space with visitor parking. The layout successfully accommodates sufficient parking on the site with a mix of dwellings benefitting from garaging arrangements with both allocated and unallocated parking spaces being provided on site with opportunities for cycle storage within the rear garden areas which avoids a car dominant development and complies with the terms of the policy.
- 7.38 The proposal complies with Policies COM7 and COM 8 of the adopted Local Plan 2015.

Ecology and Biodiversity

- 7.39 Policy ENV7 of the adopted Local Plan seeks to protect biodiversity and geological value of land and buildings and requires that through development management processes, management procedures and other positive initiatives, the council will among other criteria, promote the creation of an effective, functioning ecological network.

- 7.40 In July 2019 the Government confirmed their intention to make biodiversity net gain mandatory in England for all development. The emerging 'standard' by which environmental gain is calculated is the DEFRA Biodiversity Metric 2.0 test. This has now been superseded by the Metric 3.0 test. Paragraph 174 (d) of the NPPF advises that development proposals should minimise impacts on biodiversity and secure net gain.
- 7.41 The Council's Natural Environment Supplementary Planning Document also provides guidance for new development to protect and encourage the biodiversity and ecology interests on site.
- 7.42 An Ecology Report [Applied Ecology Ltd dated September 2017] was submitted with the outline scheme and a Phase I Habitat Survey was undertaken on 28th June 2017. The report concluded that given the distance between the site and statutory and non-statutory wildlife sites, and the scale and type of development proposed, significant negative effects on protected sites were not predicted to occur. Natural England also provided comments on this application and consider their previous response applies equally to the reserved matters application. However, should the proposal be amended in a way which significantly affects its impact on the natural environment then Natural England would need to be notified again.
- 7.43 The site was therefore considered to be of low relative ecological and nature conservation value. The key protected species of interest on the site relates to the presence of three buildings each assessed as being of moderate suitability for roosting bats.
- 7.44 The Wildlife Trust had initially commented that normally the surveys should be undertaken prior to commencement of development and therefore required that prior to the submission of any reserved matters application additional bat surveys should be carried out as described in Section 4.4 of the Ecology Report. This report accompanies the application.
- 7.45 A Bat Presence Assessment Report has accompanied the application and concludes that there was no evidence of bats using the buildings. However, recommends that care should be taken during demolition as "individuals can occupy a site post survey". Condition 10 of the outline consent required that a mitigation strategy for bats "informed by the results of the bat surveys would be submitted, however, as no bats have been recorded, then a mitigation strategy would not be required.
- 7.46 As a s106 contribution is to be made for off-site public open space, there is limited opportunity for on-site landscaping which is confined to junctions, verges and private areas abutting the streetscene. The proposed landscaping scheme has been revised following comments from the Tree Officer who raised concerns regarding the unsuitability of some of the tree and shrub species, which would overhang some of the footpaths/parking areas and cause slippage and invite insects. The amended landscaping scheme has now been re-assessed by the Tree Officer who is raising no objection to the scheme.
- 7.47 A Biodiversity Net Gain Calculation has been undertaken [James Blake Associates – 9th July 2021] and this report has evaluated the potential loss of 44.82% for habitat units. As a contribution towards public open space has been made off site (and

secured by the s106 at outline stage), then it would be difficult to achieve a 10% net gain for the development. Condition 13 of the outline permission requests further details of biodiversity improvements to be submitted and these can be considered at a later stage, to ensure biodiversity improvements throughout the site.

Trees

- 7.48 An Arboricultural Method Statement (AMS) has been submitted with the application and reviewed by the Council's Tree Officer who had initial concerns regarding the degree of proposed tree works and the overshadowing to new occupiers. As mentioned in previous sections of the report, the design of those dwellings to be affected by the proximity of the mature trees have been amended and this has overcome a number of concerns. An amended AMS has been submitted to the satisfaction of the Tree Officer. Condition 9 of the outline scheme also requires the submission of a detailed Arboricultural Impact Assessment which will provide further details on how trees/hedging worthy of retention would be protected during construction and this would be in consultation with the Tree Officer.
- 7.49 The scheme therefore complies with Policies ENV7 of the adopted Local Plan 2015 and the Natural Environment SPD.

