
MAIN CASE

Reference No: 18/00840/OUT

Proposal: All matters reserved except access for the redevelopment of the farmyard, buildings and associated land for up to 6 self build plots.

Site Address: College Farm Main Street Wentworth Ely Cambridgeshire CB6 3QG

Applicant: Agreserves Ltd

Case Officer: Andrew Phillips, Planning Team Leader

Parish: Wentworth

Ward: Haddenham

Ward Councillor/s: Councillor Steve Cheetham
Councillor Mark Hugo
Councillor Stuart Smith

Date Received: 18 June 2018 **Expiry Date:** 13 August 2018

[T106]

1.0 **RECOMMENDATION**

1.1 Members are recommended to approve the application, subject to the following conditions:

- 1 Approved Plans
- 2 Reserved Matters
- 3 Time Limit - OUT/OUM/RMA/RMM
- 4 Sustainable development -General Outline
- 5 Biodiversity Improvements
- 6 Surface and foul water
- 7 Archaeology
- 8 Self Build
- 9 Passing bay
- 10 Access Drainage
- 11 Access construction
- 12 Road layout
- 13 Fire hydrants
- 14 Construction Environmental Management Plan (CEMP)
- 15 Construction hours
- 16 Potential contamination
- 17 Unexpected contamination

2.0 SUMMARY OF APPLICATION

- 2.1 The proposal seeks permission for 6 self build units at the end of Main Street that would involve the demolition of the existing barn on site. This is an outline application with only access seeking to be determined at this stage.
- 2.2 The application has been amended during the application to remove some of the passing bays in order to overcome concerns raised in regards to character and tree protection, in addition the developer has provided an updated statement on biodiversity.
- 2.3 An extension of time was requested to take it to the 24 September 2018 committee but the developer would only accept an extension of time to take it to the first September committee.
- 2.4 The application has come to Planning Committee as the local District Councillors are seeking to refuse the application and officers' recommendation is one of approval.
- 2.5 The full planning application, plans and documents submitted by the Applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

3.0 PLANNING HISTORY

3.1

17/01559/OUT	Outline application with all matters reserved except access for the redevelopment of the farmyard, buildings and associated land for up to 6 self build plots	Refused	19.12.2017
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Planning application 17/01559/OUT has been appealed by the developer, but no Inspector has yet been appointed.

A planning application (17/00770/OUM) for 15 self build plots was submitted but withdrawn on the 26 July 2017.

4.0 THE SITE AND ITS ENVIRONMENT

- 4.1 The site has a country track that connects onto Haddenham Road to the east but the main entrance to the site is via Main Street.

- 4.2 Main Street is a single track lane that has several Tree Preservation Orders (TPO) either side of the road. There is also a TPO in the small copse of trees adjacent to the site entrance.
- 4.3 The site is defined by a large barn structure with the rest of the site defined primarily by wild grasses. To the north of the site are the existing dwellings along Main Street, while open countryside is located to the south and west of the site.
- 5.0 RESPONSES FROM CONSULTEES
- 5.1 The full responses are available on the Council's web site.

Wentworth Parish Council – Seeks outright refusal on the grounds of:

- Is more supportive of barn conversion through Class Q if construction traffic comes from Haddenham Road and building footprint is kept the same.
- Seeks infill development not backfill.
- Outside development envelope.
- Proposal does not promote community cohesiveness.
- Proposal does not pay CIL and therefore will not help fund infrastructure improvements for the village.
- Proposal is an incongruous and isolated development.
- Greenfield land should be protected and other infill plots should be developed first.
- Harm to the rural openness of the site when viewed from the public right of way.
- Would urbanise the rural landscape.
- The 2015 Local Plan stated 11 new dwellings by 2031 and 12 properties have already gained planning permission.
- The character of Main Street is road fronting properties, backfill development is not in keeping.
- Impact on residential amenity for example noise, traffic and light pollution.
- Passing places are unacceptable.

(updated comments) No parishioners have requested passing bays and we do not feel it necessary for the village.

Additional passing bays will fundamentally change the traditional nature of the street and many increase speed limits.

