

22/00472/RMM

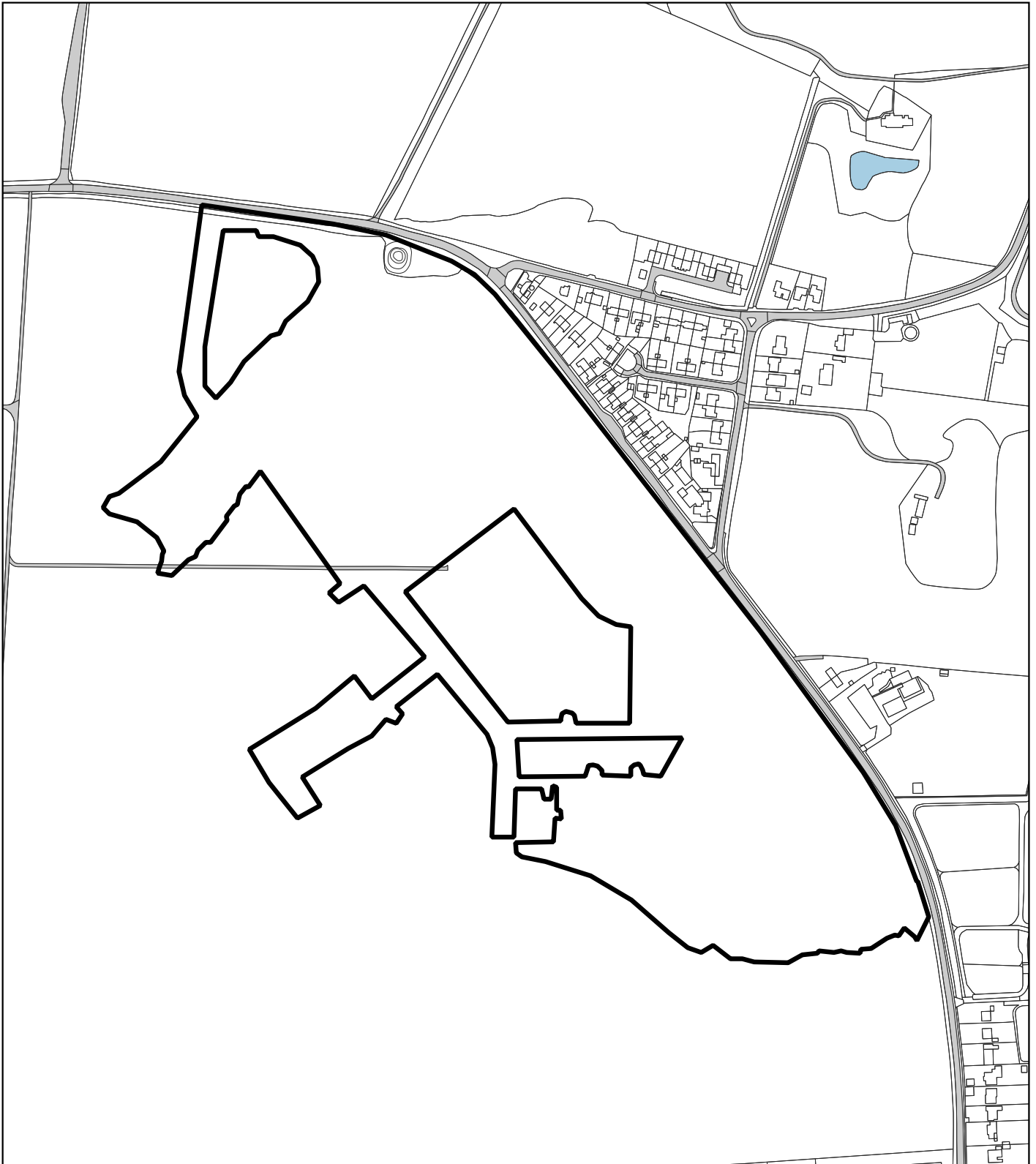
Phase 1B (First Residential Phase)
Kennett Garden Village
Land Southwest Of 98 To 138 Station Road
Kennett
Suffolk

Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 328no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village

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=RAMNO7GGFTN00>





22/00472/RMM

Phase 1B (First Residential
Phase)
Kennett Garden Village
Land Southwest Of 98 To 138
Station Road
Kennett



East Cambridgeshire
District Council

Date: 17/01/2023
Scale: 1:5,000



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22/00472/RMM Committee Report

Reference No: 22/00472/RMM

Proposal: Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct 328no. one, two, three and four bedroom dwellings, 15no. plots for self-build and custom housing, CLT office, associated infrastructure and public open space as the first phase of the residential development at Kennett Garden Village

Site Address: Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest Of 98 To 138 Station Road Kennett Suffolk

Applicant: Bellway Homes Limited (Eastern Counties)

Case Officer: Anne James Planning Consultant

Parish: Kennett

Ward: Fordham And Isleham

Ward Councillor/s: Julia Huffer
Joshua Schumann

Date Received: 5 May 2022

Expiry Date: 28th February 2023

Report Number X145

1.0 **RECOMMENDATION**

1.1 Members are recommended to APPROVE, subject to the recommended conditions below; to resolving the technical conflict with condition 24 of the outline planning permission relating to highways being to an adoptable standard and subject to the applicant agreeing any necessary extensions to the statutory determination period to achieve this. A summary of the conditions is listed below and can be read in full on the attached Appendix 1.

1. Approved Plans
2. Time Limit
3. Village Square/Village pond
4. Foul water
5. External surfaces
6. Boundary Treatment
7. CLT Building
8. Landscaping
9. Security of apartment blocks
10. Highways – binder course
11. Highways – Gates, fences and walls
12. Highways – manoeuvring of vehicles

- 13. Highways - Visibility splays
- 14. Sustainability Statement
- 15. Details of noise mitigation

2.0 SUMMARY OF APPLICATION

- 2.1 The application to be considered by Committee represents the reserved matters application for Phase 1b of the outline planning application 18/00752/ESO in respect of a Sustainable 'Garden Village' extension to Kennett, which was considered by the Council on 24th April 2019. The outline application comprised a residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping.
- 2.2 Phase 1b represents the second phase of development for Kennett Garden Village and comprises:
- 328 dwellings (25% M4(2) compliant) and (93 of which would be affordable)
 - 15 self-build plots
 - CLT office
 - Associated secondary and tertiary roads
 - Car parking
 - Green Infrastructure and POS
 - Bus Stops
 - Play areas
 - Refuse and cycle storage
 - SUDS
- 2.3 This phase centres around a number of residential character areas located within the eastern boundary and southern edge of the site. These have been named in the outline application as Pippin Green, the Village Core/Village Centre and Perry Green. For the purposes of consistency, the names of these character areas have been retained.
- 2.4 The affordable component within this phase of the development, would comprise 93 affordable units, with an accommodation mix of 1, 2, 3 and 4 bedroom properties ranging from apartments (2.5 storeys) and 2 storey dwellinghouses. 30 of the affordable units would be managed by the Kennett Community Land Trust (KCLT) and a registered provider (RP) would manage 54 units. The tenure would be 100k, affordable rented and shared ownership and a breakdown is provided below :

AFFORDABLE			
HA 100K Homes			
Halstead	635	1B	9
CLT			
Rented			
Halstead	635	1B	2
Baker	876	2B	10
Tillman	1,026	3B	6
AF46	1,156	4B	2
Shared			
Halstead	635	1B	1
Baker	876	2B	5
Tillman	1,026	3B	3
AF46	1,156	4B	1
CLT TOTAL			30
RP Disposal AH			
Rented			
Newsam	554	1B	9
Newsam	763	2B	9
Halstead	635	1B	6
Coiner	876	2B	10
Tillman	1,026	3B	12
AF46	1,156	4B	2
Shared			
Tillman	1,026	3B	6
RPD TOTAL			54
HA TOTAL			93

2.5 The following documents have been submitted with the application, namely:

- Arboricultural Impact Assessment
- Biodiversity Management & Monitoring Summary
- Connectivity Strategy
- Drainage Strategy
- Ecological Impact Assessment
- Flood Risk Assessment
- Green Infrastructure Strategy
- Housing Mix Statement
- Noise Management and Mitigation Scheme
- Planning Statement
- Statement of Community Involvement
- Site-wide Biodiversity Strategy
- Sustainability Statement

2.6 A number of amendments have been made to the scheme to address issues raised by the KCLT, Kennett Parish Council, the Cambridgeshire Quality Review Panel and technical consultees with regard to highway, layout, landscaping, secured by design and drainage issues. A number of revisions have also been required to bring the scheme into compliance with the Design Code approved at outline and relate to design, appearance and materials proposed on specific character areas. The

services of Urban Design consultants, Place Services have been sought in this regard.

2.7 The application is being considered by Committee due to the size and scale of the development and as a matter of public interest.

2.8 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

18/00752/ESO	Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping.	Approved	24.04.2019
18/00752/DISA	Discharge of condition	Discharge d	15.09.22
18/00752/NMAA	Non material amendment to previously approved 18/00949/ESO for Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping	Approved	22.11.2022
22/00471/RMM	Reserved matters pursuant to outline planning permission 18/00752/ESO, to construct Phase 1A Perimeter Road	Approved	08.12.2022
18/00752/DISB	Discharge of Condition 17 (Archaeology)	Pending	

18/00752/DISC	Discharge of Condition 45 (Heritage Management Strategy)	Pending	
18/00752/DISD	Discharge of Condition 18 (CEMPT)	Pending	
18/00752/DISE	Discharge of Condition 26 (Management of streets)	Pending	
18/00752/DISF	Discharge of Condition 15 (Waste Management)	Pending	
18/00752/DISG	Discharge of Condition 19 – (Land Contamination)	Discharge d	04.01.2023
18/00752/DISH	Discharge of Condition 46 (Location and Specification of Bus Stops)	Pending	

4.0 **THE SITE AND ITS ENVIRONMENT**

- 4.1 The whole of the Kennett Garden Village application site comprises an irregular shaped area of arable land measuring 40 hectares (99 acres) which falls within a similar character area of open large scale geometric arable farmland.
- 4.2 The site abuts Dane Hill Road to the north with Station Road abutting its eastern boundary which is bounded by a mature hedgerow. To the south of the site is an industrial estate and beyond this is Kennett Railway Station. The A14 runs in parallel with the railway line also to the south. Open farmland abuts its western edge. Kennett Village comprises sporadic groups of housing along the Station Road boundary.
- 4.3 There are no buildings on the site which is relatively level with a fall of approximately 4m from east to west. The Howe Hill Tumulus Scheduled Ancient Monument (SAM) is located to the north-east of the site and this mound is screened by trees which are growing on and around the SAM.
- 4.4 The settlements of Kentford lies 500m (1640ft) to the south-east of the site with Red Lodge 2km (1.242 miles) to the north-east and Newmarket 6km (3.72 miles) to the south-west of the site.
- 4.5 The site lies within Flood Zone 1.

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.

Kennett Community Land Trust – 20th May 2022

Kennett Community Land Trust (KCLT) wish to comment on the following. Reference to the hedge along Station Road remaining in place on the following documents: •

Biodiversity, Ecological Assessment – o Pg 22, Para 4.19. Reference to removal of Station Road Hedge o Pg 30, Para 4.59. Reference to gaps in retained hedge. • Green Infrastructure Strategy – Pg 34, Table 4. Reference to retained native hedgerows on the eastern boundary which is adjacent to Station Road Reference to 3 Storey Apartment Blocks being constructed on the following documents: • Design and Access Statement 1348712 o Page 19, Para 3.10 Reference to “up to 3 storey apartments” o Page 26- “Building for a healthy life assessment” – Section 7 – “Creating well defined streets” – Third paragraph - " to 2.5 – 3 storey apartments.” • Apartment Block Plans o 22-3111-158 A SOMERVILLE - PLOTS 122-132, 136-146, 83-93. This is a 3 Storey Apartment Block o 22-3111-082 B NEWSHAM - PLOTS 153-164. This is a 3 Storey Apartment Block In the approved planning document that were submitted in the Outline Planning Permission there were the following references: • Outline Planning Permission Design Code o Page 28 under Planting and Wildlife Strategy bullet stating “Existing trees along Station Road should be retained, while in order to keep the village green an open and welcoming place, the existing hedgerows along Station Road should be removed. No continuous hedgerows should be proposed along the edges to enclose the Village Green” o Page 35 under Size/Character and Form bullet stating “Continuous hedgerows should be removed along Station Road to create a open and safe environment” o Page 97 under Plot Layout Principles, No 7 stating “The building should be no taller than 2.5 storeys with a maximum height of 12m from existing ground level, measured to the ridge of a pitched roof, although alternative roof forms will be permissible”. • Outline Planning Permission Design and Access Statement o Page 113 under 8.4 Building Heights stating “The plan allows for the provision of residential and mixed-use buildings ranging from one to two and a half storeys in height ...” o Page 113 under 8.4 Building Heights stating under the definition for Mixed Use “Mixed Use & Care home/sheltered housing: Up to 2.5 storeys (Up to 12.5m ridge height from existing ground level +/- 0.5m)” Kennett CLT (KCLT) were involved in reviewing the RMA documents that Bellway submitted to ECDC Planning Department. Both of these issues were raised with Bellway during that document review but we note that they were submitted anyway as they still appear in the RMA documents. Hedge on Station Road According to the documents listed above, Bellway are intending to leave a large proportion of the existing hedge along Station Road in place. It is important to note that KCLT have asked Bellway to leave the complete hedge in place during construction to act as a screen for residents who live opposite the proposed development. Bellway have agreed to do this. However KCLT have specifically asked Bellway to remove the existing hedge along Station Road after completion of phase 1 for the following reasons: • The Design Code approved in the Outline Planning Permission specifically states that it should be removed in its entirety. This Design Code was developed in direct collaboration with KCLT. • Despite the assertion by Bellway’s Ecology Consultants that some the hedge should be retained for biodiversity reasons, our own ecology expert on the CLT Board who lives opposite the proposed development is adamant that the hedge has been poorly maintained over many years, large parts of it are dead or dying and it is infested with rats. • From discussions direct with Bellway and looking at their KGV update sent to all villagers in May 22, it appears that they wish to retain the so called “hedgerow” from the Village Sign at the junction of Station and Dane Hill roads northwards to the northern roundabout of the development. Our Ecology expert defines this section as “a former hedge choked and engulfed with Ivy (no other species in the ‘hedge’), and the majority of trees in it are Elm which are either choked or being killed by Ivy”. As KCLT will be responsible for the maintenance

of the estate and this so called “hedgerow”, we are not willing to retain it and recommend it is removed after phase 1 is complete with the remainder of the hedge on Station Road. • KCLT are very keen not to create an artificial barrier between the original village and the new development otherwise we could create a “them and us” situation. This is equally strongly supported by the Parish Council who we work closely with (Two KCLT Trustees are also Parish Councillors). Building Heights In 2016 when KCLT was formed, the Trustee Board drew up a number of key aspirations for the new development. One of those aspirations, endorsed by the CLT membership, was to ensure we had no buildings over 2.5 storeys high. This is why it was enshrined into the Design Code in the way that it was. The Design and Access Statement, also submitted and approved during outline planning, further defined the building height restriction to 2.5 storeys AND no more than 12.5m to the ridge height from existing ground level for mixed buildings such as apartment blocks. Having discussed this with Bellway during our own RMA review process, they stuck to the view that as long as the ridge was below 12.5m, they would meet the restricted height requirement. In other words they interpreted the restriction as 2.5 storeys OR less than 12.5m rather than 2.5 storeys AND less than 12.5m. From the KCLT perspective we have been clear from the start that no more than 2.5 storeys was the standard and that was agreed and enshrined into the Design Code by the membership. It will be very obvious to Kennett CLT members that some of these apartment blocks as submitted (all Somerville Plots and Newsham Plots 153 - 164 (referenced above) are 3 storeys high as they are right in the village centre. To KCLT, it is a blatant abrogation of our founding aspirations and we would prefer to see 2.5 storeys used such as 22-3111-081 A NEWSHAM V1 - PLOTS 147-152 which comply with the spirit and the letter of both the Design Code and Design and Access Statement approved in the outline planning permission.