Flood Risk and Drainage

- 7.50 Policy ENV8 of the adopted Local Plan 2015 states that all development should contribute to an overall flood risk reduction. The application form states that the site is located within Flood Zone 1 which is where residential development should be located, and has been assessed as being at very low risk of flooding.
- 7.51 When considering the outline planning application, the matters of both surface and foul water drainage were raised as issues on the site and reflected in the letters of representation. Moreover, the Parish Council and Councillors have continued to express concern that there is severe flooding of Little Green which this development may exacerbate. These concerns have been prompted by changes to the drainage strategy from an attenuation basin to an attenuation tank and whilst Condition 14 of the outline consent requested further details to be submitted on the drainage strategy, they were based upon the principles of the agreed Flood risk Assessment submitted at outline.
- 7.52 A revised Flood Risk Assessment and Drainage Strategy [Sustainable Design and Planning dated November 2021] has been submitted and this indicates there is a drainage ditch located on the eastern side of Little Green which flows north towards an outfall which then flows east through the fields/farmland.
- 7.53 The FRA recommends that "No flooding will occur on site for all storms up to and including the 1 in 100 year plus 40% climate change storm event. All storm water runoff from impermeable areas will discharge via a flow control to the existing offsite ditch network. Infiltration will be allowed from the bases of the permeable pavements. However, this is expected not to work in the long term due to the existing geology and topography; Therefore, overflow connections into the main drainage system have been provided and the worst-case surface water drainage design has been assumed

/ modelled. The scheme has been altered from the outline proposal which proposed an attenuation basin. This has now been replaced with an attenuation tank.”

- 7.54 The Environment Agency has no comments to make as it was not consulted on the outline scheme as the site is located in Flood Zone 1. Anglian Water records indicate there is a public foul sewer to the north along Little Green and would have no objection to its proposed connection.
- 7.55 The LLFA had initial concerns regarding the changes to the drainage strategy, which introduced a cellular tank system which would discharge on to the existing drainage ditch. However, additional information has been submitted to indicate that surface water can be managed through permeable paving within the private access and parking areas with restricted outfalls into the main sewer network which combined with the cellular tank system would discharge surface water at a rate of 3.31/s into the ditch.
- 7.56 The LLFA have removed their objection. As mentioned above, Condition 14 of the outline permission required further details to be submitted to the satisfaction of the LLFA, however, as the drainage strategy has been amended the applicants would need to apply to vary the condition in accordance with the strategy submitted with the reserved matters application. The scheme is therefore considered to comply with Policy ENV8 of the adopted Local Plan 2015.

Other Material Matters

Sustainability and Energy Efficiency

- 7.57 The SPD on Climate Change predominantly focusses on providing additional guidance to the implementation of Policy ENV4, adopted by the Council in February 2021, and expects all new development to aim for reduced or zero carbon development in accordance with the zero carbon hierarchy.
- 7.58 A Sustainability Appraisal [Green heat Ltd dated August 2018] has been submitted with the application. Measures proposed within the development comprise buildings to be constructed with a high thermal mass and low water use appliances are proposed within WC cisterns, shower heads and taps to achieve an anticipated water usage no higher than 110 ltrs for domestic use. The Appraisal has been considered acceptable by the Building Control Department.
- 7.59 This would comply with Policy CC1 of the SPD on Climate Change and Policy ENV4 of the adopted Local Plan 2015.
- 7.60 On this basis this meets the requirements of condition 18 of the outline planning permission 19/00767/OUM and would be discharged.

Contamination

- 7.61 The outline scheme secured a scheme of site investigation of contamination to ensure that the development adequately mitigated the risks of contamination.

Impact on schools

- 7.62 This matter was considered by the Local Education Authority when considering the outline scheme and a contribution towards improving education facilities at Bottisham Village College was secured within the S106.

8. CONCLUSION

- 8.1 This application has been evaluated against the extant Development Plan which is the starting point for all decision making and is considered to represent sustainable development. The Development Plan comprises the East Cambridgeshire Local Plan 2015.
- 8.2 The report has assessed the application against the core planning principles of the NPPF and whether the proposal delivers sustainable development, as well as the relevant Council's Supplementary Planning Documents.
- 8.3 The scheme follows the principles established at outline and would still provide an acceptable standard of residential amenity to existing and future occupiers of the site. The scheme would not cause harm to the visual amenities of the area and would complement the character of development within this part of Cheveley. The scheme would offer a range of 1, 2, 3, 4 and 5 bedroom properties two of which would be single storey. In addition, 5 dwellings would be affordable.
- 8.4 Whilst the drainage strategy has been amended, the Lead Local Flood Authority is still of the opinion that the scheme would not exacerbate flooding and drainage issues such that there is no objection.
- 8.5 In all other respects, the scheme is still considered to provide social, economic and environment benefits and as such would represent sustainable development.
- 8.6 The scheme accords with both national and local planning policy and is considered to represent sustainable development, and there are no material considerations that indicate permission should not be granted in this instance.
- 8.7 The application is therefore recommended for approval subject to condition.

