

21/01226/FUL

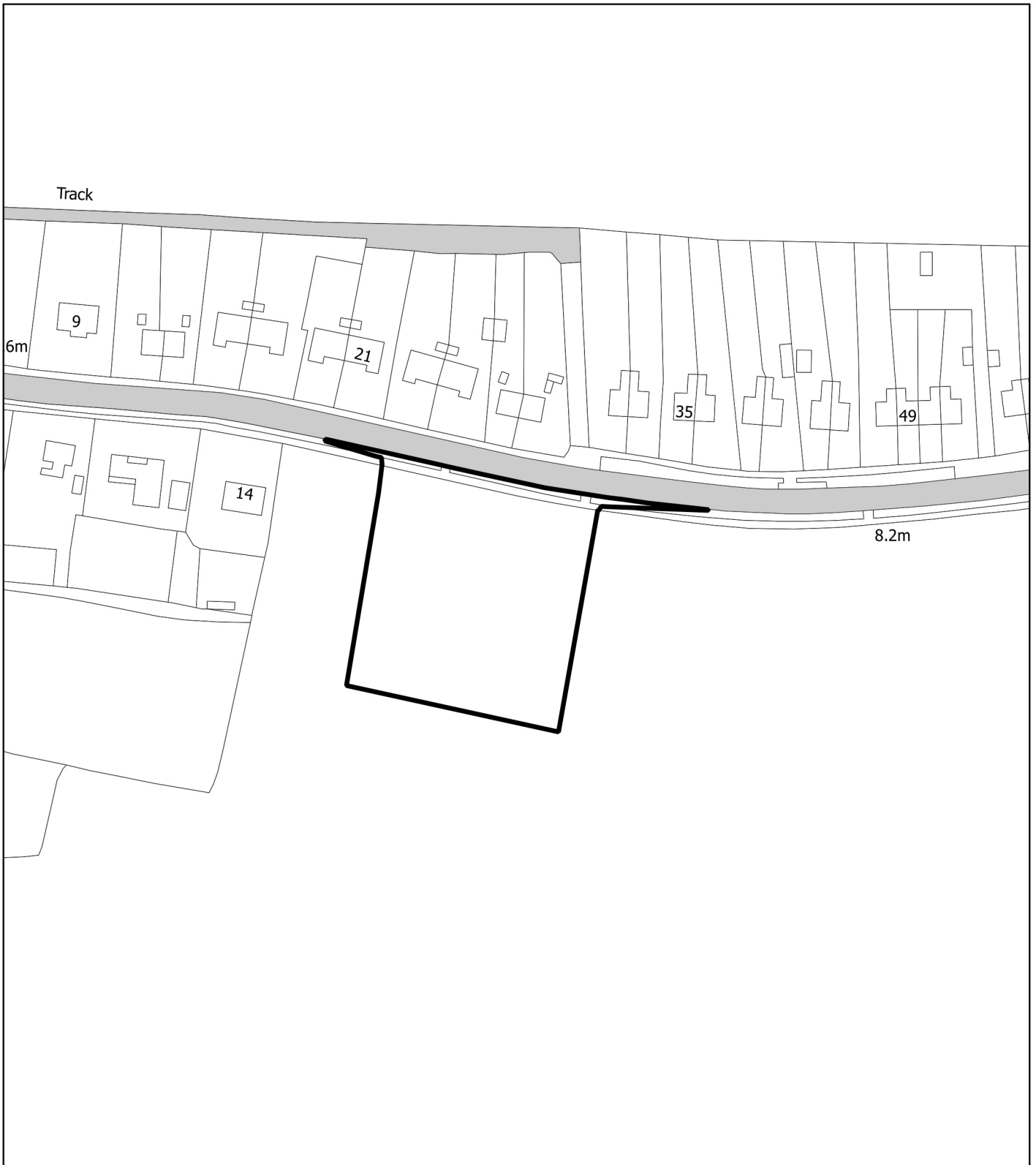
Land Adjacent To 14
Church Road
Wicken
Cambridgeshire

Construction of three dwellings, garages, access and associated works
- Plots 4-6

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=QZ2ETEGG0D800>





21/01226/FUL

Land Adjacent To 14
Church Road
Wicken



East Cambridgeshire
District Council

Date: 14/12/2021
Scale: 1:1,500



© Crown copyright.
All rights reserved 100023279 (2020)