Trustee of KCLT - undated but received on 24th May 2022

Endorses the views of the KCLT Chairman’s letter dated 20th May 2022.

Kennett Parish Council - 12 July 2022

Kennett Parish Council (KPC) would like to record that it has previously objected to the original outline planning application and the principle reasons stated at the time of this objection still remain.

With the outline application now approved KPC, upon reviewing the documentation, would like to make the following comments for consideration from a neutral position In relation to the Highways infrastructure to support the development KPC;

- Would like to question the requirement for a roundabout to be situated midway along the new perimeter road. To our knowledge there are no further plans to extend this development and therefore other than restricting speed we feel a junction would be adequate with road calming mitigations in the highway elsewhere along the route preferable.

- Welcomes the delivery of wider highway infrastructure in Kennett Parish to support the increased traffic as a result of the development. The roundabout at the Bell Pub junction and road calming along Station Road are extremely important

In relation to Green Infrastructure to support the development KPC;

- Welcomes the provision of tree planting across the site and retainment of existing tree stock where practicable

- Would request further and careful consideration of the boundary treatment

along Station Road. Whilst the principles of support exist for removing the hedgerow there are concerns over the style and maturity of replacement.

(i) A formal hedge would not be appropriate, KPC would like to see a wider swath of native greenery with strategic break points to integrate the new and old village whilst maintaining an informal buffer zone to assist with pollution absorption from Station Road

(ii) Request to further condition specification of planting. We are very keen to establish this boundary quickly and avoid small whip planting housed in protective cones. KPC have already expressed an interest in potentially contributing to a better standard of planting maturity from what the developer might be able to offer.

- Has some reservations over retainment of water within the village pond. The specification of construction should be keenly scrutinised to ensure this feature is capable of holding water all year around. Can provision be made to capture surface runoff from streets/driveways? Can this be held in SUDS if surplus during the winter period ?

- Has some reservations/suggestions that the tarmac pathways around the main open spaces should be less formal and constructed of resin bound product or Hoggin. They are also easier to maintain and more informal.

- Would like to see minimal formalised planting, for example, the proposal of a herb garden. Such planting is notoriously labour intensive and has a high maintenance cost attached. Our current climate emergency demands areas to be equally biodiverse inside the development as it is on the margins.

In relation to the housing KPC;

- Would like to seek assurances of a maximum height across the development of 2.5 storeys as set out in the Outline Planning consent. It is noted that some plots within Somerville and Newsham are mentioned as being 3 storey.

- Question the suitability of materials used on the driveways. Are these materials permeable? Preferable to have natural water dispersal than run off into the surrounding drainage system.

Sunnica proposal;

Whilst this is separate to the application KPC wishes to draw East Cambs and Bellway's attention to this proposal. The current remodelling of this scheme brings closer the major plant towards the development in form of the battery units west of the A11. Whilst west of the A11 this is still close geographically to the development site with the area between having panels. The battery facility does have associated safety risks attached and any such incident at the plant will directly affect the residential properties, which will be the closest to the proposed site. We urge East Cambs and Bellway to continue to give the application due diligence and make comment as appropriate in relation and consideration to KGV

Ward Councillors - No Comments Received

Local Authorities

Kentford Parish Council - No Comments Received

Mildenhall Parish Council - No Comments Received

Moulton Parish Council - No Comments Received

Newmarket Town Council - 17 November 2022

In that response Council stated that Newmarket's infrastructure and facilities would be greatly impacted by this substantial development just over the county border and that within the Section 106 agreement for the application, provision to recognise and mitigate this should be made.

Newmarket is Kennett's closest town and we know that a large amount of the current population regularly visits the town for many differing purposes. We would expect the same from the population of this new major development.

17th May 2022

The Committee of Newmarket Town Council noted that this development would place a further burden on the already over- stretched infrastructure of the neighbouring Town of Newmarket and therefore seeks a significant contribution for support from the developers to improve the infrastructure

Red Lodge Parish Council 30 November 2022

agreed to a No Comment on planning application 22/00472/RMM.

Suffolk County Council Highways - 16 June 2022

Suffolk County Council notes the very detailed consultation response provided by Cambridgeshire County Council, as the Highway Authority, dated 7 May 2022 and concur with the Authority's summary. We do not wish to submit any additional comments

West Suffolk District Council - 13 December 2022

Red Lodge Parish Council agreed to a No Comment on planning application 22/00472/RMM.

Outside Bodies/Statutory Undertakers

Anglian Water Services Ltd – 4th November 2022

No objection subject to appropriate condition.

13 September 2022

Thank you for your email re-consultation for the above reserved matters application.

The amendment plans submitted with the reserved matters application are not drainage related and therefore we have no additional comments to add to our previous response. As per our previous response We have reviewed the applicant's submitted foul drainage strategy documentation and consider that the impact on the public foul sewerage network has not been adequately addressed at this stage. Whilst we note that the phase of the development will discharge into the wider development, to make an accurate network capacity assessment, we require a plan showing the final discharge point of the entire development site. Please do not hesitate to reconsult Anglian Water for the drainage related matters.

British Horse Society – 27th May 2022

Active Travel includes the equestrian user. This development has omitted to include equestrian PROW within the design, and thus the PROW network in the locality used by local equestrians has not been considered. The development accommodates many active travel strands, but is discriminatory to the equestrian. The British Horse Society representatives have been active regarding discussions about provision within the development - and are rather surprised that design elements discussed, and in principal agreed, have been omitted in the final design

Cadent Gas Ltd - No Comments Received

C P R E - No Comments Received

Civil Aviation Authority - No Comments Received

Defence Infrastructure Organisation Safeguarding (Wind Turb) - 25 October 2022 - no safeguarding objections to this proposal.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the Ministry of Defence (MOD) as a consultee in UK planning and energy consenting systems to ensure that development does not compromise or degrade the operation of defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites or training resources such as the Military Low Flying System.

The application site occupies the statutory safeguarding zone(s) surrounding RAF Mildenhall. In particular, the aerodrome height and birdstrike safeguarding zones surrounding the aerodrome and is approx. 8.75km from the centre of the airfield. After reviewing the application documents.

The MOD must emphasise that the advice provided within this letter is in response to the data and/or information detailed above/in the developer's letter/document titled Design and Access Statement dated 20/04/2022. Any variation of the parameters (which include the location, dimensions, form, and finishing materials) detailed may significantly alter how the development relates to MOD safeguarding requirements and cause adverse impacts to safeguarded defence assets or capabilities. In the event that any amendment, whether considered material or not by the determining authority, is submitted for approval, the MOD should be consulted and provided with adequate time to carry out assessments and provide a formal response

Environment Agency - 6 December 2022 – no objection

We have reviewed the additional information and can confirm that we are happy with Anglian Water's proposed Planning Condition. We are therefore able to withdraw our objection, provided this condition is included on any planning permission. We hope this information is of assistance. If you have any queries, please do not hesitate to contact us.

6 October 2022 - objects

We have inspected the application as submitted and are raising a holding objection due to lack of information related to the foul water strategy at the site.

We have been informed by Anglia Water Services (AWS) that foul water will now be sent to the Tuddenham Water Recycling Centre (WRC) and are informed that there could be capacity issues at this WRC. The applicant will need to work with AWS and set out how this matter will be dealt with. Further information is provided below.

Waste Water

We have concerns regarding the lack of, and conflicting, information supplied by the applicant regarding the provision of foul drainage to serve this development phase and the wider site. Plans appear to have changed significantly since we agreed that connection into the Newmarket WRC catchment was acceptable. As such we do not consider that the applicant has supplied adequate information to demonstrate compliance with Local Plan Policy CC/7, 'Water Quality'.

27 May 2022

We have reviewed the information submitted and have no comments to add to those we made at outline stage.

Historic England - 16 September 2022

No comments to make. Suggest the Council speaks the advice of its specialist officer.

National Air Traffic Services Ltd - 18 November 2022

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

- 14 September 2022 - does not conflict with our safeguarding criteria

The proposed development has been examined from a technical safeguarding aspect. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

- 10 May 2022

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

NHS England – 9th December 2022

I am aware that this planning application consultation has long since closed but we had only been made aware recently that the local Integrated Care Board do not want to pursue mitigation. They have contacted us and asked us if we would like to look at mitigation for a practice in our boundary. We have a surgery in close proximity to the development across the border in Red Lodge that looks like being the most likely primary care service impacted by the development.

With this in mind we would be grateful if we could have a meeting with you to discuss the process of us requesting mitigation either through S106 or CIL please?

National Highways - 8 December 2022

We have reviewed the amended plans and we have no further comments to add to our no objection issued on 15th September 2022

15 September 2022 offer no objection

24 May 2022 - Offers no objection

National Trust - No Comments Received

Natural England - 13 December 2022

Natural England has previously commented on this proposal and made comments to the authority in our response dated 23 May 2022. Reference number 392872.

The advice provided in our previous response applies equally to this amendment. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

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.

Natural England - 21 September 2022 – no objection

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 23 May 2022 Reference number 392872.

The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

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.

Natural England - 24 May 2022 – No objection

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Network Rail - No Comments Received

Planning Casework Unit - No Comments Received

Ramblers Association South - No Comments Received

Rural Development Service - No Comments Received

Sport England - No Comments Received

Suffolk Preservation Society - No Comments Received

UK Power Networks - No Comments Received

County

Archaeology - No Comments Received

Asset Information Definitive Map Team – 29th November 2022

The Definitive Map Team added a holding objection until a connectivity strategy to enhance existing or the creation of new links to the existing public right of way network shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development in each relevant phase.

30 May 2022

Condition 43 of the outline planning permission 18/00752/ESO stated that a connectivity strategy to enhance existing or the creation of new links to the existing public right of way network shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development in each relevant phase. There does not appear to be any detail on the connectivity strategy and treatment of public rights of way for this application and therefore I am putting in a holding objection until further detail for public rights of way is submitted.

There appears to be a perimeter route on the landscape masterplan, ideally the perimeter route should carry public bridleway status to ensure that the maximum number of non-motorised users (walkers, cyclists and equestrians) are able to make use of the new green infrastructure. A perimeter bridleway should be a minimum of 6 metres wide comprised of a 3-metre surfaced route for walking and cycling contiguous with 3 metres of natural surface to accommodate equestrians.

This will ensure that the development is in line with paragraph 98 of the National Planning Policy Framework where developments should enhance public rights of way and access, including taking opportunities to provide better facilities for users. The number of rights of way around the development area, most particularly bridleways, is low. This development is an opportunity to enhance the public rights of way network in the area to ensure a successful, sustainable development and help mitigate the impacts of the development.

Design Out Crime Officers - 24 November 2022

I have read the documents in relation to crime, disorder, and vulnerability to crime, I refer to previous comments 19th June 2018, 18th May 22 and 22nd September 22 the comments raised within these responses still stand.

There is no specific section in the Design and Access or Planning statements relating to security or crime prevention measures but there is mention on Page 34 DAS point (7.1.8) Safer Places - Design Code whilst you have considered safer places, this document hasn't been updated for a few years although the 7 attributes are still current in relation to crime prevention and community safety. NPPF Para. 130f which states: - "Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Lighting - It would be good to see an External lighting plan (adoptable and private)

Parking courts - for the retirement village should be lit by columns to BS 5489:1 2020.

1.2m fences between some of the properties on the development, I would recommend that 1.5m fences be installed with a 300mm trellis. This offers visibility whilst providing occupants with their own protected and private space.

Education - No Comments Received

Growth & Development - No Comments Received

Fire And Rescue Service – 6th October – No objection

Fire Hydrants required.

Highways Transport Team - No Comments Received

Local Highways Authority – 16th January 2023

The latest submission has not addressed my previous comments dated 24th November 2022 so I cannot provide any assurance that the internal roads will be adopted by CCC as they do not fully comply with the authority's adoptable standards. That being said, I do not object to the application. While there are shortcomings in road layout, they are unlikely sufficient to substantiate an objection. I would also highlight that in prior revisions, the majority of my comments have been addressed, particularly those which carry greatest risk for harm. In dialogue with the applicant, it is clear that they are intending to make the necessary changes to the proposals to bring the roads up to CCC's adoptable standard. Should this application be permitted, the changes will be formalised at a future point (but prior to construction of the impacted areas) with a Section 73 planning application. While I am confident that these changes can be accommodated with relative ease, I cannot speak for the wider planning considerations and the applicant is aware of the risks. Should the LPA be minded to grant planning permission, then I recommend the following Conditions and Informative be appended

25 November 2022

Summary - Should the applicant wish for internal roads to be adoptable, then a revised submission is required.

If the applicant is content for internal roads to remain private, then please let me know so that I can recommend appropriate conditions.

Lead Local Flood Authority - 29 November 2022 – No objection

Having reviewed the revised documentation we can confirm that the LLFA has no further comments beyond those set down in our response of 16 November 2022 (ref: 201108334). As such, as Lead Local Flood Authority (LLFA) we have no objection to the proposed reserved matters application.

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving, and infiltration basins.

The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. The use of infiltration basins is also supported by the LLFA as they are able to provide volumes for attenuation, as well as surface water treatment, increased biodiversity, and amenity value. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

This reserved matters application has confirmed the layout, scale, size, and appearance for each of the drainage features within the proposed development.

- 16 November 2022

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

The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving, and infiltration basins.

The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse. The use of infiltration basins is also supported by the LLFA as they are able to provide volumes for attenuation, as well as surface water treatment, increased biodiversity, and amenity value.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

This reserved matters application has confirmed the layout, scale, size, and appearance for each of the drainage features within the proposed development.

- 14 October 2022

At present we maintain our objection to the grant of planning permission for the following reasons:

1. Hydraulic Calculations

- 6 June 2022

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

1. Hydraulic Calculations and Exceedance Flows

2. Additional Details

The details of the outfall from the site are currently unclear. The location, and properties of all outfalls from the site should be clearly shown on the submitted drainage layout, to enable the LLFA to assess the potential impacts on the receiving waters. Such details are required in order for the LLFA to support this application.

It is proposed that attenuation basins will be used throughout the site, and this is supported by the LLFA as they provide surface water treatment, amenity, and biodiversity benefits in addition to their attenuation capacity. However, the details of these basins have not been provided and so the LLFA is unable to assess the performance and safety of the features. It is therefore required that the dimensions, and cross sections of the proposed basins are provided in order for the LLFA to support this application.

Minerals And Waste Development Control Team - No Comments Received

Wildlife Trust - 16th January 2023 – no objection

I have reviewed the submitted Site Wide Biodiversity Strategy and have the following observations. The submitted Strategy (SCS, December 2022) covers the relevant issues and provides a sound basis for meeting the relevant planning conditions. The strategy is generally well thought out, sets appropriate objectives, and explains how the various measures will benefit specified and targeted species groups. Section 5 sets out the proposed management in the form of an “Environmental Management Plan”, and includes appropriate and standard landscape management prescriptions for the various habitats proposed on site. Section 6 outlines the broad approach to monitoring, but it would be helpful to set out a more detailed monitoring schedule with agreed targets for habitat and species to be approved post construction.