Proposed passing bay still does not reference planning permission 17/00854/FUL, it will also effect street furniture.

Seeks refusal on this application.

Cllr Steve Cheetham – (17 July 2018) Supports Wentworth Parish Council in that 6 self build dwellings is unacceptable and should be outright refused.

The development is not appropriate for the village where only infill development is sought. We wish to promote village community through developing the centre of the village rather than building on the edges.

The proposal is outside of the village envelope.

Proposal does not comply with Paragraph 55 of the NPPF, as it will do nothing to promote community cohesiveness in the village.

This proposal would lead to approximately 20% increase along Main Street through backfill development.

The proposal would compromise an incongruous and isolated form of development that would harm the character and appearance of the local landscape.

Proposal would lead to the unnecessary loss of greenfield and if additional development is needed should be through infill.

Proposal would have a demonstrable and significant impact upon the openness of this village edge both from the Public Right of Way and the adjacent properties.

Proposal would lead to a significant and demonstrable harm to the character and appearance of the local area through urbanisation.

The Local Plan 2015 stated that the village will have 11 additional properties by 2031; already 12 have been approved. Seeks the Local Planning Authority to protect the village from ongoing uncontrolled growth.

Proposal goes against the pattern of development within the village.

Proposal will have a detrimental impact upon the residential amenity of nearby residents.

Passing Bays are not acceptable along Main Street.

Cllr Mark Hugo – (17 July 2018) Completely concurs with Cllr Cheetham.

Historic Environment Team – (2 July 2018) States the site is within an area of high archaeological potential and seeks a pre-commencement condition.

Tree Officer – (12 July 2018) States that there is a number of protected trees along Main Street that are potentially impacted upon by the additional passing bay and a small group of trees impacted at the site entrance.

While an Arboricultural Constraints Plan has been submitted objects to the proposal as the impact has not been fully assessed.

The passing bays to improve traffic flow have been sited adjacent protected trees and advises amendments to reduce the impact upon the trees.

If no revision is submitted developer will need to demonstrate how the trees are to be protected.

(6 August 2018) Looked at the drafted plans from the developer and stated they should be ok.

Local Highways Authority – (11 July 2018) It has no objection to this proposal. If the trees are affected then the construction and methodology must be agreed with itself.

Seeks conditions in regards to provision of passing bays and turning and parking within the site.

(20 August 2018) It has no objection in principle to this application and proposed passing bay should be conditioned in accordance with drawings.

Waste Strategy (ECDC) – (26 June 2018) It is likely that the roadway will not be adopted and this might cause problems with collection points.

East Cambs will not enter private property and the proposal must comply with RECAP Waste Management Design Guide (residents should only move a wheeled bin a maximum of 30 metres).

Provides standard advice on bin provision.

Infrastructure & Strategy Manager - ECDC - No Comments Received

Asset Information Definitive Map Team - No Comments Received

CCC Growth & Development - No Comments Received

Cambridge Ramblers Association - No Comments Received

5.2 Neighbours – 20 neighbouring properties were notified and the responses received are summarised below. In addition a site notice was put up on the 2 July 2018 and a notice put in the press on the 5 July 2018. A full copy of the responses are available on the Council's website.

Churchfield Main Street – (4 July 2018) Occupants oppose the proposal on the following grounds:

- Application relies heavily on the lack of 5 year housing supply. The proposal goes against both the local people and Council's long term plans.
- Reiterates ECDC's earlier refusal at Sunny Acre Main Street (17/01370/OUT) where five dwellings were refused on urbanising impact to the detriment of the village character.
- The passing bays are unacceptable as it would change the nature of the village, which is defined by a single track rural road for a small community.
- Passing bay 3 will be outside their home which would lead to more traffic stopping and starting in front of their property. It is also placed on a bend, which will lead to reduced visibility.
- Passing bays will add to surface water risk, which might impact on an ancient wall.
- More road and less green verge will harm bee population.
- The proposed dwellings will detrimentally harm village character.