MAIN CASE

Reference No: 21/01226/FUL

Proposal: Construction of three dwellings, garages, access and associated works - Plots 4-6

Site Address: Land Adjacent To 14 Church Road Wicken Cambridgeshire

Applicant: C J Murfitt, Lads Construction & Grays Developments

Case Officer: Toni Hylton Senior Planning Officer

Parish: Wicken

Ward: Soham South
Ward Councillor/s: Ian Bovingdon
Dan Schumann

Date Received: 14 September 2021 **Expiry Date:** 11th January 2021

Report Number W128

1.0 RECOMMENDATION**1.1** Members are recommended to REFUSE the application

The design of the proposed 3 dwellings in this edge of settlement location fails to consider the mass, scale and character of the area. Church Road is characterised by a mix of simple designs with parking provision to the side with space around the dwellings. The proposed dwellings introduce new characteristics which are not in keeping with the simple character of the immediate surroundings of the site. The proposal leads to a continual line of development with dwellings out of keeping with the mass and scale of the immediate vernacular. On this basis the proposal is considered to be contrary to policies WIC2, ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015 and the Design Guide SPD.

2.0 SUMMARY OF APPLICATION**2.1** The application proposes the erection of 3 detached dwellings along Church Road, Wicken, with an adjoining application for a further 3 dwellings application reference 21/01092/FUL. The table below provides the dimensions of the dwellings proposed for plots 4,5 and 6.

Plot	Height	Width	Depth	Floor area (including garages)	Plot size
4	8m (26.2)	10.5m (34.4)	15.3m (50.1)	219.93 (2357.3)	855 (9203.14)
5	8m (26.2)	10.5m (34.4)	15.3m (50.1)	219.93 (2357.3)	798 (8589.6)
6	7.7m (25.2)	9.8m (32.1)	12.3m (40.3)	172.00 (1851.39)	684 (7362.51)
Total				610 (6565.99)	

Please note the figures in () are measured in feet and inches

2.2 Plot 6 has 2 car parking spaces with a detached garage, whilst plots 4 and 5 have 3 car parking spaces and a detached garage. Each plot having its own access from Church Road. To the rear of the site is a 5m (16.4ft) wide planting belt with native species hedges to the boundaries. The site is constrained by having a 15 metre (49ft) gap between plot 4 and 5, this is due to a high voltage overhead electricity cable, which restricts development in this area.

2.3 The officer advised of the following concerns and requested amendments to the scheme which are listed below:

- Poor garage and access arrangements
- Overlooking from proposed balconies
- Development is closer to the road and needs to be set further into the site
- Plot 6 east facing elevation should be more interesting with features.

2.4 In December amended plans were received which addressed;

- Removal of balconies to restrict overlooking
- Windows and a chimney were added to the east facing elevation to plot 6
- Change to the garage locations

2.5 Cllr Ian Bovingdon called the application into planning committee on 3rd November 2021. Cllr Bovingdon had been contacted by the applicant and was aware of the Parish Council comments and considered that the application should be discussed by members of the planning committee to be fair to both the Parish Council and the applicant.

2.6 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	21/01092/FUL	Construction of three dwellings, garages, access and associated works - Plots 1-3	To be determined
-----	--------------	---	------------------

21/00273/FUL	Residential development comprising three dwellings, garaging, parking, turning and associated site works - phased development	Withdrawn	06.05.2021
20/01393/RMA	Reserved matters of Access, Appearance, Landscaping, Layout & Scale of planning application 17/01945/OUT for residential development for 6no. new dwellings	Approved	04.02.2021
17/01945/OUT	Residential development for 6no. new dwellings	Approved	29.01.2019

4.0 THE SITE AND ITS ENVIRONMENT

4.1 The application site comprises part of a larger agricultural field on the eastern edge of Wicken. There are residential dwellings located adjacent to the west of the site and on the opposite side of Church Road to the north of the site. The site has a public footway and highway verge with a tree to the front. Part of the site is within the development envelope for Wicken, however the rear part of the site is outside the development envelope. The front part of the site is allocated by Policy WIC2 of the adopted East Cambridgeshire Local Plan 2015 for up to 5 dwellings, whilst the rear part of the site is within the open countryside.