Two aspects of the ecological mitigation, namely provision of off-site mitigation for breeding farmland birds, and the agreement and signposting of off-site walking routes of short, medium and long distance, still require further details to be developed and submitted. These additional details will need to be legally secured through appropriate mechanisms, some of which are specified in the submitted biodiversity strategy.

District Council

Conservation Officer - No Comments Received

Environmental Health – 13th January 2023

I have read the Acoustician Letter dated 11th Jan 2023.

It would appear as though sound levels will be slightly reduced at the apartments as a result of them now being set further back from the relief road but the acoustician writes that *“We would recommend, however, that the mitigation measures proposed for the facades facing onto the road specified in our report previously, are maintained within the current design[...].”*

The acoustician advises that *“The amendments do not result in any houses closer to the relief road than we assessed previously and thus the mitigation measures specified within our previous report remain applicable.”*

My previous comments concerning the proposed mitigation were as follows -

“I have read the NIA dated March 2022.

I have no issues to raise with regard to sound levels in external amenity spaces.

With regard to internal sound levels the report advises that a number of plots (Figures 3 and 4 for the day and night-time periods respectively) will have noise levels which would be considered to be unacceptable with an open window. Habitable rooms within the identified properties (which have

windows opening onto the road) are proposed to have assisted ventilation provided. The report advises that this would allow the occupants to maintain windows closed should they choose, ensuring a satisfactory noise environment is maintained.

This is in line with national guidance and so I would not wish to raise any objections but I am aware that the LPA usually seek for internal sound levels to be achieved with a partially open window. As the initial permission was granted some time ago you may wish to discuss this element with me further which I'd be happy to do."

18 November 2022

There doesn't appear to be any additional acoustic information to comment on at this time and so my previous comments remain valid.

- 12 September 2022

There doesn't appear to be any additional acoustic information to comment on at this time and so my previous comments remain valid.

- 9 May 2022

This is related to 22/00471/RMM and has the same NIA submitted. My previous comments will also be applicable here, where I advised that -

"I have read the NIA dated March 2022.

I have no issues to raise with regard to sound levels in external amenity spaces.

With regard to internal sound levels the report advises that a number of plots (Figures 3 and 4 for the day and night-time periods respectively) will have noise levels which would be considered to be unacceptable with an open window. Habitable rooms within the identified properties (which have windows opening onto the road) are proposed to have assisted ventilation provided. The report advises that this would allow the occupants to maintain windows closed should they choose, ensuring a satisfactory noise environment is maintained.

This is in line with national guidance and so I would not wish to raise any objections but I am aware that the LPA usually seek for internal sound levels to be achieved with a partially open window. As the initial permission was granted some time ago you may wish to discuss this element with me further which I'd be happy to do."

Housing Section - 29 November 2022

Thank you for making us aware of amendments to the above application. From review we note the amendments do not make any changes to the affordable housing provision and therefore the Strategic Housing Team have no additional comments to make at this time.

- 26 September 2022

Thank you for informing us of the amendments to the above application. We note the addition of 4 additional plots to Phase1B bringing the total properties for this Phase to 328 which will lead to a reduction of the total number to be delivered in Phase 2.

The total number of affordable units to be delivered in this Phase remains the same - 93, securing affordable dwellings at 28.4% but we understand the shortfall will be secured on subsequent phases as originally proposed. The first phase also still meets the required tenure of 70% rented and 30% and the layout and clustering of properties remains as previously approved. The Strategic Housing Team is therefore happy to continue to support this application.

- 23 May 2022

The Strategic Housing Team supports the above application as it will deliver 30% affordable housing overall on site. I note that the first phase has secured 93 affordable dwellings at 28.7% but the shortfall in affordable housing delivery will be secured on subsequent phases. The first phase has met the required tenure of 70% rented and 30% shared ownership housing and the clustering in accordance with the approved s106 agreement.

This affordable housing mix proposed will meet the housing needs of those households in Kennett as well as helping to meet the Councils overall affordable housing need for the district.

Economic Development - No Comments Received

Strategic Planning - No Comments Received

Parks And Open Space - No Comments Received

ECDC Trees Team – ECDC Trees Team – 12th January 2023 – No objection

10 October 2022

Herbal Walk adjacent the parking area adjacent to plots 142-153 4x *Betula pendula* (Silver Birch) are shown overhanging the parking spots this will be unsuitable for their long term retention due to the large amounts of honey dew associated with this species combined with their seeds and pollen which are also problematic to cars parked in their vicinity, the honey dew and pollen stick to the cars making a mess and the seeds are known for blocking drainage holes and air vents it would be better to use a more ornamental species of tree in this location such as *Gleditsia triacanthos* (Honey Locust), *Acer buergerianum* (Trident Maple) or *Betula albosinensis* 'Fascination' (Upright Chinese Red Birch) for example.

Pippin Green is a missed opportunity not to have include any of the heritage Apple tree species in the orchard area. The raised planter area has some tree species planted round it that are likely to be problematic as they develop in size and maturity such as the *Carpinus betulus* (Hornbeam) which are a large species of tree that will develop a wide spreading crown likely to cause shading issues and *Prunus avium* (Wild Cherry) which is known for producing root suckers and vigorously self-seeding.

The village green includes a high proportion of *Prunus avium* (Wild Cherry) which is known for producing root suckers, surface roots and vigorously self-seeding, a better alternative native species could be *Prunus padus* (Bird Cherry) which doesn't self-seed to the same extent, does not produce root suckers and the roots develop below the surface so don't get impacted by the grass maintenance.

Perry Green is also a missed opportunity not to have included any of the heritage Apple tree species in the orchard area.

Tumulus Meadows also includes a high proportion of *Prunus avium* (Wild Cherry) which is known for producing root suckers, surface roots and vigorously self-seeding, a better alternative native species could be *Prunus padus* (Bird Cherry) which doesn't self-seed to the same extent, does not produce root suckers and the roots develop below the surface so don't get impacted by the grass maintenance. The attenuation area planting could include Willow trees that are native to the locality (Crack Willow, White Willow, Goat Willow, Grey Willow and common Osier) this would soften the man-made appearance of the pond. Guidance for the design of SUDS states that SUDS including attenuation ponds should look to create new habitats enhancing nature conservation and amenity space. The use of native Willow trees should be considered as part of the design as they have an important ecological role that relates to their affiliation with wetlands such as found in fenland areas. Willows have a high wildlife value, providing rich habitat and food for a diverse range of organisms. There is evidence of up to 450 species of insect associated with Willows. Willows aid fast stabilization of chemically degraded land surfaces and the re-establishment of a biologically active soil can be achieved using Willow species, which possess the major requirements for plant survival in environmentally disrupted areas such as development sites.

Tolerance of soil chemical contamination is an important requirement for survival in many situations and Willow trees' potential can be emphasized by the fact that, of the seven most important metal contaminants in soil, Willow has been reported to have tolerance to at least four (cadmium, copper, zinc, lead). Willows' ability to sequester heavy metals and other contaminants in their root systems, halting their circulation within the environment, can be of great practical use when dealing with water runoff. Willows' dense root system and high transpiration rates provide efficient control of soil water and high filtering capacity for pollutants, along with continuous growth of some species during the whole growing season, create an efficient dehydration plant that locks up the pollutants. The fast growth of willow can sequester more carbon than softwoods within a single growing season which could prove invaluable in the pursuit of being carbon neutral. The size of the tree can be easily managed by pollarding or coppicing. The cutting rotation cycle depends on species and growing conditions, and ranges from 3-5 years. Pollarding/Coppicing, minimizes wind damage, enhances branching appearance of willows and supports a higher density of breeding birds.

Station Road The use of *Malus 'Evereste'* (ornamental Crab Apple) and *Sorbus aucuparia 'Cardinal Royal'* (ornamental Mountain Ash) should be reconsidered as their locations will overhang the adjacent road which will be unsuitable for their long-term retention as these trees produce soft fruit (Crab apples, and berries) that can pose a skid risk for motorists.

As per previous comments The use of *Amelanchier arborea 'Robin Hill'* should be reconsidered where some of their locations overhang or are adjacent to parking

areas and footpaths as this is likely to be unsuitable for their long-term retention. These trees produce soft fruit (berries) that can pose a slip hazard as well as making a mess and attracting unwanted insects such as Wasps, Ants etc. The design heavily on three species of trees within the housing areas *Betula utilis* var. *jacquemontii* (13) and *Magnolia kobus* 'Isis' (22) and *Amelanchier arborea* "Robin Hill (11) equating to over 50% of the trees proposed, which seems an excessive reliance on three species of tree. I would prefer it if some of these could be replaced with alternative ornamental species as in some areas there is a defiant monoculture of tree species proposed which doesn't offer much protection against species specific disease or changes to the climate that may affect the suitability of these species in the long term. Something with a darker bark for a bit of contrast with the *Betula utilis* var. *jacquemontii* perhaps such as *Gleditsia triacanthos* possibly 'Draves Street Keeper' or *Liquidambar styraciflua* 'Slender Silhouette' for example and *Syringa reticulata* or *Cercidiphyllum japonicum* 'Boyd's Dwarf' as possible alternatives to some of the *Magnolia kobus* 'Isis' and *Hamamelis x intermedia* 'Jelena' (Witch Hazel 'Jelena') in exchange for some of the *Amelanchier arborea* "Robin Hill.

17 June 2022

The use of *Amelanchier arborea* "Robin Hill should be reconsidered as some their locations overhanging or are adjacent to parking areas and footpaths this is unsuitable for their long-term retention. These trees produce soft fruit (berries) that can pose a slip hazard as well as making a mess and attracting unwanted insects such as Wasps, Ants etc.

The design only uses 5 species of tree for larger sized planting opportunities 37.14% of which are *Betula utilis* var. *jacquemontii* (26) and *Magnolia kobus* 'Isis' (31) 44.28% 81.42% total which seems an excessive reliance on two species of tree. I would prefer it if some of these could be replaced with an alternative ornamental species as in some areas there is a defiant monoculture of tree species proposed which doesn't offer much protection against species specific disease or changes to the climate that may affect the suitability of these species in the long term. Something with a darker bark for a bit of contrast with the *Betula utilis* var. *jacquemontii* perhaps such as *Gleditsia triacanthos* possibly 'Draves Street Keeper' or *Liquidambar styraciflua* 'Slender Silhouette' for example and *Syringa reticulata* or *Cercidiphyllum japonicum* 'Boyd's Dwarf' as possible alternatives to some of the *Magnolia kobus* 'Isis'.

Generally the soft landscaping proposals are good.

Waste Strategy (ECDC) - 21 November 2022

Location: Phase 1B (First Residential Phase) Kennett Garden Village Land Southwest Of 98 To 138 Station Road Kennett

Reference: 22/00472/RMM

o No further information has been received on the provision of dropped kerbside at the bin stores in the Village Centre, in order for containers to be wheeled to the refuse and recycling vehicles, where they are accessible by adopted roads (e.g. plot 157 - 168, 136 - 141, 124 - 135, 142 - 153). Please see comments of 16 May 2022.

o Areas defined as 'adoptable block paved shared surface' will need to be constructed to a quality that should not be damaged from the regular use of the Council's refuse and recycling vehicles provided that they are adopted by the relevant authority (e.g. plots 239 - 234).

Waste Strategy (ECDC) - 16 May 2022

East Cambs District Council will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over long distances; the RECAP Waste Management Design Guide defines the maximum distance a resident should have to take a wheeled bin to the collection point as 30 metres (assuming a level smooth surface).

o Areas defined as 'adoptable block paved shared surface' will need to be constructed to a quality that not be damaged from the regular use of the Council's refuse and recycling vehicles provided that they are adopted by the relevant authority.

o The communal developments Newsham and Sommerville are accessed by a private drive which the Council will not access as previously mentioned. The distance between the bin store and the access for our vehicle (e.g. Newsham 165-168 and Sommerville 122-132) is too great a distance for the operatives to wheel out large Eurobins and carry sacks, and therefore waste will need to be presented at a collection point on the boundary with the public highway.

o There is no provision for the storage of waste and recycling for Newsham block HA's (153-164) waste. Please refer to RECAP Waste Management Design Guide.

Technical Officer Access - 19 May 2022

Shared surfaces need tactile paving for partially sighted users.

Shared surfaces are not preferred as it is not marked for the users, ie has no demarcation marked for paths and roads.

As a play area is included, consideration and design should include disabled users, impressive diagrams.

Pond with viewing platform and swales etc should be designed with consideration of children's safety in mind.

Good general lighting required.

5.2 A site notice was displayed near the site on 10 May 2022 and a press advert was published in the Cambridge Evening News on 19 May 2022.

5.3 Neighbours – 111 neighbouring properties were notified. No letters of representation have been received.

6.0 PLANNING POLICY CONTEXT

6.1 East Cambridgeshire Local Plan 2015

- GROWTH 2 Locational Strategy
- GROWTH 3 Infrastructure requirements
- GROWTH 4 Delivery of growth
- GROWTH 5 Presumption in favour of sustainable development
- GROWTH 6 Community-led development

- ENV1 Landscape and settlement character
- ENV2 Design
- ENV4 Energy efficiency and renewable energy in construction
- ENV7 Biodiversity and geology
- ENV8 Flood risk
- ENV9 Pollution
- ENV14 Sites of Archaeological interest
- COM5 Strategic Green Infrastructure
- COM7 Transport Impact

6.2 Supplementary Planning Documents

Contaminated Land
 Developer Contributions and Planning Obligations
 Community Led Development
 Design Guide
 Flood and Water
 Natural Environment
 Climate Change
 Self-Build

6.3 National Planning Policy Framework 2021 (NPPF)

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

6.4 Planning Practice Guidance (PPG) & National Design Guide (NDG)

Due regard has been had to the PPG and the NDG.

7.0 **PLANNING COMMENTS**

7.1 The key issues are considered to be:

- Principle of development;
- Residential Amenity;
- Visual Amenity;
- Highways and Access;
- Ecology and Biodiversity;
- Historic Environment;
- Drainage and Flood Risk;
- Other Issues.

7.2 Principle of Development

7.2.1 The starting point is whether the development proposed complies with the Development Plan considered as a whole. Legislation specifically requires the decision maker must have regard to the development plan and other material considerations and that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and (Section 38(6) of the Planning and Compulsory Purchase Act 2004). The Development Plan against which the application falls to be considered is the East Cambridgeshire Local Plan 2015.

7.2.2 Policy GROWTH 6 of the adopted Local Plan 2015 relates to Community Led Development where the Council will work “proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area”. The Community Led Development SPD sets out the Council’s planning policy approach and is aimed at local communities, parish council and landowners. Kennett Garden Village is a community-led development established by the Kennett Community Land Trust (KCLT), a Community Benefit Society with Charitable objectives in November 2016. The KCLT would have a long term stewardship role owning and managing homes, community facilities and land for both existing and future generations of the Kennett Garden Village. The perimeter road formed part of the overarching objectives of this development to alleviate traffic on Dane Hill Road and Station Road and comprised Phase 1a of the scheme which was approved by Council on 9th December 2022.