Cambrian Cottage Main Street – (17 July 2018) The application should be refused on the following grounds:

- Outside of the development envelope.
- Live next to the site and proposal would detrimentally harm their residential amenity due to (but not limited to) construction noise, additional traffic, loss of privacy and light pollution.
- There are 49 properties in Wentworth. 12 already approved and a further 6 would lead to an unacceptable increase in the size of the village.
- Not in keeping with the villages character or rural setting.
- No detail of layout or location of the 6 plots.
- Construction work could be over a long period of time.
- Main Street is a narrow single track road with limited passing bays.
- The proposed passing bays would harm the rural street setting.
- No footpath along Main Street, proposal could harm pedestrian safety.
- Limited street lighting, again concern for pedestrian safety.
- Site is mainly a greenfield and a wide range of animal species that use it.

3 Church Farm Close – (18 July 2018) Recommends outright refusal on the grounds of:

- Outside of development envelope. Unclear why this site was not put forward in the recent call for sites. The plan suggests infill rather than backfill.
- The Local Plan 2015 stated that Wentworth would provide 11 homes by 2031 and already 12 additional properties have been granted approval.
- Main Street is narrow single track road with limited passing bays and no room for a pedestrian footpath.
- Proposal will increase risk to pedestrian safety.
- No CIL is payable due to nature of self build plots.
- Submitted ecology survey does not accurately reflect the site.
- Proposal will lead to a large increase in traffic using Main Street and it is already difficult to join A142.
- With no public transport in the village, only unsustainable methods can be relied on.
- Detrimental impact to character of local area.
- Building on Greenbelt.
- Need to ensure that adjacent properties are not overlooked.
- Local Primary School is full.
- Is not sure if sewer system can cope with proposal.
- Would rather the developer went down the barn conversion route.
- All construction traffic should enter the site from Haddenham Road.
- Any agreed development should be limited to the footprint of the existing buildings.

Vine Cottage Main Street – (16 July 2018) The inability for the Council to demonstrate a 5 year housing supply is once again blighting people's lives in Wentworth.

Seeks that the application is refused outright on the grounds of:

- Application is similar to what was refused last time.

- Already 12 applications in village, additional growth would not be fair for such a small village.
- Site is outside village envelope.
- Detrimentially alter the feel of the village and cause light pollution.
- No public or community services within Wentworth to support the proposal and therefore reliance on unsustainable transport options.
- Self Builds do not pay CIL money.
- There is more suitable road frontage land available throughout the district.
- Under Class Q is interested to see if barn could be converted.

Cambrian Cottage Main Street – (16 July 2018) Objects to the proposal on the grounds of :

- Seeks replacement of barn or potential conversion (Class Q) of the barn for five dwellings but asks if this is a sensible use of a building in this location.
- The reduction from 15 units to 6 have been agreed in principle with East Cambs DC but it still unacceptable encroachment beyond the natural boundaries of the village. Thus causing harm to the rural character of the area.
- Additional passing bays are not currently necessary. If more are required then this shows the level of traffic generated. Main Street currently works as there is no through traffic and people maintain it. It is not just a matter of highway safety but also of village character.
- Development should be in the centre of the village not at the edge.

Finlaggan Church Road – (16 July 2018) Raises objections to the proposal on the grounds of:

- Will destroy views of nearby residents.
- Cause disturbance due to traffic (noise and pollution).
- Strongly opposed to development outside of the village envelope.
- Lack of detailed plans means each reserved matters will need to be carefully checked to ensure it is acceptable.
- No facilities beyond its Church. Proposal does nothing to enhance our community.
- Barn conversion appears lesser of two evils.
- Wentworth is a special character, as it remains a peaceful contained village. This proposal will turn the village into a generic Cambridge village.

(16 July 2018) Objects to the proposal on the grounds of:

- Ruin outlook.
- Harm to residential amenity due to noise and other disruptions.
- Increase in traffic will be immense.
- Wentworth has been able to maintain the beauty of a small village.

College Farm Main Street – (16 July 2018) Seeks outright refusal on the following grounds:

- Outside of the development envelope and allow for urban sprawl.
- Local Plan 2015 expected Wentworth to provide 11 dwellings by 2031, it has already provided 12 without spreading into the countryside.