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.

Ward Councillors – Cllr Ian Bovingdon called the application into planning committee on 3rd November 2021. Cllr Bovingdon had been contacted by the applicant and was aware of the Parish Council comments and considered that the application should be discussed by members of the planning committee to be fair to both the Parish Council and the applicant.

Wicken Parish Council – 20 December 2021
Reiterates comments from 14th October 2021 and are shown below.

Wicken Parish Council - 14 October 2021

States "Wicken Parish Council strongly objects to this development.

This parcel of land was added to the Local Plan 2015 with the following statement:
Policy WIC 2:

Housing allocation, land south of Church Road Approximately 0.2 hectares of land is allocated for residential development on land to the south of Church Road for up to 5 dwellings. Development proposals will be expected to:

o Be frontage development only, to reflect the existing character along Church Road.

- o Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority given to people in local housing need.
- o Provide a mix of dwelling types and sizes to reflect current evidence of need within Wicken.
- o Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping, in order to minimise impact on the open countryside.
- o Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application; and
- o Comply with the other policies of the Local Plan.

This application for 3 large houses does not comply with the three areas of this statement.

- o Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority given to people in local housing need. The application does not provide an element of affordable housing and will not be affordable to residents of Wicken on the local average wage.
- o Provide a mix of dwelling types and sizes to reflect current evidence of need within Wicken. Wicken is in need of smaller properties preferably two-bedroom dwellings and bungalows.
- o Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping, in order to minimise impact on the open countryside. The style of the houses are not in keeping with the mix of housing stock in the village. The majority of dwellings along the south of Church Road are bungalows. These large properties will have a direct impact on these neighbours.

The size of the dwellings will dominate the area and block the open vista towards Wicken Fen. The houses are too large and will impact the visible entrance to the village. Wicken Parish Council supports the planning application already approved for this site under reference 20/01393 and do not wish to see any deviation from this. Should the application be passed the Parish Council would like a condition applied that all work should be completed at the same time rather than individually as this will cause too much disruption to neighbouring properties and uses of the A1123.”

Environmental Health (Scientific Officer) - 11 October 2021

States “I have read the Envirosearch report dated 3 March 2021 and accept the findings. I recommend that a condition requiring site investigation, etc. is not required. I recommend that standard contaminated land condition 4 (unexpected contamination) is attached to any grant of permission due to the proposed sensitive end use (residential).”

Environmental Health - 6 December 2021

States “I have nothing to add to my previous comments”

Environmental Health - 5 October 2021

States “Due to the proposed number of dwellings and the close proximity of existing properties I would advise that construction times and deliveries during the construction phase are restricted to the following:

- 07:30 - 18:00 each day Monday - Friday
- 07:30 - 13:00 on Saturdays and
- None on Sundays or Bank Holidays

If it is necessary to undertake ground piling I would request that a method statement be produced and agreed in writing with the Local Planning Authority (LPA) before work takes place. This document should include the commitment to notifying nearby properties prior to the work commencing to advise how long the works will last. This notification should also provide a contact number so that if there are any concerns while the piling is taking place they can contact the contractor. If the method of piling involves impact driving I would request a commitment to the following restricted hours specifically for piling - 09:00 - 17:00 each day Monday - Friday and None on Saturdays, Sundays or Bank Holidays.

If there is no intention to utilise ground piling then I would request this be confirmed in writing and a condition which prevents it be attached until such time as a ground piling method statement is agreed with the LPA.

No other comments to make at this time but please send out the environmental notes.”

Local Highways Authority - 7 December 2021
Reiterates the comments from 4th October 2021

Local Highways Authority - 4 October 2021

States “Subject to the following comments and recommendations:

I have no objection to the principle of this application. However, the levels shown at the access to Plot 6 indicate that some private surface water may discharge to the public highway, noting that the LHA do not accept permeable surfacing as a suitable means of drainage. Either further information should be provided regarding levels or additional surface water drainage included prior to the boundary with the public highway.

Please append the following conditions and informative to any permission granted:
Conditions

HW8A: No gates, fences or walls shall be erected across the approved vehicular access, as shown on 20: 153 - 12.

HW16A: Parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan 20: 153 - 12 and thereafter retained for that specific use.