7.2.3 The principle of development of this site for a sustainable garden village extension to Kennett has been previously established by the outline planning permission 18/00752/ESO. The current application seeks the approval of the reserved matters dealing with layout, appearance, scale and landscaping of Phase 1b of the scheme, and for ease of reference the masterplan for this phase is attached as APPENDIX 2 of the report

7.2.4 Phase 1b of the scheme comprises:

- 328 units within Pippin Green, Village Core and Perry Green complete with doorstep greens (Community orchards/allotments);
- Primary and tertiary streets
- Bus stops;
- The CLT Office/Village Square
- Self-build plots
- The Village Green
- Herbal walk
- Sustainable drainage ponds.

7.2.5 Further reserved matters applications are anticipated in due course for the other phases of the scheme, relating to the commercial elements of the Village Core comprising the Local Centre (including retail, café, pub, health care building), Enterprise Zone which are the light industrial/commercial areas, children’s’ day care

and train station car park, care home/sheltered housing facilities and housing. The Primary School application has been submitted by the County Council and ECDC will be a statutory consultee in the consultation process. However, at the time of writing this report, the design of the new school buildings are not known.

Design, Layout, Density, Scale and Mix of housing

7.2.6 Policy HOU2 of the adopted Local Plan 2015 states that appropriate housing density will be judged on a site by site basis, taking account of existing character and densities, need to make efficient use of land, accommodate biodiversity, heritage assets, open space and parking. Development should respond to accessibility requirements and protect the residential amenity of existing and proposed dwellings.

7.2.7 To assist Local Planning Authorities in ensuring new development reaches a high quality of design, the Government has adopted a National Design Guide (NDG) which addresses the question of how well-designed places can be recognised. The NDG states that “Well designed places should have individual characteristics which work together to create its physical character”. There are ten characteristics which collectively would help to nurture and sustain a sense of community and should work positively to address environmental issues affecting climate change, resulting in a contribution towards the cross-cutting of themes for good design set out in the NPPF. The Government’s priorities for well-designed places take the form of ten characteristics, namely:

- Context – enhance the surroundings;
- Identity – should be attractive and distinctive;
- Built form – create a coherent pattern of development;
- Movement – schemes that are accessible and easy to move around;
- Nature – should be enhanced and optimised;
- Public spaces – create safe, social and inclusive public spaces
- Uses – should be mixed and integrated;
- Homes and buildings – are functional, healthy and sustainable
- Resources – need to be efficient and resilient;
- Lifespan – should be made to last.

7.2.8 Whereas the matters of layout and scale were not approved by the outline consent (18/00752/ESO), the Kennett Garden Village Design Code provides a blueprint for how the scheme should be developed. Details submitted with any reserved matters application would need to demonstrate how the application accords with the approved Design Code (Condition 6) refers. At its heart the Design Code would establish the scale, density and layout and “design principles for the streets and open spaces within the public realm and for the buildings themselves to reflect the principles of Garden City Design”. The Design Code would ensure that each character area would provide variety to enable way-finding around the site. Phase 1b of the scheme has undergone a comprehensive evaluation both with the Urban Designers at Place Services and the Cambridgeshire Quality Review Panel. Therefore much of the emphasis of discussion centred around the requirement to provide distinct character areas which were distinguishable from each other rather than just an urban housing estate which replicated existing housing types throughout.

7.2.9 As a consequence, a number of iterations to the scheme have been reviewed and amended.

7.2.10 The overall density and scale parameters have also been agreed at outline with residential densities of Pippin Green(25dph) the Village Centre and Perry Green between 35-40 dph. Height parameters have also been set on the residential areas where no dwelling/apartment building should exceed 2.5 storeys or a maximum ridge height of 12m (39 ft). These parameters have been met within the scheme as submitted.

7.2.11 The character areas included within Phase 1b of the scheme are Pippin Green, the Village Centre, and Perry Green and the layout of these areas have not deviated from the outline consent. In accordance with the Design Code, a breakdown of these character areas is provided below:

- *Pippin Green*

Pippin Green is located to the south of the site and sits to the north of the new perimeter road and abuts Station Road on its eastern edge and forms the southern gateway into the village. It has the highest density of the residential neighbourhoods reflecting its central location between the Village Centre and the Enterprise Park. The Herbal Walk, which is a diagonal landscaped pedestrian route through the site forms the western boundary of Pippin Green. Across from the Herbal Walk lies the Village Centre further to the West. The Village Green opposes Pippin Green to the north.

Access into Pippin Green would be via a primary street gained from Station Road, opposite the existing leisure centre, which then leads into a number of tertiary roads forming a 4 sided polygon shape its heart. This is where the doorstep green is located.

The mix of housing here comprises detached, semi-detached, an apartment block, 26 of which would be M4(2) compliant homes, and 4 self-build plots. The character of Pippin Green is therefore defined by a broad mix of accommodation tenures with buildings maximising an active frontage to the public open space. Marker buildings have been used to create a gateway into the neighbourhood and the doorstep green provides a central community focus at the heart of the area. A diverse range of materials are also proposed comprising, brick, weatherboarding and render.

- *Village Centre/Core*

This area is described in the Design Code as the central area within the site containing a mix of uses and is intended to meet residents' every-day needs. It should also be the nucleus of the Village bringing the community together around a range of facilities and services. The new primary school, the CLT building, the Village square, care home, as well as the village centre contribute to this vision providing a mix of shops, cafes, restaurants and pubs which are to be located here. Buildings sit at key locations and should be designed with a distinct character to reflect "the importance of their location and assist with wayfinding".

As mentioned previously the primary school application is being submitted by the County Council and no details have as yet been released. The other commercial uses proposed within the village core would be built out at a later stage. Therefore Phase 1b deals predominantly with the residential elements, but it does include the CLT building and village square and the other self-build plots. The applicants have discussed the design of the CLT building with the KCLT and as a consequence a modestly sized, single storey building similar to an agricultural barn with attached cart lodge is being proposed on the northern boundary of the village square. The school building would form the western edge with the eastern edge facing the village green and the southern edge abutting the commercial elements of the Village centre. A secondary street runs along the southern boundary of the school site and village square. As it is not known what the exact design of the school building would be, it has been agreed with the applicants to condition the design of the village square so that a coherent approach can be adopted at a later stage in the design process, when the design of the school buildings are known.

The residential element here takes the form of 2.5 storey apartment blocks which would abut the Herbal Walk on the eastern boundary.

- *Perry Green*

Perry Green lies closer to the Village Centre with its north-eastern edge forming an important boundary with Station Road. Housing here has been designed to front on to Station Road and face the existing community of Kennett, successfully integrating the existing community into the Garden Village community.

The northern edge would abut Tumulus Meadows which forms part of the setting to the Howe Hill Scheduled Ancient Monument (SAM). The Primary School playing fields would form the western and northern boundary of Perry Green, with the Village Green abutting this character area to the south-east. The density of housing here is lower than Pippin Green and the scale is predominantly detached and semi-detached dwellings. The design of the buildings have maximised active frontages including stepped frontages showing consistency with the requirements of the Design Code. As well as the Tumulus Meadows POS, there is also a doorstep green. Further information on the nature of landscaping proposed is provided within the landscaping section.

Access to Perry Green is gained from the primary street in Dane Hill Road and would form the bus route into the estate. The road would wind through the estate and split by the school playing fields with one road meeting up with the second roundabout on the perimeter road and the second one continuing through the Village centre and meeting up with the perimeter road further to the south.

Materials

- 7.2.12 A diverse range of building materials are being proposed. Four different types of red brick, plain gault cream brick, as well as buff and yellow brick on the external elevations. Roof tiles would be a combination of slate, red and clay pan tiles. Four different type of weather boarding is also being proposed.

Mix

- 7.2.13 Condition 7 of the outline consent 18/00752/ESO required that a satisfactory dwelling mix was provided within the scheme. Condition 7 states that:

“The dwelling mix for the total number of residential dwellings (market and affordable) that are provided on the site (up to 500) shall provide a mix of dwelling types and sizes that contribute to current and future housing needs relating to the locality. The mix of housing shall be fully justified by providing robust evidence related to the identified level of housing need of the locality. The evidence base supplied to support the proposed mix shall be agreed at each application stage with the Local Planning Authority”.

- 7.2.14 A Housing Mix Statement [JCN Design & Planning dated March 2022] has been submitted with the scheme and provides evidence, taken from a number of sources, namely the Council’s Annual Monitoring Report (AMR 2020-21) and the GL Hearn Report regarding the Housing Needs of Specific Groups. The proposed mix of accommodation in the first residential phase of the scheme comprises the following:

Tenure	No of Bed	% of tenure
Affordable Housing	1	29
	2	37
	3	29
	4	5
Open Market	1	6
	2	16
	3	58
	4	20

- 7.2.15 The report considers that this phase of the scheme would deliver a greater proportion of smaller properties than is required by Policy HOU1 of the adopted Local Plan 2015 (Table 4.1) refers. However, the mix of accommodation within Perry Green, the Village Centre and Pippin Green were always envisaged as containing smaller units with Chequers Green and Mulberry Green providing a greater proportion of the larger housing types coming forward in the later phases of development. The Council’s Housing Team have agreed with the mix proposed and it is therefore considered the scheme meets with the criteria established in Policy HOU1 of the adopted Local Plan 2015.

Self Builds

- 7.2.16 In line with Policy HOU1 of the adopted Local Plan developments of over 100 or more dwellings would be expected to provide a minimum of 5% self-build properties. Within this phase of the development there would be 15 self-build plots, 4 of which would be provided for the KCLT with 11 retained by the applicant.
- 7.2.17 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.
- 7.2.18 The scheme is therefore considered acceptable in principle.

7.3 Residential Amenity

- 7.3.1 The NPPF seeks to ensure that 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.
- 7.3.2 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.
- 7.3.3 In assessing the impact on existing occupiers of the site there are a number of houses (approximately 21) along Station Road that may be affected by noise and general disturbance during the construction of this phase of the development. A number of conditions were imposed on the outline planning permission with regards to hours of construction, a construction environmental management plan as well as details concerning construction traffic management. 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.
- 7.3.4 Post construction the amenity of existing occupiers would be much improved as much of the heavy traffic would be using the perimeter road and only residential properties would face on to Station Road. That said, the new properties would not have direct access on to Station Road and therefore traffic would be directed via the perimeter or primary roads.
- 7.3.5 In terms of the residential amenity of new occupiers of the site is concerned, the accommodation proposed would provide an acceptable outlook with adequate sunlight/daylight penetration to all habitable rooms. Private and public open space requirements are all exceeded on the site and in this respect the residential units meet with the requirements of Policy ENV2 and the Design Code SPD.
- 7.3.6 The Police Design Out Crime Team have provided advice on security and surveillance to design out crime on the new development. A number of amendments have been made to the scheme to address their concerns. There is a condition on the outline consent regarding external lighting and a security system for the apartment blocks can be conditioned on this consent. However, concerns regarding window and door standards and certification would be dealt with by the Building Inspectors and therefore does not fall within the remit of planning.
- 7.3.7 The East Cambridgeshire Access Group has also made some observations regarding tactile paving, shared surfaces and public open space designed for disabled users. The comments from the access group would be forwarded to the applicants.
- 7.3.8 A Noise Assessment and Mitigation Scheme (NAMS) [LFAcoustics dated March 2022] has been submitted with the application, as well as an addendum letter dated

10th January 2023. These are to be considered in conjunction with Condition 29 of 18/00752/ESO. This condition requires:

[Con 29] Development in a particular phase approved pursuant to condition 9 shall not commence until a Noise Management Plan (NMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. NMPs shall set out proposed mitigation measures for the end use (operational use) of development in that phase, including measures relating to road traffic noise, rail noise, and noise from permitted uses in the Local Centre. All fixed plant shall achieve a noise rating level of 5dB below the background level noise (to be approved by the Local Planning Authority) at noise sensitive properties when undertaken in accordance with BS4142;1997.

- 7.3.9 An assessment of the noise levels against the requirements of BS8233 and the NAMS has been made which indicates that a number of properties have been identified, where noise levels would be considered to be unacceptable and these properties would need assisted ventilation. The report advises that this would allow the occupants to maintain windows closed should they choose, ensuring a satisfactory noise environment is maintained.
- 7.3.10 The Environmental Health Department has considered the information submitted with this application and would not wish to raise an objection. Bearing in mind the community's long-term ambition for a perimeter road to divert traffic away from Dane Hill Road and Station Road, noise from the perimeter road would always be a constraint on any residential development within this area. A test of reasonableness has to be applied in that if the Council are supporting the community of Kennett, then noise and general disturbance would always be a material consideration. Further details would be required by condition detailing which dwelling would be affected and the technical specifications for the ventilation proposed.
- 7.3.11 The principle of the development of the site for residential purposes was established as part of the outline permission and is still considered acceptable.

7.4 Visual Amenity

- 7.4.1 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.
- 7.4.2 Bearing in mind this is an undeveloped area of land on the edge of Kennett, the impact on the visual amenities of the area were assessed at the outline stage and acknowledged that the design of development and the landscaping would play a significant role in both ameliorating the development within the context of its landscape setting and by providing green infrastructure corridors within the site to connect to areas outside of the site. Condition 10 requires that a site wide Green Infrastructure Strategy (GIS) be submitted as part of or prior to the submission of

the first Reserved Matters application. A Site Wide Green Infrastructure has been submitted with both Phase 1a and Phase 1b of the scheme however this strategy ties into a County Wildlife Site outside of the application site and therefore this condition cannot be discharged until the extent of the off-site green infrastructure is in place.

Landscaping

7.4.3 During the assessment of the application in outline, it was acknowledged that the development would alter the character of the application site from one of open farmland to garden village, expanding Kennett from a small village into a large village. It was also considered that the proposed development would extend the village into open countryside but as the site was fairly well contained being bounded on the eastern boundary by existing development, views of the development and its impact on the wider countryside would be curtailed to the west and south by the existing A11 and A14. Views across open countryside to the west would be seen against the backdrop of the existing built development comprising the village such that it was not considered to appear overly intrusive. Given the degree of physical containment provided by the existing development surrounding the site, it was considered the proposal would not appear as a significant intrusion into the open countryside.

7.4.4 In Phase 1a the landscaped areas proposed for the perimeter road, namely the Wetland edge and Woodland edge, were explored and within this phase, details have been provided of the landscaping proposed for the Village Green, the Herbal Walk, Tumulus Meadows, doorstep greens and green routes around this phase of development.

7.4.5 The Design Code required a range of landscaped areas to create a multi-functional network of open spaces and green corridors throughout the site. These comprise:

- *Herbal walk*

This is the diagonal foot/cycle path (2-3m wide) leading from the perimeter road in the south through to the Village Square. It would be planted with 19 trees plus ornamental hedgerows, shrubs and herbaceous plants and grasses interspersed with amenity grass.

- *Tumulus Meadows*

This area of public open space comprises a linear park running east/west to the north of the site. There are a network of footpath/cycle paths that cross this POS. The existing vegetation is to be retained especially within the area around the SAM and additional planting of trees and shrubs, bulbs, turf and meadow grassland. This area would also benefit from play and seating areas, litter bins etc.

- *Village Green/Village Square –*

The Village Green is a triangular area of POS abutting the eastern boundary with Station Road and the Village square to the west.

The inclusion of a Village pond is also proposed, although its design is still being agreed upon. Bearing in mind the application site is located within the statutory safeguarding zone(s) surrounding RAF Mildenhall and bird-strike safeguarding zones careful consideration is required. Moreover, the design of the village square cannot be agreed until the design of the Primary School buildings are known. A condition on the consent would provide additional time to reach a satisfactory conclusion on the design of each component.