- Village is mentioned in the Doom Day Book and the Council should offer protection from uncontrolled urbanisation.
- The character of Main Street is fronting dwellings not backland development.
- Proposal will do nothing to community cohesiveness in the village as required by paragraph 55 of the NPPF.
- View from the Fens will be significantly eroded, which is detrimentally harmful to the character of Wentworth.
- No details of the proposed housing and privacy issues will need to be checked each time a dwelling is submitted.
- Proposal will cause noise and light pollution to their property as well as traffic generation.
- Amount of traffic generated will cause detrimental harm to the character of the village.
- Still believes there is a significant concern to safety caused by construction traffic.
- If the application was approved under Class Q this should be via the back road to the site.
- Passing bay 1 is lined with mature trees. How will it be created without damaging the trees.
- Passing Bay 2 is close to protected trees and cannot see now it would be installed without damaging the trees.
- Passing Bay 3 appears to be built on a ditch.
- The substation passing place is frequently used for parking, so cannot be used as a passing place.
- Wentworth never requested the passing bays.
- Main Street is narrow and adds to the beauty of the village. Passing bays will reduce the tranquillity of the area and potentially introduce road safety issues.
- Disagrees with the Ecology report. The proposal will lead to the destruction of some of the foraging areas that bats use, as well as creating light pollution. Bat survey was done at the wrong time of year and should be done between May – September. Proposal has not accurately reflected impact on reptiles.

Perseverance Cottage Main Street – (14 July 2018) The occupants object to the proposal on the ground of:

- This backland development will lead to sprawl impacting on the character of the village.
- Should not be allowed to raise money for the developer.
- Sites that front Main Street should be developed.
- There are still ten properties to be developed in the village.
- No CIL money would be collected from this development.
- The Bat survey should be done again.
- The site benefits from a variety of wildlife.
- Provides corrections to the developers Planning Statement.
- No suitable busses to get to Cambridge or Ely.
- Access (right turn) onto the A142 is difficult and can take 5 minutes.
- Traffic study was done in mid July so will not provide an accurate reflection.
- Would rather see a barn conversion under Class Q.
- Construction traffic could damage their house as it has no foundations.

- Seeks construction traffic to be via Haddenham Road.
- Standing water is a significant problem in the village.
- No need for passing bays but does seeks a speed reduction to 20 mph.

Dove Cottage Main Street – (17 July 2018) Seeks outright refusal on the grounds of:

- Infill development is supported, backfill development is not.
- Development should be in the centre of the village not the outskirts.
- Outside of the development envelope.
- Proposal does not promote community cohesiveness.
- Proposal will contribute through CIL.
- Development is large when compared to the existing village size.
- Development would be incongruous and isolated.
- Greenfield land should be protected.
- Would damage the openness of this part of the village.
- Would lead to an urbanising impact and harm the character of the area.
- In the Local Plan 2015 the village was expected to provide 11 dwellings by 2031 and 12 have already been approved.
- Backfill development is out of keeping with the streetscene.
- Will harm residential amenity of adjacent properties.
- Passing bays along Main Street are unacceptable

6.0 The Planning Policy Context

6.1 East Cambridgeshire Local Plan 2015

GROWTH 1	Levels of housing, employment and retail growth
GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 5	Presumption in favour of sustainable development
HOU 1	Housing mix
HOU 2	Housing density
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
COM 7	Transport impact
COM 8	Parking provision

6.2 Supplementary Planning Documents

Design Guide
Cambridgeshire Flood and Water
Contamination
Developer Contributions

6.3 National Planning Policy Framework 2018

- 2 Achieving sustainable development
- 4 Decision-making
- 5 Delivering a sufficient supply of homes
- 8 Promoting healthy and safe communities
- 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