HW22A: 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.

Non-Standard Condition: Vehicular access shall be constructed to include the provision of a metalled/sealed surface for a minimum length of 5m from the existing carriageway edge.”

Cambridgeshire Archaeology - 8 December 2021

States “Thank you for consulting us again in relation to this scheme following the submission of additional information involving changes to the layout and design of the proposed plots.

I am writing to confirm that we have reviewed the amended plans and these do not alter the advice previously issued by my colleague on 11/10/2021.

On-site fieldwork for the recommended excavation is on-going at this stage, due to be completed imminently, with post-excavation elements of the agreed programme still pending.”

Cambridgeshire Archaeology - 11 October 2021

States “An archaeological evaluation of the proposed development area has previously been carried out against the condition included on prior permission ref 17/01945/OUT for development in this location. The results of the evaluation demonstrated that all six trenches contained archaeological features, consisting of ditches, gullies and pits dated to the Late Saxon to early medieval period (c. AD 1050-1350). The pottery assemblage is suggestive of domestic activity on or immediately adjacent to the site. Settlement-type activity is also strongly suggested by the recovery of charred cereals, chaff and lava quern, which may attest to on-site processing of cereals. The recovery of animal and fish bones (including eel) along with marine mollusc shell suggests the disposal of midden material. The remains are significant in terms of understanding the origins and development of the village. The most northern of the series of linear features appears to run parallel to the modern road, likely medieval in origin, linking the isolated church to the east with the historic core of the village to the west (Oxford Archaeology East report number 2336, ECB5898). In view of this evidence we recommend that further archaeological work is required in advance of construction, in mitigation of the impacts of the proposed development on the sensitive archaeological remains known to be present.

We therefore do not object to development from proceeding in this location but consider that the site should be subject to a further programme of archaeological investigation (excavation), secured through the inclusion of a negative condition”

Enforcement Section - No Comments Received

CCC Growth & Development - No Comments Received

Waste Strategy (ECDC) - No Comments Received

Infrastructure & Strategic Housing Manager - ECDC - No Comments Received

5.2 A site notice was displayed near the site on 15 October 2021.

5.3 Neighbours – 12 neighbouring properties were notified and no responses have been received.

6.0 The Planning Policy Context

6.1 *East Cambridgeshire Local Plan 2015*

GROWTH 2	Locational strategy
GROWTH 3	Infrastructure requirements
GROWTH 4	Delivery of growth
GROWTH 5	Presumption in favour of sustainable development
HOU2	Housing density
ENV 1	Landscape and settlement character
ENV 2	Design

ENV 4	Energy and water efficiency and renewable energy in construction
ENV 7	Biodiversity and geology
ENV 8	Flood risk
ENV 9	Pollution
ENV14	Sites of archaeological interest
COM7	Transport impact
COM8	Parking provision
WIC 2	Housing allocation, land south of Church Road

6.2 *Supplementary Planning Documents*

Developer Contributions and Planning Obligations

Design Guide

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

Flood and Water

Natural Environment SPD

Climate Change SPD

6.3 *National Planning Policy Framework 2021*

2 Achieving sustainable development

5 Delivering a sufficient supply of homes

11 Making effective use of land

12 Achieving well-designed places

14 Meeting the challenge of climate change, flooding and coastal change

15 Conserving and enhancing the natural environment

16 Conserving and enhancing the historic environment

7.0 PLANNING COMMENTS

7.1 Background

7.1.1 In 2015 the Local Planning Authority adopted the East Cambridgeshire District Council Local Plan 2015, the front of the site was allocated for residential development, for up to 5 dwellings by policy WIC2. In 2019 an outline application (17/01945/OUT) was approved for the provision of 6 dwellings. A reserved matters application (20/01393/RMA) was approved in February 2021. The approved scheme included a pair of semi-detached chalet style 2 bedroom dwellings, 2 detached 3 bed dwellings and 2 detached 4 bed dwellings. The scheme was frontage development creating 4 vehicular accesses. The scheme did not include detached garages or car ports. This scheme is an extant permission and expires in February 2023.