9. COSTS

- 9.1 An appeal can be lodged against a refusal of planning permission or a condition imposed upon a planning permission. If a local planning authority is found to have acted unreasonably and this has incurred costs for the applicant (referred to as appellant through the appeal process) then a cost award can be made against the Council.
- 9.2 Unreasonable behaviour can be either procedural ie relating to the way a matter has been dealt with or substantive ie relating to the issues at appeal and whether a local planning authority has been able to provide evidence to justify a refusal reason or a condition.

9.3 Members do not have to follow an officer recommendation indeed they can legitimately decide to give a different weight to a material consideration than officers. However, it is often these cases where an appellant submits a claim for costs. The Committee therefore needs to consider and document its reasons for going against an officer recommendation very carefully.

9.4 In this case members' attention is particularly drawn to the following points:

- The principle of development has been considered acceptable at outline stage;
- The Lead Local Flood Authority are not objecting to the scheme.

10. **APPENDICES**

10.1 Appendix 1 CONDITIONS

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
21/01055/RMM	Anne James Room No. 011 The Grange	Anne James Planning Consultant 01353 665555
19/00767/OUM	Ely	anne.james@eastcambs.gov.uk

National Planning Policy Framework -

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

East Cambridgeshire Local Plan 2015 -

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

APPENDIX 1 - 21/01055/RMM Conditions

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

Plan Reference	Version No	Date Received
JBA 21-157-01	B	7 th December 2021
JBA 21-157-02	B	7 th December 2021
P10	A	7 th December 2021
P13	A	7 th December 2021
P1D		7 th December 2021
Arboricultural Impact Assessment		13 th April 2022
P3	b	2nd March 2022
P4	b	2nd March 2022
Storm Network SW Calcs	B	2nd March 2022
C400	P2	2nd March 2022
P14		16 th July 2022
p9		16 th July 2021
p7		16 th July 2021
p6		16 th July 2021
p2		16 th July 2021
p18		16 th July 2021
p17		20 th July 2021
p12		16 th July 2021
p16		16 th July 2021
p15		16 th July 2021
p11		16 th July 2021
Location Plan		16 th July 2021
p8		16 th July 2021
p5		16 th July 2021
p19		20 th July 2021
Bat Presence Assessment Report		16 th July 2021
Phase II Ge0-Environmental Assessment		16 th July 2021
Flood Risk Assessment	A	7 th December 2021
Sustainability Appraisal		16 th July 2021

- 1 Reason: To define the scope and extent of this permission.
- 2 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 3 Notwithstanding the details shown on drawing nos: P2, P3 Rev B, P4 B, P5, P6, P7, P8, P9, P10 Rev A, P11, P12, P13 Rev A, P14, P15, P16 P17, P18, and P19 no above ground construction shall take place on site until samples of the materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

- 3 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
4. All soft landscaping works shall be carried out in accordance with the approved details Drawing JBA 21-157-01 Rev B and JBA 21-157-02 Rev B. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.
4. Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
5. No above ground construction shall commence until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include driveways; footpaths and parking areas. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with an implementation programme submitted to and approved in writing by the Local Planning Authority prior to first occupation.
- 5 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
6. Prior to any occupation of the development, a scheme for the maintenance of the soft and hard landscaping as well as lighting within the communal areas; for a minimum period of ten years from last occupation, shall be submitted to and agreed in writing by the Local Planning Authority. All works shall be maintained in accordance with the agreed scheme. The scheme shall include the following:
 - i) methods for the proposed maintenance regime;
 - ii) detailed schedule;
 - iii) details of who will be responsible for the continuing implementation
 - iv) details of any phasing arrangements
6. Reason: To ensure the longevity of the landscaping scheme, in accordance with policy ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
7. Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) required to access that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County road in accordance with the details approved on 244-Site Plan P1 Rev D in writing by the Local Planning Authority.
7. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
8. Prior to first occupation or commencement of use details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. (The streets shall thereafter be maintained in accordance with the approved management and maintenance details for the lifetime of the development, by the applicant or a private management company, until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

8. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
9. Prior to first occupation or commencement of use the proposed on-site parking area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 244-Site Plan P1 Rev D and thereafter retained for that specific use.
9. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 10 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 occupation of the associated dwelling.
- 10 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.