- *Doorstep greens - Pippin Green and Perry Green*

These doorstep greens form the nucleus of the two character areas and are accessible to the communities who live within these two areas and are characterised by Orchards containing 4 different species of apples/pears. There are also raised planters for growing flowers and vegetables. Some trees, hedgerow and bulbs as well as amenity and meadow grasses are proposed within these areas.

- Green edge along Dane Hill Road and Station Road

The existing hedgerow here is to be removed to enhance the interface between the existing village and thus creating a connection between the old and new. The inclusion of a diverse variety of trees, shrubs, bulbs and amenity grasses will ensure this area provides an appropriate setting for the new Village. A shared footway/cycleway is also proposed along this stretch.

7.4.6 The landscaping proposals have been considered by the Council's Tree Officer who has been in dialogue with the applicants throughout, providing arboricultural and horticultural guidance on the landscaping proposed.

7.4.7 It is acknowledged that the proposed development would extend the village into open countryside. The landscaping measures proposed would sufficiently ameliorate the development into the surrounding agricultural setting by judicious planting of trees and shrubs. These measures would also integrate the scheme into the existing village such that the proposal complies with Policies ENV1 and ENV2 of the adopted Local Plan 2015 and the Design Code.

7.5 Historic Environment

7.5.1 The NPPF and Policy ENV14 emphasise that the conservation of archaeological interest is a material consideration in the planning process and requires development proposals that affect sites of known or potential archaeological interest to have regard to their impact upon the historic environment and protect, enhance and where appropriate, conserve nationally designated and undesignated archaeological remains.

7.5.2 Historic England and the Cambridgeshire County Archaeologists worked closely with the Council when considering the scheme at the outline stage to preserve and enhance access to existing the schedule ancient monument SAM (Howe Hill bowl barrow) which is located on the north-eastern boundary with Dane Hill Road. Paramount in these discussions was a requirement to provide an appropriate setting to preserve important views to and from the tumulus. No objections have been received from either party and it is considered that the landscape treatment proposed to Tumulus Meadows ensures an appropriately landscaped diagonal viewing corridor to ensure important views are retained.

7.6 Highways

7.6.1 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.

7.6.2 The matter of access into the site was considered at outline and the principle of three junctions were found to be acceptable, in addition, the scheme is also sustainably located, being situated within walking distance of Kennett Railway Station. It is also planned to divert the existing bus route to continue through the estate.

7.6.3 The Phase 1a dealt with the perimeter road and therefore this scheme deals with the primary and tertiary streets within the estate. A new junction on Dane Hill Road to form the third vehicular entrance into the site is proposed and this would create the new primary street into the estate with a number of secondary and tertiary roads to serve this phase of development. This would facilitate good movement and connectivity for motorists, cyclist and pedestrians.

7.6.4 Although not objecting in principle, the Local Highways Authority has raised a number of concerns regarding the provision of additional uncontrolled pedestrian/cycle crossings within the northern section of the primary street, layout of some of the internal roads, visibility splays, visitor parking, vehicle tracking etc, which would mean the Local Highway Authority would not be able to adopt some of the internal highway. However, the applicants are confident that these amendments are achievable and may be offered to the Highway Authority for adoption as a public highway when permission is granted. The LHA has requested a number of conditions be imposed on the consent. However, as the management and maintenance condition was imposed on the outline consent (Con26) then it is not necessary to duplicate this again. Condition 24 of the outline planning permission does require all streets within the development to be of an adoptable standard. It is necessary to avoid conflict with this condition even though the Highway Authority are not objecting in principle to certain parts of the highway scheme being unadoptable. It is possible the scheme will need to be altered slightly to achieve compliance with condition 24 before approval of this reserved matters scheme can be granted, or other agreements will need to be in place. The recommendation set out above requests that Members resolve to approve the scheme as presented and then allow this matter to be resolved by officers under delegated powers, working with the applicant and the Highway Authority.

Parking

- 7.6.5 The amount of allocated and unallocated parking within the site has been raised in discussions with the applicants as the Design Code varies from the adopted Local Plan 2015, in that it recommends a higher provision of parking spaces be provided. The Council are of the opinion that the sustainability credentials of the site and the garden city nature of development would reduce the need for out-commuting, such that a reduced amount of residential parking can be accommodated within parts of the site, in particular, the Village Centre where there would be a concentration of facilities to serve members of the public all within walking distance.
- 7.6.6 All dwellings would have 1 active electric charging point fitted to allocated parking spaces. Cycle storage would be available in those dwellings with garages and within gardens sheds if no garages are proposed. Communal cycle storage has been allocated within the apartment blocks. Disabled bay would be available for the M4(2) dwellings.

Permeability

- 7.6.7 The concept of sustainability, permeability and legibility form the foundations of the garden village vision, where all areas of the village are accessible by foot/cycle/bus/train and therefore obviate the need for driving. The viability of the village centre and enterprise zone ensure that out-commuting is minimal. All areas are connected by a system of cycle and footpaths within the village and landmarks buildings and public open space provide legibility for communities to easily find their way around.

Connectivity Strategy

- 7.6.8 A Connectivity Strategy has been submitted in support of this scheme [JCN dated March 2022] which aims to enhance existing or create new links to the existing PROW network of footpaths, bridleways and cycle routes. Condition 43 of 18/00752/ESO refers.
- 7.6.9 When considering the scheme in outline, the Ramblers Association and the County Public Rights' of Way Officer required the scheme to improve the local rights of way network.
- 7.6.10 There is an existing PROW located to the north of the site which leads to Red Lodge. It is proposed to provide a footpath within the application site which would provide a direct connection to this Right of Way. A further PROW to the east of the site gained from Church Lane would also be accessible from the site. The applicants are liaising with County to progress this document and this would be finalised prior to any development taking place on the site, in line with Condition 42 of the outline consent.
- 7.6.11 Concerns have also been raised by the British Horse Society as there are no bridleways proposed adjacent to the Perimeter Road. This was intentional, as the speed of traffic along the Perimeter Road would be hazardous to horse-riders. It is anticipated that once the Perimeter Road is operational and through traffic is no

longer using the B1085, then this road would be a quieter and safer option for horse riders.

- 7.6.12 The Connectivity Strategy is still under review between the applicants and the County Rights of Way Officer and Condition 43 would not be discharged until agreement has been reached between the parties. It is anticipated that bridleways would also be reviewed at the same time.

Lighting

- 7.6.13 A Light Management Plan would be submitted prior to any above ground construction work in any particular phase of development in accordance with Condition 16 of 18/00752/ESO and require details of proposed permanent external lighting of external spaces in that phase, including street, open spaces, playground and sports pitches.

7.7 Ecology and Biodiversity

- 7.7.1 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. The Council has also adopted a Natural Environment SPD and all development proposals would be expected to provide environmental enhancements proportionate to the scale and degree of the development proposed.
- 7.7.2 A Preliminary Ecological Appraisal (PEA) and desk study was submitted at outline stage and these identified the nature conservation designations of protected sites and legally protected species recorded within a 2km radius. As part of the PEA a number of surveys were also undertaken (Phase 1 Habitat Survey, Breeding bird and protected species scoping survey). Natural England had raised no objection, subject to appropriate mitigation, through the implementation and long-term management of a Green Infrastructure Strategy for the site, being secured through planning conditions. As such NE was satisfied that the proposed development would be unlikely to have any adverse impact on designated sites including the Red Lodge Heath SSSI.
- 7.7.3 A Site Wide Biodiversity Strategy [SES dated December 2022] in accordance with Condition 12 of 18/00752/ESO, has been submitted with the application and this document provides details of the habitat and species surveys required and where necessary appropriate mitigation measures; identification of habitats and species worthy of management and enhancement; a summary work schedule and monitoring for all ecological features associated with the site and provide an ongoing 25 year management programme. A Biodiversity Management and Monitoring Strategy has also been submitted. The Wildlife Trust has raised no objection and would be consulted again when details to discharge Condition 12 are submitted prior to development commencing.
- 7.7.4 Condition 12 of 18/00752/ESO would need to be submitted formally for consideration by the Local Planning Authority in association with the

Cambridgeshire Wildlife Trust and discharged prior to the commencement of development.

7.8 Flood Risk and Drainage

7.8.1 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.

7.8.2 Condition 21 of the Outline Consent requires the submission of surface water drainage scheme prior to commencement of development and this relates to the whole site. Surface water run-off would be accommodated using attenuation basins and permeable paving. The LLFA have raised no objection to this as they are supportive of the use of permeable paving “as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse.

7.8.3 In terms of the disposal of foul water drainage, the original drainage strategy for Kennet Garden Village was to take the flows out of catchment to Newmarket WRC. However, due to the complexity of this scheme crossing the A14 and train line, this strategy had to be changed, and the flows will stay within the catchment of Tuddenham WRC. The Environment Agency (EA) initially raised concerns regarding flow Permit exceedance at Tuddenham WRC and its ability to serve the entire development. However, Anglian Water are now considering options which may involve moving the discharge point or taking the flow to an alternative WRC with capacity. They are therefore suggesting a condition is imposed which will “allow the development to commence, and first connections to be made, whilst the long term strategy is being implemented”. The EA have now removed their objection and agree with the imposition of a phasing condition.

7.8.4 On this basis the scheme complies with Policy ENV8 of the adopted Local Plan 2015.

7.9 Other Material Matters

Infrastructure

7.9.1 Policy GROWTH 3 of the Local Plan requires residential development of 20 or more dwellings to provide or contribute towards the cost of providing children’s playing space and open space. For a development of this size and scale the provision of on-site open space is calculated by the amount of space required per person multiplied by the average dwelling occupancy rates to produce the amount of land required per dwelling, in accordance with the Developers Contribution SPD.

Play-space Strategy

7.9.2 In compliance with Condition 12 of 18/00752/ESO a Site-wide Strategy for Children’s Play Provision and Youth Facilities would be required prior to commencement of development on the site. A Strategy has been submitted for the POS within Phase 1b which makes provision for a Skatepark, Toddler Outdoor

Playing Space (TOPS), a Junior Outdoor Playing Space (JOPS) and Youth Outdoor Playing Space (YOPS). As Tumulus Meadows is the largest recreational area, play equipment for all age groups are accommodated within this area. A proportion of the play equipment would be accessible for disabled users. Tumulus Meadows POS is within 8-20 minutes' walk from both existing and future communities of Kennett.

- 7.9.3 The Doorstep Greens and the Village Green provide TOPS and JOPS. These facilities are within an 0-5 minute walk from Pippin or Perry Greens and the Village Green would be an 8-10 minute walk away.

Affordable Housing

- 7.9.4 Policy HOU3 requires that an appropriate provision for affordable housing is achieved.
- 7.9.5 This scheme would deliver 30% affordable housing overall on site. Within Phase 1b 93 affordable dwellings (28.7%) would be provided. However, the shortfall in affordable housing delivery will be secured on subsequent phases. The Strategic Housing Team supports the above application as the first phase has met the required tenure of 70% rented and 30% shared ownership housing and the clustering in accordance with the approved s106 agreement. In this scheme the dwellings are to be a combination of affordable rent and intermediate housing (shared ownership/£100K homes).
- 7.9.6 This affordable housing mix proposed will meet the housing needs of those households in Kennett as well as helping to meet the Councils overall affordable housing need for the district.

Contamination

- 7.9.7 All applications for residential use are considered particularly sensitive to the presence of contamination. Appropriate conditions have been imposed on the outline consent.

Waste

- 7.9.8 There would be a requirement to provide satisfactory management of the site concerning waste awareness, storage and collection.

Accessibility

- 7.9.9 In terms of accessibility, all development would need to meet with Part M of the Building Regulations. Within Phase 1b, 26 of the dwellings would be M4(2) compliant homes. There is also a mix of parking types provided on site with parking to the side of the dwellings and on-street parking which will be suitable for disabled drivers. It is considered that the scheme meets with the requirements of Policy HOU 3 which requires dwellings to be suitable or easily adaptable for occupation by the elderly or people with disabilities.
- 7.9.10 The Accessibility Group have considered the scheme and their comments have been forwarded to the applicants with the planning permission.

7.9.11 *Sustainability and Climate Change*

7.9.12 The Council has adopted an SPD on Climate Change. As East Cambs is an area experiencing growth “it comes with the responsibility to balance competing demands and mitigate the negative impacts of that growth as far as is reasonably possible”. The SPD predominantly focusses on providing additional guidance to the implementation of Policy ENV4, in that all new development would be expected to aim for reduced or zero carbon development in accordance with the zero carbon hierarchy.

7.9.13 In line with Condition 32 of 18/00752/ESO, prior to or as part of the reserved matters application for each phase, an Energy and Sustainability Strategy should be submitted for approval and development for that phase shall be carried out in accordance with the approved strategy.

7.9.14 A Sustainability Statement [JSP Ltd dated March 2022] has been submitted with Phase 1b of the scheme in line with the requirements of Condition 21. The Statement sets out the applicant’s commitment to deliver a near zero carbon emission development.

7.9.15 In summary the sustainability credentials comprise:

- a nationwide timber procurement policy and affords advantage to materials with a lesser environmental impact.
- Eco-sanitary ware and flow restriction devices will be included in the construction of every property.
- A site waste management plan will operate at the construction site.
- Robust levels of energy efficiency will be achieved in the construction of every home.
- High efficiency low carbon heat pumps will be provided to every home.
- The measures will achieve a net CO2 emission saving in excess of 75% over the forthcoming Part L 2021 amendments.
- The proposals will deliver a near zero carbon development and will be zero carbon ready at the point of first occupation

7.9.16 The scheme would comply with the requirements of Condition 32 of 18/00472/ESO relating to Phase 1b of the scheme, although further information would be required on the location of the PV panels and this is imposed by condition.

Statement of Community Involvement

7.9.17 A Statement of Community Involvement [Connect dated March 2022] has been submitted with the application and this provides details of the various community engagement activities undertaken by the applicants.

Comments from KCLT

7.9.18 Initial concerns regarding height of buildings and the proposed retention of the hedge along Station Road have been resolved.

Comments from Kennett Parish Council

- 7.9.19 Questioning the requirement for the second roundabout along the perimeter road. However, this was agreed in principle at the outline stage and the second roundabout has strategic importance for providing access to the village centre and the bus route which will access/egress the site from this junction. Details of the village pond are still to be agreed. Height of development has also been reviewed and amendments provided. Proximity to Sunnica development is not within the remit of this planning application.

Newmarket Town Council

- 7.9.20 Have requested that mitigation is made to support Newmarket's infrastructure and facilities. The matter of road safety at horse crossings was brought up at Outline stage where it was considered that awareness of this aspect could be included in the Travel Plan and a contribution secured by way of a separate agreement.

7.10 Planning Balance and conclusions

- 7.10.1 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.
- 7.10.2 The principle of development of this site has been established by the outline permission 18/00752/ESO. The current application seeks approval for the second of the reserved matters application relating to scale, layout, appearance and landscaping of the residential phase comprising 328 houses of which 30% would be affordable housing and would contribute to the Council's 5YLS. This is afforded significant weight.
- 7.10.3 In terms of economic benefits the scheme would create construction jobs as well as the creation of employment in other sectors associated with the construction industry. The scheme would also provide POS which is also a significant benefit. The site is located within a sustainable location with access to bus routes and within walking distance of Kennett Railway Station.
- 7.10.4 The scheme accords with both national and location planning policies and is considered to meet with the aims and objectives of the Deign Code such that it represents sustainable development, and there are no material considerations that indicate permission should not be granted in this instance.
- 7.10.5 The application is therefore recommended for APPROVAL, subject to conditions.