7.1.2 The table below demonstrates the dimensions of the approved scheme.

Plot	Height	Width	Depth	Floor Area
1	7.3m	Total 13.8m (45.2)	8.9m (29.1)	122.8
2	(23.9)			(1313.2)
3	9.1m	6.8m	11.4m	77.5
4	(29.8)	(22.3)	(37.4)	(1668.4)
5	9m	10.5m	9.4m	98.7
6	(29.5)	(34.4)	(30.8)	(2120.4)
TOTAL				474.5 (5102.09)

Please note the figures in () are measured in feet and inches

7.2. Principle of Development

7.2.2 The site to the front is allocated within the East Cambridgeshire District Local Plan under policy WIC2 which allocates the site for development for up to 5 dwellings. In 2019 an application was approved in outline for 6 dwellings, with a subsequent reserved matters approved in 2021. On this basis the principle of development in this location has been considered acceptable.

7.3 Residential Amenity

7.3.1 There are no immediate neighbours to the proposal other than the dwellings directly opposite the site on Church Road. The Council is also considering an application for 3 dwellings, situated to the west of this application, under planning reference 21/01092/FUL. The outlook of those dwellings located opposite the site will change if permission was granted. However, whilst those properties will have their view changed, it is not considered that the proposed dwellings will have an adverse impact in terms of overlooking or being overbearing on those existing properties. On this basis the proposal is considered to comply with policy ENV2 of the East Cambridgeshire District Council Local Plan 2015, and the Design Guide SPD.

7.3.2 The scheme has been amended to address some concerns for the potential overlooking between the proposed dwellings, by removing balconies to the rear elevations. It is considered that the proposals will not be detrimental to any future occupiers of the dwellings proposed although a condition to restrict windows to the east and west elevations would seem appropriate to ensure protection for the future.

7.3.3 With regard to the adjoining scheme, application reference 21/01092/FUL, the proposal is considered to maintain the future occupiers' amenities by way of overlooking and overbearing. A condition restricting windows to the east and west elevation would seem appropriate to ensure the long term future amenities. The proposal is considered to meet the requirements of policy ENV2 of the East Cambridgeshire District Council Local Plan 2015.

7.3.4 The scheme achieves garden space in excess of 50 square metres (538 sqft) and plot sizes in excess of 300 square metres (3229 sqft) as set out by the Design Guide SPD. There is no overlooking between the proposed plots as window distances are in excess of 20 metres (65ft) and to ensure future amenities are protected a condition restricting windows can be applied, if permission was to be granted. It is considered that the proposal does meet the requirements of policy ENV2 of the East Cambridgeshire District Council Local Plan 2015 and Design Guide SPD.

7.4 Visual Amenity

7.4.1 The character of Church Road is characterised by predominantly single storey dwellings to the south and 2 storey semi-detached dwellings to the north. The dwellings opposite the site are semi-detached and are a mix of render and brick. The development along Church Road is predominantly linear. There is an anomaly with the development of a single storey dwelling to the rear of 14 Church Lane, however the remaining development is linear, all having road frontage following the line of the road.

7.4.2 Policy WIC2, which allocates this site for development, states that any proposals should be in a linear form. Since the adoption of the policy, the criterion has had to adapt, it has been agreed that the site can accommodate 6 dwellings, rather than 5, in accordance with the extant permissions on the site. The NPPF has also been amended and states at paragraph 64 that the 'provision of affordable housing should not be sought for residential developments that are not major developments', therefore affordable housing cannot be sought as part of this development as it is not a major development. However, the remaining criterion should still be met which is:

- *Be frontage development only, to reflect the existing character along Church Road.*

The dwellings are located in a linear form along Church Road.

- *Provide an element of affordable housing (currently 30%) as required under Policy HOU 3, with priority given to people in local housing need.*

This is no longer required as set out above.

- *Provide a mix of dwelling types and sizes to reflect current evidence of need within Wicken.*

The proposal provides 2, 3 and 4 bed roomed dwellings when assessed with the adjoining application 21/01092/FUL. However, this proposal seeks 3 no. 4 bedroom dwellings. The Parish Council consider there should be a better mix of dwellings. The previous scheme provided 2 of each 2, 3 and 4 bed roomed properties. This scheme provides 3 large 4 bed dwellings, 2 no. 3 bed and 1 no. 2 bed properties. The dwellings proposed are large dwellings, providing large rooms, ensuites, bathrooms, bedrooms and reception rooms. This is introducing a different form of development out of keeping with the immediate surroundings of Church Road. It is considered that this development is seeking to attract a different occupier to that already approved and as such does not maintain the character of the area. The extant permission could be implemented and would achieve a better mix of dwellings to meet the needs of the local residents. Whilst the extant planning permission would provide a better mix, the proposal does provide a mix of dwelling types although a higher proportion of larger dwellings. No evidence has been provided by the applicant to support this mix and what is needed within the village.