6.4 Submitted Local Plan 2017

- LP1 A presumption in Favour of Sustainable Development
- LP2 Level and Distribution of Growth
- LP3 The Settlement Hierarchy and the Countryside
- LP6 Meeting Local Housing Needs
- LP16 Infrastructure to Support Growth
- LP17 Creating a Sustainable, Efficient and Resilient Transport Network
- LP18 Improving Cycle Provision
- LP20 Delivering Green Infrastructure, Trees and Woodland
- LP22 Achieving Design Excellence
- LP23 Water Efficiency
- LP24 Renewable and Low Carbon Energy Development
- LP25 Managing Water Resources and Flood Risk
- LP26 Pollution and Land Contamination
- LP28 Landscape, Treescape and Built Environment Character, including Cathedral Views
- LP30 Conserving and Enhancing Biodiversity and Geodiversity

7.0 PLANNING COMMENTS

7.1 Principle

7.2 The Council cannot currently demonstrate a robust five year housing supply and therefore the policies within the Local Plan relating to the supply of housing should not be considered up-to-date. In light of this, applications for housing development, such as this one, should be considered in the context of the presumption in favour of sustainable development as set out in paragraph 11 of the National Planning Policy Framework (NPPF).

7.3 The key considerations in determining this application are therefore; whether any adverse impacts would significantly and demonstrably outweigh the benefits of the development when assessed against the policies in the NPPF taken as a whole, and against the policies within the Local Plan which do not specifically relate to the supply of housing; or, whether any specific policies within the NPPF indicate that the development should be restricted.

7.4 With the Council having very little brownfield, the vast majority of development is needing to be located on the edges of settlements. It is also considered better to be building on greenfield sites at this stage rather than reducing the Greenbelt in order

to build closer to Cambridge. The small loss of agricultural land is not considered to be detrimental, it is unlikely that this size of land will be used due to modern agricultural practices.

- 7.5 A shortfall in dwellings within an area greatly harms social and economic sustainability, as the area cannot provide a home for everyone or a strong local work force.
- 7.6 Without a structural survey it is unknown if the barns could be converted into dwellings under a prior notification process and in addition the contaminated reports present additional questions; therefore no weight is placed upon this argument as the barns have not been shown as being convertible and that is not the application submitted.
- 7.7 The village of Wentworth is very small described in the Submitted Local Plan as:
- “Wentworth is a small village 5 miles west of Ely. The village is centered on St Peters Church. Within the vicinity of the church are a number of listed buildings. There are limited facilities within Wentworth, however, there is a children’s play area, and part of the church is used as a village hall/community room... There are no housing allocations in Wentworth. Any new housing, therefore, is likely to be built on suitable 'infill' sites within the village.”
- 7.8 The proposal is not an infill site but is replacing an existing relatively large barn on site and is on the edge of the village framework. It is noted that the Parish is isolated and does not have services beyond what the Church provides. Both existing and proposed houses within the village would be considered to be unsustainable in regards to the need to own private vehicles to access services, facilities and employment. However, this development is small and provides much needed self build plots that are usually only provided on the much larger housing schemes or come forward as one/two plots. In addition while the Council does not have a five year land supply, it is likely that all of the villages will need to take additional housing to help cover the current shortfall.
- 7.9 Paragraph 78 of the NPPF makes it clear that additional dwellings can help maintain the vitality of rural communities and that services can be located in a nearby settlement. In this case the neighbouring villages of Sutton and Witchford offer a range of services and facilities to the village of Wentworth.
- 7.10 On balance it is considered that the proposal is of a suitable size within the village, though will be a substantial increase in the housing stock of such a small village. The need for additional housing in this case outweighs the unsustainable location of the village and on this grounds is considered to be acceptable in principle.
- 7.11 Highway Safety
- 7.12 The proposal for 6 dwellings will provide little additional traffic along Main Street. While it is likely that each dwelling will have two cars, they are very unlikely to leave or enter the site at the same time.