8 COSTS

- 8.1 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.

- 8.2 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.
- 8.3 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.
- 8.4 In this case members' attention is particularly drawn to the following points:

The development is not in conflict with Policy GROWTH 6 of the adopted Local Plan 2015.

9 APPENDICES

- 9.1 Appendix 1 - Conditions
 9.2 Appendix 2 - OUTLINE Decision Notice
 9.3 Appendix 3 - Masterplan

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
22/00472/RMM	Anne James Room No. 011 The Grange	Anne James Planning Consultant 01353 665555
18/00752/ESO	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 - CONDITIONS

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

Plan Reference	Version No	Date Received
21-3111-002	W	15th December 2022
21-3111-003	G	15th December 2022
21-3111-004	G	15th December 2022
21-3111-005	J	15th December 2022
21-3111-006	G	15th December 2022
21-3111-007	K	15th December 2022
21-3111-008	I	15th December 2022
GL1698 01	F	15th December 2022
GL1698 02	F	15th December 2022
GL1698 03	F	15th December 2022
GL1698 04	F	15th December 2022
GL1698 05	F	15th December 2022
GL1698 06	F	15th December 2022
GL1698 07	F	15th December 2022
GL1698 11	F	15th December 2022
GL1698 12	D	15th December 2022
GL1698 13	D	15th December 2022
GL1698 14	D	15th December 2022
GL1698 15	D	15th December 2022
GL1698 16	D	15th December 2022
GL1698 20	C	15th December 2022
18963-KENN-100-43	D	15th December 2022
18963-KENN-100-44	D	15th December 2022
18963-KENN-100-45	D	15th December 2022
18963-KENN-100-46	D	15th December 2022
18963-KENN-100-47	D	15th December 2022
18963-KENN-100-48	C	15th December 2022
18963-KENN-100-49	D	15th December 2022
18963-KENN-100-50	D	15th December 2022
18963-KENN-100-51	C	15th December 2022
18963-KENN-100-52	D	15th December 2022
18963-KENN-100-53	C	15th December 2022
21-3111-012	F	15th December 2022
21-3111-020	H	15th December 2022
21-3111-81	D	15th December 2022
21-3111-82	D	15th December 2022
21-3111-83	A	15th December 2022
21-3111-84	A	15th December 2022
21-3111-106	B	15th December 2022
21-3111-180	B	15th December 2022
21-3111-181	B	15th December 2022
21-3111-182	B	15th December 2022
21-3111-183	B	15th December 2022
GL-1698 19A Play Strategy Plan		20th April 2022
IDV-PD 1367 02 B Playspace Pippin Grn		20th April 2022
IDV-PD 1367 04 B Playspace Tumulus Mdws		20th April 2022
IDV-PD 1367 05 B Skatepark		20th April 2022
Sustainability Statement B		20th April 2022

Statement of Community Involvement	20th April 2022
Housing Mix Statement (07)	20th April 2022
Flood Risk Assessment Addendum v1.2	24th August 2022
18963-KENN-100-54 Off site rising main wor	20th April 2022
21-3111-013 Sub-Station	20th April 2022
22-3111-030 Coiner	20th April 2022
22-3111-033 Joiner	20th April 2022
22-3111-036 Cooper	20th April 2022
22-3111-039 Tailor	20th April 2022
22-3111-040 Tailor Brick	20th April 2022
22- 3111-042 Thespian	20th April 2022
22-3111-045 Chandler	20th April 2022
22-3111-048 Quilter	20th April 2022
22-3111-051 Mason	20th April 2022
22-3111-054 Scrivener	20th April 2022
22-3111-057 Silversmith	20th April 2022
22-3111-060 Sculptor	20th April 2022
22-3111-063 Bowyer	20th April 2022
22-3111-066 Luthier	20th April 2022
22-3111-069 Halstead	20th April 2022
22-3111-072 Baker	20th April 2022
22-3111-075 Tillman	20th April 2022
22-3111-078 AF46	20th April 2022
22-3111-101 A Double Garage	20th April 2022
22-3111-102 A Triple Garage	20th April 2022
IDV-PD 1367 01 B Playspace Green North	20th April 2022
18963-KENN-100-40 Drainage Strategy Sht 1	20th April 2022
18963-KENN-100-41 Drainage Strategy Sht 2	20th April 2022
18963-KENN-100-42 Drainage Strategy Sht 3	20th April 2022
Noise Assessment and Mitigation Strategy 1.0	20th April 2022
Arboricultural Report A	20th April 2022
IDV-PD 1367 07 B Playspace Perry Green	20th April 2022
Flood Risk Assessment	20th April 2022
Ecological Impact Assessment D Phas 1 res + peri road	20th April 2022
22-3111-031 Coiner Brick	24th August 2022
22-3111-034 Joiner Brick	24th August 2022
22-3111-037 Cooper Brick	24th August 2022
22-3111-040 Tailor Brick	24th August 2022
22-3111-043 Thespian Brick	24th August 2022
22-3111-046 Chandler Brick	24th August 2022
22-3111-049 Quilter Brick	24th August 2022
22-3111-050 Quilter Weatherboard	24th August 2022
22-3111-052 Mason Brick	24th August 2022
22-3111-055 Scrivener Brick	24th August 2022
22-3111-056 Scrivener Weatherboard	24th August 2022
22-3111-058 Silversmith Brick	24th August 2022
22-3111-059 Silversmith Weatherboard	24th August 2022
22-3111-061 Sculptor Brick	24th August 2022
22-3111-062 Sculptor Weatherboard	24th August 2022
22-3111-064 Bowyer Brick	24th August 2022
22-3111-065 Bowyer Weatherboard	24th August 2022
22-3111-067 Luthier Brick	24th August 2022
22-3111-068 Luthier Weatherboard	24th August 2022
22-3111-070 A Halstead Weatherboard	24th August 2022
22-3111-073 Baker Brick	24th August 2022

22-3111-076 Tillman Brick	24th August 2022
22-3111-079 AF46 Brick	24th August 2022
22-3111-100 A Single Garage	24th August 2022
21-3111-107 E Affordable Baker	24th August 2022
21-3111-108 B Affordable Tillman	24th August 2022
21-3111-001 C	24th August 2022
18963-KENN-100-4 A Key Plan	24th August 2022
Email from Woods Hardwick	27th October 2022
22-3111-038 A Cooper Weatherboard	24th August 2022
22 3111-042 Thespian	20th April 2022
22-3111-045 Chandler	20th April 2022
22-3111-048 Quilter	20th April 2022
22-3111-051 Mason	20th April 2022
22-3111-054 Scrivener	20th April 2022
22-3111-057 Silversmith	20th April 2022
22-3111-060 Sculptor	20th April 2022
22-3111-063 Bowyer	20th April 2022
22-3111-066 Luthier	20th April 2022
22-3111-069 Halstead	20th April 2022
22-3111-072 Baker	20th April 2022
22-3111-075 Tillman	20th April 2022
22-3111-078 AF46	20th April 2022
22-3111-101 A Double Garage	20th April 2022
22-3111-102 A Triple Garage	20th April 2022
IDV-PD 1367 01 B Playspace Green North	20th April 2022
18963-KENN-100-40 Drainage Strategy Sht 1	20th April 2022
18963-KENN-100-41 Drainage Strategy Sht 2	20th April 2022
18963-KENN-100-42 Drainage Strategy Sht 3	20th April 2022
Noise Assessment and Mitigation Strategy 1.0	20th April 2022
Arboricultural Report A	20th April 2022
IDV-PD 1367 07 B Playspace Perry Green	20th April 2022
Flood Risk Assessment	20th April 2022
Ecological Impact Assessment D Phas 1 res + peri road	20th April 2022
22-3111-031 Coiner Brick	24th August 2022
22-3111-034 Joiner Brick	24th August 2022
22-3111-037 Cooper Brick	24th August 2022
22-3111-040 Tailor Brick	24th August 2022
22-3111-043 Thespian Brick	24th August 2022
22-3111-046 Chandler Brick	24th August 2022
22-3111-049 Quilter Brick	24th August 2022
22-3111-050 Quilter Weatherboard	24th August 2022
22-3111-052 Mason Brick	24th August 2022
22-3111-055 Scrivener Brick	24th August 2022
22-3111-056 Scrivener Weatherboard	24th August 2022
22-3111-058 Silversmith Brick	24th August 2022
22-3111-059 Silversmith Weatherboard	24th August 2022
22-3111-061 Sculptor Brick	24th August 2022
22-3111-062 Sculptor Weatherboard	24th August 2022
22-3111-064 Bowyer Brick	24th August 2022
22-3111-065 Bowyer Weatherboard	24th August 2022
22-3111-067 Luthier Brick	24th August 2022
22-3111-068 Luthier Weatherboard	24th August 2022
22-3111-070 A Halstead Weatherboard	24th August 2022
22-3111-073 Baker Brick	24th August 2022
22-3111-076 Tillman Brick	24th August 2022

22-3111-079 AF46 Brick	24th August 2022
22-3111-100 A Single Garage	24th August 2022
21-3111-107 E Affordable Baker	24th August 2022
21-3111-108 B Affordable Tillman	24th August 2022
21-3111-001 C	24th August 2022
18963-KENN-100-4 A Key Plan	24th August 2022
Email from Woods Hardwick	27th October 2022
22-3111-038 A Cooper Weatherboard	24th August 2022
22-3111-041 A Tailor Weatherboard	24th August 2022
22-3111-044 A Thespian Weatherboard	24th August 2022
22-3111-047 A Chandler Weatherboard	24th August 2022
22-3111-053 A Mason Weatherboard	24th August 2022
22-3111-80 B Newsham v1	24th August 2022
21-3111-105 Affordable AF7	24th August 2022

- 1 Reason: To define the scope and extent of this permission.
- 2 Phase 1b of the development to which this permission relates (and approved pursuant to Condition 9 of 18/00752/ES0) shall be begun not later than the expiration of 5 years from the date of the grant of the outline permission.
- 2 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 3 Notwithstanding the information submitted in support of Drawing No: GL1698 14 Rev D, further information concerning the design and materials of the Village Square and Village Pond shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the 200th dwelling within Phase 1B. All works shall thereafter be carried out in full 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 As set out in the Anglian Water Statement dated November 2022 prior to the occupation of the 200th dwelling, no other phase of development shall be occupied until such time as the Anglian Water Wastewater Strategy has been adopted.
- 4 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.
- 5 The materials to be used in the construction of the external surfaces of the development shall be either:
 - a. As detailed on Drawing Nos 21-3111-006 REV G; 8963-KENN-100-46 Rev D and 8963-KENN-100-47 Rev D or,
 - b. Submitted to and approved in writing by the Local Planning Authority prior to their use in the construction of the development.
All works shall be carried out in accordance with the approved details.
- 5 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 6 Notwithstanding the information submitted in support of Drawing No: 21-3111-007 Rev K; further information concerning the design and materials proposed on the boundary

treatments shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of development within Phase 1B. All works shall thereafter be carried out in full accordance with the approved details.

- 6 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 7 Notwithstanding the information submitted in support of Drawing No: 21-3111-020 Rev H, further information concerning the design and materials proposed on the CLT building shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the 200th dwelling within Phase 1B. All works shall thereafter be carried out in full accordance with the approved details.
- 7 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 8 Notwithstanding the information submitted in support of Drawing Nos: GL1698 01 Rev F, GL1698 02 Rev F, GL1698 03 Rev F, GL1698 04 Rev F, GL1698 05 Rev F, GL1698 06 Rev F, GL1698 07 Rev F, GL1698 11 Rev F, GL1698 12 Rev D, GL1698 13 Rev D, GL1698 15 Rev D, GL1698 16 Rev D and GL1698 20 Rev D further information concerning soft landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the 200th dwelling within Phase 1B. All works shall thereafter be carried out in full accordance with the approved details.
- 8 Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 Prior to the occupation of any of the apartment buildings within Phase 1b of the development, details of the security features governing entry into this accommodation shall be submitted to and approved in writing to the Local Planning Authority. All works shall thereafter be carried out in full accordance with the approved details.
9. Reason: To safeguard the security of future occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 10 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 21-3111-002 in writing by the Local Planning Authority.
10. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 11 Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across any road or vehicular crossover which serves as means of access to more than a single dwelling.

11. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
12. Prior to first occupation or commencement of use of the development sufficient space shall be provided within the site to enable vehicles to enter, turn and leave the site in forward gear and to park clear of the public highway. The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

12. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
13. Prior to the occupation of a dwelling, the visibility splays of 2m x 2m associated with its access and as shown on the drawings 18963-KENN-100-43, 18963-KENN-100-44, 18963-KENN-100-45 shall be provided each side of the vehicular access measured from and along the back of footway or carriageway edge, whichever is closer. Such splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the footway or carriageway, whichever is closer.
13. Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
14. Notwithstanding the details indicated in the Sustainability Statement prior to the first occupation of any dwelling, details of the Solar PV Arrangement shall be submitted to and approved in writing by the Local Planning Authority, confirming the details and location of the photovoltaic panels across the site. The panels shall be in situ prior to the occupation of the associated dwellings and retained for their lifetime.
14. 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 the Climate Change SPD.
15. Prior to works proceeding above ground level, a scheme for noise mitigation for each specific dwelling affected by external facade noise levels exceeding 55dB as set out in the Noise Impact Assessment and LFAcoustics Noise Memo dated 11th January 2023, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include manufacturers specification for mechanical ventilation, acoustic ventilation/trickle vents, and upgraded glazing specification where so required. The development shall be carried out in accordance with the approved details and thereafter retained in perpetuity.
15. Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.



**EAST CAMBRIDGESHIRE
DISTRICT COUNCIL**

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East Cambs Trading Company Ltd

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This matter is being dealt with by:

Anne James

Telephone: 01353616241
E-mail: anne.james@eastcambs.gov.uk
My Ref: 18/00752/ESO
Your ref

15th April 2020

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017

PLANNING PERMISSION

Subject to conditions

The Council hereby **approves** the following development:

Proposal: Sustainable 'Garden Village' extension to Kennett - residential-led development with associated employment and community uses (including care home and/or sheltered housing) and a new primary school with a pre-school (nursery) facilities, supporting infrastructure and open space/landscaping.
Location: Land Southwest Of 98 To 138 Station Road Kennett Suffolk
Applicant: East Cambs Trading Company Ltd

This consent for planning permission is granted in accordance with the application reference **18/00752/ESO** registered 6th June 2018, taking into consideration the information contained within the Environmental Statement which accompanied the application.