- 7.13 The developer has stated that there will be an approximate increase in 5 vehicle movements at peak times along Main Street, which is a very minor increase.
- 7.14 It is noted that currently Main Street is a narrow lane, which has limited passing spaces. The developer is seeking to provide one additional passing bay near 1 Main Street. The proposed passing bay will be adjacent to an approved driveway for a new dwelling (17/00854/FUL) but should not interfere with this driveway.
- 7.15 There have been many concerns raised in regards to increasing the width of the lane, while it would be prudent to increase the road width in this one place it is not fundamentally needed to make the development acceptable but would certainly ensure that the development does not effect the flow of traffic along Main Street. A Grampian condition for the provision of the passing bay will be added, but if members consider this unnecessary then the condition could be removed. With the low level of predicted traffic, the passing bay might not need to be tarmacked and instead a grasscrete material could potentially be used; though this will under the control of the Local Highways Authority.
- 7.16 The proposed entrance to the site measures 5m in width with 0.5m verges either side and is designed to shared surface principles. While this is 1m below the usual width, no concern has been raised by the Local Highways Authority and with the low predicted number of car movements the case officer is in support of this view. Conditions should be added to ensure the developer complies with the submitted details and to ensure the whole road layout is provided in the first reserved matters application.
- 7.17 It is considered that sufficient parking for cars and cycles could be provided on each of the plots if reserved matters where to be submitted.
- 7.18 There is a Public Right of Way (PRoW) that starts at the end of Main Street and continues westwards away from the site. It is very unlikely that the proposed development will have any impact on the public footpath, as the traffic exiting the site will turn right (eastwards).
- 7.19 The proposal is considered to comply with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.
- 7.20 Self Build Plots
- 7.21 The Local Planning Authority seeks to provide a wide range of housing types in order to provide homes for all of society; this usually includes housing mix, affordable housing but also includes self build units.
- 7.22 The proposed 6 self build plots could either be constructed individually or be bought by a group who all want to build their own homes.
- 7.23 The benefit of self build units is that each house is individually tailored to the needs of the person(s).
- 7.24 The provision of self build units rather than a generic development is to the merit of the application.

- 7.25 Visual Impact
- 7.26 This application is not determining scale, layout, design or landscape. It is only possible to consider potential impacts at this stage and whether the scheme could be successfully designed.
- 7.27 The proposal seeks a density of 5 dwellings per hectare (gross) or 2 dwellings per acre (gross). This density will ensure that the proposed dwellings are of a similar, if not slightly lower, density to those nearby on Main Street. The density of the scheme is, therefore, in keeping with the local area.
- 7.28 The site has a barn that takes up approximately 1/4 to 1/3 of the site, it is likely that the built form on the site will not dramatically increase, so the impact to the rural character of the area will be relatively minor. It is expected at this stage that the reserved matters applications will be of a rural appearance, potentially barn conversion style, but any design that enhances the character of the area should be looked favourably on. So while the development is back land development it is also replacing existing built form and is not an individual dwelling, as it would form a comprehensive development.
- 7.29 The proposal will lead to the loss of some trees due to the widening of the entrance road but these can be easily mitigated against by planting additional trees along the boundary; this can be secured at reserved matters.
- 7.30 The height of any of the proposed dwellings will unlikely be a problem from visual grounds, as the houses along Main Street are all two storey and it is unlikely anything taller would be permitted on this application site as it would likely cause residential amenity concerns.
- 7.31 The Council's Tree Officer has carefully considered the impact on the trees along Main Street and has concluded there will be no detrimental impact.
- 7.32 Private views are not a material consideration and hold no weight in the determination of this application. It is also unlikely that much of the development will be viable from the PRoW as the existing trees will block close views of the site and additional planting could be used to reduce longer distance views.
- 7.33 The proposal is considered to comply with ENV2 of the East Cambridgeshire adopted Local Plan April 2015 and LP22 of the Submitted Local Plan 2017.
- 7.34 Historic Environment
- 7.35 It is accepted that Main Street is a historical lane that has not been altered dramatically and does remain a traditional lane rather than a modern street. While it is not in itself a historical asset, its historical style is of importance. However, it should be noted that the addition of one relatively small passing bay will not detrimentally affect the overall character of the street. In addition the public benefit from the provision of 6 dwellings would outweigh the minor harm to the character of the area.