Subject to the additional conditions set out below:

ADDITIONAL CONDITIONS

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

Plan Reference	Version No	Date Received
01229_SK_28		4th June 2018
01229_MP01	P4	18th February 2019
01229_PP01	P3	18th February 2019
01229_PP02	P4	18th February 2019
01229_PP03	P3	18th February 2019

01229_PP04	P3	18th February 2019
01229_PP05	P3	18th February 2019
01229_PP06	P4	18th February 2019
617802 S0 0603	P04	18th February 2019
617802 S2 0600	P05	18th February 2019
617802-0601	P03	18th February 2019
617802-0700	P02	18th February 2019
617802-1005	P02	18th February 2019
Affordable Housing Statement		4th June 2018
Air Quality Impact Assessment		4th June 2018
Arboricultural Impact Assessment		4th June 2018
Archaeological Evaluation Report		4th June 2018
Design Code	Rev C	18th February 2019
Design and Access Statement	Rev D	18th February 2019
Environmental Statement	Volume 1, 2 and 3	4th June 2018
Flood Risk Assessment and Drainage Strategy		4th June 2018
Framework Commercial Travel Plan		4th June 2018
Framework Residential Travel Plan		4th June 2018
Habitats Regulation Screening Assessment		4th June 2018
Health Impact Assessment		4th June 2018
Heritage Impact Assessment		18th February 2019
Landscape and Visual Impact Assessment		4th June 2018
Noise Assessment		4th June 2018
Phase 2 Contaminated Land Investigation	5	4th June 2018
Preliminary Ecological Appraisal		4th June 2018
Rail Capacity Study		4th June 2018
Sustainability Portfolio Stage 1		4th June 2018
Transport Assessment		4th June 2018
Transport Technical Response		18th February 2019

- 1 Reason: To define the scope and extent of this permission.

- 2
 - (i) Applications for approval of Reserved Matters must be made not later than the expiration of 10 years beginning with the date of the grant of this planning permission.
 - ii) The first phase of this development to which this permission relates (and approved pursuant to condition 9) must be begun not later than the expiration of 5 years from the date of the grant of this outline permission.
 - (iii) Subsequent phases approved pursuant to condition 9 must be begun no later than:
 - (a) the expiration of 12 years from the date of the grant of this outline permission; or
 - (b) if later, the expiration of 2 years from the final approval of the Reserved Matters for the relevant phase or, in the case of approval on different dates, the final approval of the last such matter to be approved.

- 2 Reason: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended) and to allow for the progressive process of approvals to enable the development to commence as soon as reasonably practicable and within a realistic timetable.

- 3 Development shall not commence in a particular phase approved pursuant to condition 9 until Reserved Matters applications for that phase that covers the following matters (to the extent relevant to that phase) have been submitted to and approved in writing by the Local Planning Authority:
 - (i) Siting and layout of buildings and other structures;

- (ii) Design of buildings (including floor areas, site levels and internal floor levels, height and massing);
- (iii) External appearance (including samples of the materials and finishes to be used for all external surfaces and including but not limited to roofs, elevation treatment and glazing);
- (iv) Means of access (including details of car parking, cycle storage/parking, carriageways, cycleways and footways and servicing arrangements);
- (v) Landscaping, including hard and soft landscaping and site boundary treatments for all open spaces along with a programme for implementation. Landscaping details shall include proposed finished levels of contours, surfacing materials for parking areas, pedestrian accesses, circulation areas and street furniture. Soft landscaping details shall include the proposed contours, tree protection/safeguarding planting plans, planting specification (including cultivation and other operations associated with plant and grass establishment) and schedule of planting, including species, numbers and densities.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall in all aspects be carried out in accordance with the details approved under this condition.

- 3 Reason: In order that the Local Planning Authority is satisfied with the details of the proposed development and safeguard character and appearance of the area. Policies ENV1, ENV2, ENV7 and ENV14 of the East Cambridgeshire Local Plan 2015.
- 4 Unless otherwise required by other Planning Conditions attached to this planning permission, the development hereby permitted shall be carried out in accordance with the Phasing Plan [01229_SK_28], Land Use Parameter Plan 02 [01229_PP02 rev P4], Density Parameter Plan 03 [01229_PP03 rev P3], Building Heights Parameter Plan 04 [01229_PP04 Rev P3], Open Space Strategy Parameter Plan 05 [01229_PP05 rev P3], Access and Movement Plan Parameter Plan 06 [01229_PP06 Rev 4.]
- 4 Reason: To ensure that the development is carried out in accordance with the approved Development Specification and Parameter Plans as assessed in the Environmental Impact Assessment accompanying the application, achieves high standards of urban design and a comprehensively planned development and to ensure a coordinated and harmonious integration between different land uses, to reflect the scale and nature of development described in the submitted Design and Access Statement and to be in accordance with Policies ENV1 and ENV2 in the East Cambridgeshire Local Plan 2015.
- 5 The total development hereby permitted within the site shall comprise:
 - Not more than 500 residential units;
 - Not more than 326 sqm of Use Class A1 (with no more than 10% of the gross A1 retail floorspace used for the sale and display of comparison goods);
 - Not more than 895 sqm of floorspace (net sales area) shall be provided for occupation by uses within Use Classes A3/A4;
 - Not more than 466 sqm of floorspace shall be occupied by uses within Use Class D1 (excluding schools);
 - Not more than 2,790 sqm of floorspace shall be occupied for schools and nurseries;
 - Not more than 4,899 sqm of floorspace shall be occupied by uses falling within Use Class C2;
 - Not more than 2,969 sqm of floorspace shall be occupied by uses within Use Class B1;
 - Not more than 2,977 sqm of floorspace shall be occupied by uses within Use Class B2;
 - Not more than 1,762 sqm of floorspace shall be occupied by uses within Use Class B8.
- 5 Reason: The development of the site is the subject of an Environmental Impact Assessment and Transport Assessment and any alteration to the land use which is not substantially in accordance with the Land Use Parameter Plan may have an impact which has not been assessed by that

process and in order to ensure that the vitality and viability of Newmarket Town Centre is maintained.

- 6 The details as submitted as part of the reserved matters applications shall be in accordance with the principles secured by the Design Code dated February 2019. The reserved matters applications shall include a Design Code Statement demonstrating how the application accords with the approved Design Code.
- 6 Reason: To ensure high standards of urban design are achieved and maintained and a compressively planned development is designed to ensure a coordinated and harmonious integration between land uses, built form and spaces to reflect the scale and nature of development as assessed in the supporting Environmental Statement.
- 7 The dwelling mix for the total number of residential dwellings (market and affordable) that are provided on the site (up to 500) shall provide a mix of dwelling types and sizes that contribute to current and future housing needs relating to the locality. The mix of housing shall be fully justified by providing robust evidence related to the identified level of housing need of the locality. The evidence base supplied to support the proposed mix shall be agreed at each application stage with the Local Planning Authority.
- 7 Reason: To ensure that the development provides a satisfactory mix of dwelling types in accordance with Policy HOU1, HOU2 and HOU3 of the East Cambridgeshire Local Plan 2015.
- 8 No development in a particular phase approved pursuant to condition 9 and in accordance with Phasing Plan [01229_SK_28], shall commence until details of the percentage, location and design criteria of the lifetime homes, as set out in The Lifetime Homes Design Guide 2011, (or equivalent) to be provided within that phase are submitted to and agreed in writing with the Local Planning Authority.
- 8 Reason: To ensure that the development provides a satisfactory mix of dwelling types and satisfactory level of adaptable housing in accordance with the requirement of Policy HOU1 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 9 As part of or prior to submission of the first Reserved Matters application, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority such Site-wide Phasing Plan shall be in accordance with principles set out in the Phasing Plan [01229_SK_28]. The Site-wide Phasing Plan shall include details of the proposed sequence of development across the entire application site, the extent and location of the development phases (including any sub-phases) and refer to and describe the type and extent of any development envisaged in each phase. The Site-wide Phasing Plan shall state when each of the following will be delivered: Any environmental mitigation measures specified in the Environmental Statement, major infrastructure including all accesses, roads, footpaths and cycleways, public open space areas including informal open spaces, recreation areas, allotments, formal outdoor sports facilities, equipped play areas, skate park, ecological areas and habitats structural landscaping and advance structural planting, the Village Centre/Square, Village Green, Care Home/sheltered housing Enterprise Zone and/or Community Buildings, SUDS and drainage, allotments and self-build.

No development shall commence until such time as a Site-wide Phasing Plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Site-wide Phasing Plan.

- 9 Reason: To ensure that the development is delivered in a structured way in accordance with the approved Parameter Plans so as to ensure that services and facilities are provided as and when

required by existing and future communities, and to ensure that the development keeps within the parameters assessed in the supporting Environmental Statement. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 10 As part of or prior to submission of the first Reserved Matters application, a site wide Green Infrastructure Strategy shall be submitted to and approved in writing by the Local Planning Authority. Such site-wide Green Infrastructure Strategy shall be in accordance with principles set out in the Drawing No 01229_PP05 P3 (Open Space Strategy). The submitted details shall include:
- a) Details of complementary measures including provision of Suitable Alternative Natural Greenspaces (SANGs), promotion of walking routes of different lengths and how information will be displayed on nearby protected sites and how to use/not use them;
 - b) Details of public access and how that is to be achieved including access points, fencing and surface finishes;
 - c) The timescale for the implementation of each aspect of Green Infrastructure within each phase of development approved pursuant to condition 9. (Site wide phasing plan)
 - d) Details of long term management.

No development shall commence until such time as the Green Infrastructure Strategy has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved site-wide Green Infrastructure Strategy.

- 10 Reason: To plan positively for the creation, protection, enhancement and management of networks of green infrastructure, as required by policy COM5 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 11 Development in a particular phase shall not commence until details of green infrastructure for that phase, in accordance with the site wide Green Infrastructure Strategy (condition 10), have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:
- a) Details of advance planting around construction sites;
 - b) Details of all trees and hedgerows to be removed and those to be retained together with a scheme for their protection during development and details of how the scheme is to be implemented and retained;
 - c) Planting and landscaping plans;
 - d) Provision of structures within the Green Infrastructure (including hard landscaped areas, lighting, floodlighting, boundary treatments and street furniture);
 - e) Details to show how each phase fits in with the wider Green Infrastructure Strategy

The development shall be carried out and thereafter maintained in accordance with the approved details.

- 11 Reason: To plan positively for the creation, protection, enhancement and management of networks of green infrastructure, as required by policy COM5 of the East Cambridgeshire Local Plan 2015. This is a pre-commencement condition for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted
- 12 As part of the submission of the first Reserved Matters application, a site wide Biodiversity Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall set out how the development will improve the biodiversity of the application site in accordance with the

principles proposed in the Preliminary Ecological Appraisal [MLM dated June 2018] and any further revisions and include:

- a) Full details of appropriate habitat and species surveys (pre, during and post construction), and reviews where necessary to address mitigation measures identified in Section S10.23 and S10.26 of the Environmental Statement;
- b) Full details of measures to ensure protection and suitable mitigation to all legally protected species and those habitats and species identified as being of importance to biodiversity both during construction and post-development, including consideration and avoidance of sensitive stages of species life cycles, such as the bird breeding season, mitigation for farmland species within retained agricultural land, and together with details of any protective fencing and/or phasing of works to ensure the provision of advanced habitat areas and minimise disturbance of existing features;
- c) Identification of habitats and species worthy of management and enhancement together with the setting of appropriate conservation objectives for the application site. Prescriptions shall be provided to detail how habitat and species management and enhancement shall be provided alongside measures to provide habitat restoration and creation to deliver targets in the Cambridgeshire and UK Biodiversity Action Plans such as: the provision of bat and bird boxes on buildings and on trees around the site; the provision of other nesting features for bird species; reptile hibernacula; the creation of new aquatic habitats; creation of new meadows for farmland birds; measures for badger conservation; measures for amphibian conservation; the management of grassland, orchards and veteran trees;
- d) A summary work schedule table, confirming the relevant dates and/or periods that the prescriptions and protection measures shall be implemented or undertaken by, and who will specifically over-see their delivery and compliance, such as an Ecological Clerk of Works;
- e) Monitoring shall be carried out in accordance with the Biodiversity Strategy, with an annual report provided to the Local Planning Authorities; and
- f) Long-term maintenance, management and monitoring responsibilities for a period of 25 years to ensure an effective implementation of the Ecological Management Plan ensuring periodic review of the objectives and prescriptions.

No development shall commence until such time as the Biodiversity Strategy has been approved in writing by the local planning authority. All species and habitat protection, enhancement, restoration and creation measures shall be carried out in accordance with the approved Strategy.

- 12 Reason: To ensure that the development of the site conserves and enhances biodiversity in accordance with Policy ENV7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 13 Reserved matters applications for each phase approved pursuant to condition 9 shall include a Site Biodiversity Survey and Assessment that demonstrates how it accords with the aims and objectives of the Biodiversity Strategy. It shall detail all protected species on that phase, including up to date surveys, which specific ecological protection, enhancement and/or mitigation measures are proposed and the timing for their delivery. No development shall commence within the phase for which reserved matters approval is being sought until such time as the Biodiversity Survey and Assessment has been approved in writing by the local planning authority. The development shall only commence in full accordance with the approved details.
- 13 Reason: To comply with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
- 14 No development shall commence until a Site-wide Strategy for Children's Play Provision and Youth Facilities has been submitted to and approved in writing by the Local Planning Authority. Such strategy will be in accordance with the principles set out in the Revised Design and Access

Statement (February 2019) and Parameter Plan 5 (Open Space Strategy) and shall have sufficient details to demonstrate the implementation of that strategy including specifications, location, phasing and consultation to be carried out with children and young people. No development shall take place other than in accordance with an approved Strategy.

- 14 Reason: To ensure that the development complies with Policy COM4 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 15 Prior to the commencement of development, on any phase (approved pursuant to condition 9), for which this condition has not been met a Detailed Waste Management and Minimisation Plan (DWMMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The DWMMP shall include details of:
- i) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
 - ii) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
 - iii) Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the application site;
 - iv) Any other steps to ensure the minimisation of waste during construction;
 - v) The location and timing of provision of facilities pursuant to criteria i) to iv).
 - vi) Proposed monitoring and timing of submission of monitoring reports;
 - vii) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
 - viii) A RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;
 - ix) Proposals for the management of municipal waste generated during the occupation of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles;

The Detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details.

- 15 Reason: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012. The condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 16 No above ground construction in a particular phase approved pursuant to condition 9 shall commence until a Light Management Plan (LMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. LMPs shall set out details of proposed permanent external lighting of all external spaces in that phase (including street, open spaces, playgrounds and sports pitches) including luminosity and hours of operation. External lighting in a particular phase shall only be provided and operated in accordance with an approved LMP, unless otherwise agreed in writing by the Local Planning Authority. External lighting associated with the green spaces as indicated in the Land Use Plan Ref: 01229_PP02 P4 are expected to be switched off at appropriate hours overnight depending upon the type of facility using the lighting.

- 16 Reason: To protect the reasonable residential amenity of future occupiers of the site and those adjacent, and in the interests of safety, in accordance with policies ENV1, ENV2 and ENV9 of the East Cambridgeshire Local Plan 2015.
- 17 No development shall take place in a particular phase, approved, pursuant to condition 9, until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI which shall include:
- A. A statement of significance of archaeological remains and research objectives;
 - B. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - C. The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
- 17 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 18 Prior to the commencement of development in a particular phase approved pursuant to condition 9, a construction Environmental Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the waste management principles set out in the adopted Cambridgeshire & Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy when completed. The CEMP shall include the consideration of the following aspects of construction:
- a) Location of contractors' compounds and infrastructure for moving materials, plant and equipment around the application site;
 - b) Site wide construction and phasing programme;
 - c) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the application site, details of their signing, monitoring and enforcement measures, along with location of loading and unloading and parking for contractors and construction workers;
 - d) Construction hours;
 - e) Delivery times for construction purposes;
 - f) Soil Management and Reuse Strategy that accords with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (Defra 2009) including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
 - g) Details of works in proximity to existing vegetation and trees to be retained that shall accord with Trees in Relation to Construction Recommendations BS5837:2005;
 - h) The proposed noise mitigation measures which shall include, but not be limited to, those set out in Sections S14-13 - S14-15 of the Environmental Statement (June 2018);
 - i) Noise monitoring including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228: 2009;
 - j) Noise mitigation levels for construction equipment, plant and vehicles;
 - k) Vibration monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997);
 - l) Setting maximum vibration levels at sensitive receptors;

- m) Dust management and mitigation measures including but not limited to the control measures identified in sections 5.5.29 -7.5.30 of the Environmental Statement (June 2018) along with wheel washing measures to prevent the deposition of debris on the highway;
- n) Site lighting;
- o) Drainage control measures including the use of settling tanks, oil interceptors and bunds and temporary drainage ditches and outfall flow rates;
- p) Screening and hoarding details including decorative displays (which may require separate advertisement consent) and facilities for public viewing (where appropriate);
- q) Access and protection arrangements around the application site for pedestrians, cyclists and other road users;
- r) Procedures for interference with public highways, (including public rights of way), permanent and temporary realignment, diversions and road closures;
- s) External safety and information signing and notices;
- t) Liaison, consultation and publicity arrangements including dedicated points of contact;
- u) Consideration of sensitive receptors;
- v) Prior notice and agreement procedures for works outside agreed time limits of operation;
- w) Complaints procedures, including complaints response procedures Membership of the Considerate Contractors Scheme;

The CEMP shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. Approved CEMPs shall be adhered to at all times during the construction phase.

- 18 Reason: To ensure the environmental impact of the construction of the developments adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policies ENV2 and ENV9 of the East Cambridgeshire Local Plan (2015) and to comply with Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government (December 2012). The condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 19 No development shall take place on a phase approved pursuant to Condition 9 until an investigation and risk assessment of the nature and extent of any contamination on the relevant phase, 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.

- 19 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East

Cambridgeshire Local Plan 2015. The condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 20 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.
- 20 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.
- 21 No development shall begin until a surface water drainage scheme for the application site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme for each phase of the development, as indicated in Dwg: 01229_SK_28, shall subsequently be implemented before the first occupation and/or use of the development within that phase and be constructed in accordance with the approved details.

The scheme shall include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Full details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF and PPG.

- 21 Reason: To ensure the structural integrity of existing flood defences thereby reducing the risk of flooding, in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 22 Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
- 22 Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and the Environment Agency's approach to groundwater protection (available at: <https://www.gov.uk/government/collections/groundwater-protection>), in accordance with policies ENV2 and ENV8 of the East Cambridgeshire Local Plan 2015.
- 23 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 10229_PP06 Rev 4 in writing by the Local Planning Authority.
- 23 Reason: In the interests of highway safety, in accordance with COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 24 The highway shall be built to adoptable standards as defined by Cambridgeshire County Council Housing Estate Road Construction Specification (current at time of commencement of build) before the last dwelling is occupied.
- 24 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 2015
- 25 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.
- 25 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV7 and COM7 of the East Cambridgeshire Local Plan 2015.
- 26 No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been 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 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).
- 26 Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with policy COM7 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 27 No development shall take place until a detailed scheme for highway improvements to B1506 Bury Road and B1085 Moulton Road Staggered Crossroads, comprising a mini roundabout scheme, which shall be in general accordance with those details as shown on Drawing no. 617802-MLMZZ-XX-DR-TP-0100 P01, has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Local Highway Authorities (Suffolk and Cambridgeshire County Councils). This shall include a road safety audit.

No more than Ninety-Nine (99) dwellings shall be occupied until the highway improvements have been constructed in strict accordance with the approved details and made available for public use.

- 27 Reason: To improve the junction layout for safety of road users and reduce driver frustration due to congestion, in accordance with policy COM7 of the East Cambridgeshire District Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 28 The tree protection measures as shown in the Arboricultural Impact Assessment Appendix 3 A to K submitted on the 4th June 2018 shall be implemented prior to the commencement of development, site works or clearance in accordance with the approved details, and shall be maintained and retained until the development is completed. Within the root protection areas the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any trenches for services are required within the fenced areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.
- 28 Reason: To ensure that the trees on site are adequately protected, to safeguard the character and appearance of the area, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.
- 29 Development in a particular phase approved pursuant to condition 9 shall not commence until a Noise Management Plan (NMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. NMPs shall set out proposed mitigation measures for the end use (operational use) of development in that phase, including measures relating to road traffic noise, rail noise, and noise from permitted uses in the Local Centre. All fixed plant shall achieve a noise rating level of 5dB below the background level noise (to be approved by the Local Planning Authority) at noise sensitive properties when undertaken in accordance with BS4142:1997.
- 29 Reason: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site. The condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 30 Prior to occupation of the first dwelling on site, a detailed Travel Plan (based on the Framework Workplace Travel Plan) including inter-alia targets, measures to be implemented including awareness of how to treat horses and riders when travelling, timescales of implementation, the approach to monitoring, the actions to be taken in event of targets not being met, and appointment of a travel-plan co-ordinator shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details.
- 30 Reason: In the interests of sustainable travel and to reduce reliance on private car transport and to raise awareness of how to treat horses and riders when travelling, in accordance with policies COM7 and EMP6 of the East Cambridgeshire District Local Plan 2015.
- 31 The non-residential buildings hereby approved shall meet BREEAM Very Good standard or equivalent. If this standard cannot be achieved by virtue of the site's location then prior to above floor slab construction works it must be demonstrated by a BRE Licensed Assessor how all other BREEAM standards have been fully explored in order to meet the highest standard of BREEAM Good or equivalent and agreed in writing by the Local Planning Authority.

A certificate, following post construction review, shall be issued by a BRE Licensed Assessor to the Local Planning Authority, indicating that the relevant BREEAM standard has been achieved or its equivalent within six months of first occupation of the site for written agreement by the Local Planning Authority.

- 31 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015.
- 32 Prior to or as part of the first reserved matters application for each phase approved pursuant to condition 9, an energy and sustainability strategy for the development, 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 for that phase shall be carried out in accordance with the approved strategy.
- 32 Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015.
- 33 Prior to the commencement of development of a phase approved pursuant to condition 9 which contains allotments, the allotment land shall be fenced in accordance with details to be submitted to the Local Planning Authority and a scheme for the ongoing maintenance of the allotments submitted and agreed in writing by the Local Planning Authority. No storage of materials, waste or other use of the land shall be carried out on the allotment land.
- 33 Reason: To protect the land from any adverse effects of the construction process and pollution, to retain the quality of soil for future cultivation in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015 and to ensure that the community facility, is used and managed in an appropriate manner to ensure its continued use as productive community land in accordance with COM3 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 34 No above ground construction shall take place until a scheme for the provision and location of fire hydrants to serve that phase of development, to a standard recommended by the Cambridgeshire Fire and Rescue Service or alternative scheme, has been submitted to and approved in writing by the Local Planning Authority. The hydrants or alternative scheme shall be installed and completed in accordance with the approved details prior to the occupation of any part of the phase.
- 34 Reason: To ensure proper infrastructure for the application 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.
- 35 Construction times and deliveries, including site preparation, use of generators and road works, shall be limited to the following hours:
07:30 to 18:00 Mondays to Fridays
07:30 - 13:00 Saturdays
No times during Sundays, Public or Bank Holidays.
- 35 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 36 Any waste material arising from site demolition, preparation and construction works shall not be burnt on site but shall be kept securely in containers for removal to prevent escape into the environment.
- 36 Reason: To protect the amenity of the area. Policy ENV1 of the East Cambridgeshire Local Plan 2015 refers.

- 37 No commercial food premises (including those within premises that fall within Use Class A3 or A4) shall be occupied until details of odour management for that premises have been submitted to and approved in writing with the Local Planning Authority. The details shall include a specification for ventilation equipment and measures to alleviate fumes and odours, noise and vibration. All such ventilation equipment and measures shall be installed in the building to which it relates before the commercial food premises is first brought into use and shall thereafter be permanently maintained.
- 37 Reason: To safeguard the amenities of the adjoining occupiers to the application site and future occupiers within the application site in accordance with Policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 38 Deliveries to any commercial premise shall be limited to 07.00 - 18.00 each day Monday - Friday and 08.00-18.00 on Saturdays. There shall be no deliveries outside of these times.
- 38 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with Policy ENV 2 of the East Cambridgeshire Local Plan 2015.
- 39 The cafes/restaurants, drinking establishments, retail and healthcare (Use Classes A1, A3, A4 and D1) hereby permitted shall not be open to members of the public other than between the hours of 07.00 and 23.00 on any day of the week.
- 39 Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policies ENV2 of the East Cambridgeshire Local Plan 2015.
- 40 No external plant or machinery shall be in use for the B1/B2/B8 uses hereby permitted outside of the following hours: 07:00 - 18:00 each day Monday - Friday 07:00 - 13:00 on Saturdays and none on Sundays, Bank or Public Holidays.
- 40 Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policies ENV2 of the East Cambridgeshire Local Plan 2015.
- 41 There shall be no amalgamation of units defined for A1, A3, A4 or D1 uses within the Local Centre without the prior written approval of the Local Planning Authority through the submission of a planning application.
- 41 Reason: To maintain the local scale of the retail facilities, appropriate for the role and function of the Local Centre Policies in accordance with Policy ENV4 of the East Cambridgeshire Local Plan 2015.
- 42 Notwithstanding any changes that may be made to the Town and Country Planning (Use Classes) Order 1987 (as amended) and/or the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any statutory instruments revoking and re-enacting those Orders, the Business (B1, B2 and B8) floorspaces permitted shall be used for purposes falling within Class B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) which is in force at the date of this permission and for no other purposes.
- 42 Reason: To maintain the mixed-use nature of the development in accordance with policies EMP 3 and GROWTH 5 of the East Cambridgeshire Local Plan 2015.
- 43 Prior to commencement of development in each relevant phase approved pursuant to condition 9, a Connectivity Strategy to enhance existing or the creation of new links to the existing PROW network of footpaths, bridleways and cycle routes shall be submitted to and approved in writing by the Local Planning Authority. The development shall not proceed other than in accordance with the approved Connectivity Strategy.

- 43 Reason: To ensure public rights of way are accommodated and improved and appropriate access is achieved by means other than the private motor car in the interests of achieving a sustainable development in accordance with Policy COM7 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement for each phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 44 The development shall be carried out in accordance with the details identified within the Kennett Garden Village Transport Assessment dated 24th May 2018 and Technical Response dated 26th November 2018 or as otherwise approved by the Local Planning Authority in consultation with the Highway Authority and Highways England.
- 44 Reason: To ensure all necessary road works and improvements take place at the appropriate time in the interests of the safety and convenience of road users in accordance with Policy COM7 of the East Cambridgeshire Local Plan 2015.
- 45 Prior to commencement of development in the phase containing the Scheduled Ancient Monument a 'Heritage Management Strategy' and 'Heritage Management Plan', shall be submitted to the Local Planning Authority for approval in writing. This shall include, but not be limited to the following:
- i) Details of the location and type of fencing to protect the archaeological exclusion zone during construction, including when it is to be erected, the duration of its retention and how it will be maintained/checked at appropriate intervals to ensure it remains effective;
 - ii) A detailed strategy for the preservation in situ of the Howe Hill Barrow, including the treatment and planting of this area and its future maintenance and management;
 - iii) Full details of measures to protect the Scheduled Ancient Monument Howe Hill Barrow from the impact of construction;
 - iv) Details of enhanced public access to the Howe Hill Barrow site, including the position and treatment of any footpaths/cyclepaths;
 - v) Measures to enhance public knowledge, education and understanding of the Howe Hill Barrow (e.g. heritage trails/interpretation boards/information leaflets etc);
 - vi) A timetable and programme for delivery and/or implementation of the measures, and,
 - vii) Thereafter the development shall only proceed (and subsequently be maintained/managed in perpetuity) in accordance with the agreed details.
- 45 Reason: To ensure significant archaeological remains are protected in accordance with Policy ENV14 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement for that phase as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 46 Prior to the commencement of development details of the location and specification of 6 bus stops to each be equipped with a real time passenger information system and to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Details to include a programme for delivery by reference to number of occupations of dwellings on the phase to which they relate. Each Bus Stop (and associated real time passenger information system) shall be installed and operational prior to the occupation of each phase of the development approved pursuant to condition 9 and in accordance with the Phasing Plan [01229_SK_28] to which they relate.
- 46 Reason: To ensure that the proposal meets with the requirements of sustainability as set out in Policy COM7 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 This development may involve work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.
- 2 East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. All applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to complete the CIL Additional information Requirement Form - https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2

Exemptions from the Levy are available but must be applied for and agreed before development commences, otherwise the full amount will be payable.

For more information on CIL please visit our website

<http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email cil@eastcambs.gov.uk.

- 3 The Local Planning Authority has taken all of the submitted Environmental Information into consideration in reaching this decision. This information includes that contained within the Environmental Statement (and any further information supplied), the comments from the consultation bodies and comments from the public and any other bodies.
- 4 This decision notice should be read in conjunction with the Section 106 Obligation dated 15th April 2020 and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.
- 5 The decision to approve this application has been taken, having regard to the policies and proposals in the Local Development Plan and all relevant material considerations, including the NPPF. In this instance it was felt that the Community-Led scheme represents sustainable development and would not raise any adverse issues of either visual or residential amenity, or introduce any elements detrimental to highway safety that cannot be addressed by the imposition of suitable conditions.
- 6 East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the Owners/residents to take sacks/bins to the public highway boundary on the relevant collection day and this should be made clear to any prospective purchasers in advance, this is especially the case where bins would need to be moved over loose gravel/shingle driveways.

Under Section 46 of The Environmental Protection Act 1990, East Cambridgeshire District Council as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles, this power being re-enforced in the Local Government Acts of 1972, 2000, 2003, as well as the Localism Act of 2011.

Each new property requires two bins; this contribution is currently set at £43 per property.

Payment must be made in advance of bins being delivered; [REDACTED] reference should be the planning application number followed by (bins) i.e. 15/012345/FUL (bins) a separate e-mail should also be sent to waste@eastcambs.gov.uk detailing the payment amount and the planning reference number.

- 7 Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence."
- 8 An application to discharge trade effluent must be made to Anglian Water and must have been obtained before any discharge of trade effluent can be made to the public sewer. Anglian Water recommends that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of such facilities could result in pollution of the local watercourse and may constitute an offence. Anglian Water also recommends the installation of a properly maintained fat traps on all catering establishments. Failure to do so may result in this and other properties suffering blocked drains, sewage flooding and consequential environmental and amenity impact and may also constitute an offence under section 111 of the Water Industry Act 1991
- 9 Public Footpath 3 Kennett and Public Footpath 2 Kennett must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980)

The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use. (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of either Public Footpath 3 Kennett and Public Footpath 2 Kennett are damaged as a result of increased motorised vehicle usage, the Highways Authority is only liable to maintain it to a [ROW] standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Developers should follow the County Council's guidance on boundary treatment to ensure it does not result in obstruction and maintenance problems, available online at www.cambridgeshire.gov.uk/definitivemap.

PLEASE ALSO NOTE THAT THIS PERMISSION IS GRANTED SUBJECT TO DUE COMPLIANCE WITH THE BYE-LAWS AND GENERAL STATUTORY PROVISION IN FORCE IN THE DISTRICT AND DOES **NOT** CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS. YOU ARE ADVISED TO CONTACT THE BUILDING REGULATIONS SECTION IF YOU WISH TO DISCUSS THIS FURTHER



Rebecca Saunt

Planning Manager

Dated: 15th April 2020

DCPEfulz

APPENDIX 3 - MASTERPLAN - PHASE 1B