- 7.36 In connection with a concern raised by neighbours; it is accepted that older houses do not have foundations and that large vehicles might cause vibration. However, if this traffic was on the public highway the same could be caused by large farm vehicles. This is not considered to be a reasonable objection to withhold planning permission.
- 7.37 Residential Amenity
- 7.38 The proposal is a very low density scheme it should therefore be possible to design the 6 dwellings to ensure there is no detrimental overlooking, loss of light or overbearing impact to both existing and the proposed dwellings. The proposal will also need to comply with the requirements of the Design Guide.
- 7.39 It is understood that the development might cause some disturbance to residents and with a single width lane there is a reasonable concern that large vehicles might block the highway. However, conditions can be added to ensure that the developer has to provide a Construction Environmental Management Plan (CEMP) and keep construction work within set socially acceptable time periods.
- 7.40 It should be noted at this stage that construction traffic is more likely to use Main Street, then coming off Haddenham Road due to the 60 mph speed limit of this road. However, it will be for the CEMP to demonstrate that the safest reasonable option has been pursued.
- 7.41 The CEMP also needs to demonstrate that there will be no floodlighting, unless absolutely necessary for health and safety reasons in order to further protect residential amenity.
- 7.42 With the demolition of a barn being required and the developer's own report suggesting additional surveys during construction; it is considered advisable to add the Authority's standard contamination conditions on.
- 7.43 Proposal is considered to comply with policies ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015 and LP22 and LP26 of the Submitted Local Plan 2017.
- 7.44 Ecology
- 7.45 With Ecology concerns raised during the determination of this application, the developer provided an additional biodiversity survey carried out on the 7 August 2018 in order to update those carried out in 2017. The ecologist stated there was no evidence of badgers, barn owls or bats using the site and the site is not suitable for reptiles or nesting birds.
- 7.46 The loss of some trees to form the entrance to the site is considered to cause negligible harm to biodiversity.
- 7.47 The provision of landscaping at reserved matters and a condition to provide biodiversity enhancement should ensure that the proposal adds to biodiversity rather than harming it. It is expected that the biodiversity enhancement measures

will include nectar rich planting, native hedges, hedgehog holes in fences and a range of bird/bat boxes.

- 7.48 The proposal is considered to comply with ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the Submitted Local Plan 2017.
- 7.49 Flood Risk and Drainage
- 7.50 The site is in Floodzone 1, which is where development should be located.
- 7.51 In order to ensure that the proposal does not have any detrimental impact on surface water or water quality, conditions will need to be added to ensure that water is dealt with in appropriate manner.
- 7.52 Road water is matter for the Local Highways Authority and any road improvements would need to manage water run off. A condition should be added to ensure that the residential development does not drain onto the public highway.
- 7.53 The proposal is in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017
- 7.54 Other Material Matters
- 7.55 With the proposal being for self build units no Community Infrastructure Levy (CIL) money will be raised either for the District or Parish Council, but this is no different to any other single dwelling built as a self build project. The lack of CIL money does not weigh against the application.
- 7.56 With the size of the scheme it is considered reasonable to require energy improvements above building standards to ensure the proposal meets with the requirements of sustainable development in accordance with policies ENV4 of the East Cambridgeshire Local Plan 2015 and LP23 and LP24 of the Submitted Local Plan 2017.
- 7.57 RECAP guidance does not stop the Authority collecting waste/recycling by going onto private land; it in fact allows the collecting Authority to go 25m (for normal household sized bins) onto private property to collect bins. The proposed access will allow bins to be stored relatively close to the public highway, though it will be expected at reserved matters stage for an appropriate sized turning head to be provided to an adoptable standard.
- 7.58 Planning Balance
- 7.59 The Council is not able to demonstrate a continuous five year land supply. This means that a decision must be based on whether there is any significant and demonstrable harm that outweighs the benefits of the proposal. The lack of a five year land supply has a substantial and detrimental impact upon social and economic sustainability in an area, as there are limited homes for a workforce to occupy.

- 7.60 In terms of delivering a personal choice of high quality homes, there is no reason that the site could not be delivered within the next five year period making a contribution to the District's housing land supply which would be a benefit to which considerable weight should be given.
- 7.61 The Council has a register (for those seeking a plot) in accordance with legislation (The self-build and custom housebuilding act 2015) and has to provide land for those people seeking to build their own home. The proposal provides self-build homes to meet this need.
- 7.62 The negatives of the proposal are that it is outside (though adjacent to) the village framework and while the proposal is only for six dwellings this is a relatively large development for such a small village. The creation of back land development does go against the character of development along Main Street but this is mitigated against by the removal of the modern barn and existing built form on the site.
- 7.63 The provision of a passing bay is considered to be a neutral impact, as while it is being offered it is not fundamentally needed and will lead to some change to the character of Main Street.
- 7.64 The proposal is considered to meet the requirements of sustainable development as defined with the NPPF, specifically paragraph 78.
- 7.65 On balance this application is recommended for approval, as subject to conditions the benefits outweigh the identified harm.
- 8.0 **APPENDICES**
- 8.1 Appendix 1 – Recommended conditions

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
18/00840/OUT	Andrew Phillips Room No. 011 The Grange	Andrew Phillips Planning Team Leader
17/01559/OUT	Ely	01353 665555 andrew.phillips@ea stcambs.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 - 18/00840/OUT Conditions

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

Plan Reference	Version No	Date Received
Location Plan		18th June 2018
6500-SK-002	C	7th August 2018

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason: The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 Prior to or as part of the reserved matters application, an energy and sustainability strategy for that plot, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 4 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015 and LP23 and LP24 of the Submitted Local Plan 2017. This condition is pre-commencement as some of the measures may be below ground level.
- 5 Prior to first occupation of a plot 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 that plot of the hereby approved development and thereafter maintained in perpetuity.
- 5 Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015 and LP28, LP22 and LP30 of the Submitted Local Plan 2017.
- 6 No development shall take place until a scheme to dispose of surface and foul water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation to which the scheme relates to.

- 6 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015 and LP22 and LP25 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted and the details need to be agreed before construction begins.
- 7 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
- 7 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015 and LP27 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 8 The development hereby permitted consists of solely self-build dwellings as defined in the Custom Housebuilding Act 2015.
- 8 Reason: The applicant has requested that the development be undertaken in a phased manner for the purposes of CIL and the application has been determined on this basis.
- 9 Prior to first occupation of any dwelling the passing bay as shown on Section B of drawing number 6500-SK-002 Rev C shall be constructed to Cambridgeshire County Council specification.
- 9 Reason: To ensure that the highways end appearance is acceptable and to prevent the roads being left in a poor/unstable state, in accordance with policies COM7 and ENV2 of the East Cambridgeshire adopted Local Plan April 2015 and LP17 and LP22 of the Submitted Local Plan 2017. This is a Grampian condition, as the land in question is controlled by the Local Highways Authority.
- 10 The access and all hardstanding within the site shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway and retained in perpetuity.
- 10 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015 and LP17, LP22 and LP30 of the Submitted Local Plan 2017.
- 11 The access shall be built in accordance with drawing number 6500-SK-002 Rev C prior to first occupation of any dwelling.
- 11 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.
- 12 The first reserved matters application shall provide details of the entire road layout for all 6 plots.

- 12 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015 and LP17 of the Submitted Local Plan 2017.
- 13 No development 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 has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative shall be installed and completed in accordance with the approved details prior to the occupation of any part of the development.
- 13 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to permission being granted, however, the information is needed prior to commencement in order to ensure that the necessary infrastructure is able to be provided.
- 14 Prior to any work commencing on the site a Construction Environmental Management Plan (CEMP) shall be submitted to and agreed in writing with the Local Planning Authority regarding mitigation measures for noise, dust and lighting during the construction phase. These shall include, but not be limited to, other aspects such as access points for deliveries and site vehicles, and proposed phasing/timescales of development etc. The CEMP shall be adhered to at all times during all phases.
- 14 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 15 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours 08:00 - 18:00 each day Monday-Friday, 08:00- 13:00 Saturdays and none on Sundays or Bank Holidays/Public Holidays.
- 15 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015 and LP22 of the Submitted Local Plan 2017.
- 16 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.

- 16 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 and LP26 of the Submitted Local Plan 2017. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 17 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported to the Local Planning Authority within 48 hours. No further works shall take place until an investigation and risk assessment has been undertaken and submitted to and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 17 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 and LP26 of the Submitted Local Plan 2017.