- *Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping, in order to minimise impact on the open countryside.*

The proposal introduces 3 dwellings, closer to the road and whilst in terms of height they are lower than those of the extant permission on site, they are larger in footprint and cover the width of the site with the dwelling and detached garage. The garage is set back from the dwelling to the side, but when read within the streetscene there is very little space between the dwellings, due to their overall width and the positioning of the garages. The dwellings opposite have space around them and to introduce almost a continual line of development will be out of keeping with this edge of settlement location, to the detriment of the visual character of the area. In reducing the space around the dwellings it is considered to be out of keeping with the rural setting and character of Church Road.

The external appearance of the dwellings uses influences from other dwellings found within the East Cambridgeshire district and they are not distinct to this location. However, the National Design Guide, asks us to look at the immediate surroundings and vernacular. These dwellings, whilst they may suit other locations in the district, they are not suitable in this location, as they do not relate to the immediate surroundings. It is accepted that the indicated materials may be acceptable, the design is not. The dwellings appear overly large with protruding gable ends and are elongated in depth. This is not a feature in the immediate surroundings. Dwellings along Church Road are predominantly semi detached with 2 storey dwellings also having single storey elements, which assists in reducing the mass and scale of the dwelling. The proposed dwellings introduce internal space which is for circulation only, to appear 'grand' these dwellings should be simple and reflect the rural nature of the area and the extant permission on this site. The proposal fails to consider the local character; space around dwellings; landscaping and to reflect the needs of the locality.

- *Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application;*
This is currently being addressed.
- *Comply with the other policies of the Local Plan.*
The proposal does not affect the amenities of the adjoining neighbours and as such meets the residential amenity element of policy ENV2. However, the impact on the visual character of the area is considered to be adversely affected in direct conflict with policy ENV1 and ENV2 of the Local Plan. There are other policies which are also relevant to the proposal which are discussed later in the report.

7.4.3 The application does not provide details of the materials; however, it is indicated to be a mix of brick, cladding and render. The immediate dwellings are also a mix of brick and render with the dwelling to the rear of number 14 Church Road nearing completion being clad. The materials proposed are considered to feature in the street scene and if permission was granted a condition could be appended to seek exact details, to make sure there would be no adverse impacts.

7.4.4 The recently published National Design Code and NPPF requires development to consider the local surroundings and to raise the standards of design. The proposed development is not considered to raise the standards of design. To raise standards, the proposal would have to use high quality materials and be of a unique design,

which relates to the location and it is not considered that this proposal raises the standard of design, a key requirement of the NPPF and National Design Guide. There are similar houses in the district, but not in Wicken and the mix of influences from different design eras is not acceptable when there is a clear defined character in this part of Church Road. The character of this part of Wicken is smaller simple style dwellings, with parking to the side of the dwellings with front and rear gardens. This proposal does not replicate this characteristic. Each dwelling has its own access, however the front garden is small predominantly covered with hard standing for parking and turning of vehicles. The scheme does not provide any detailed landscaping details, however there will be limited landscaping to the front due to the hardstanding and layout of the development. Landscaping will be concentrated to the rear, which will have limited positive impact on the visual amenity of Church Road.

7.4.5 The scheme approved in February 2021 under application reference 20/01393/RMA was considered acceptable, by providing a mix of materials and modern style dwellings using recent developments as a starting point. The scheme was also simple and leant itself to the edge of settlement location in a rural village. The mass and scale of the dwellings was more akin to an edge of settlement location. In comparison, the previous scheme is more in keeping with the character of the area and is an extant permission that can be implemented. This scheme fails to consider its location to the detriment of the visual amenity of the area. Whilst the heights of the dwellings are lower than what was approved, the mass being introduced and elongated depth of the dwellings increases the overall scale of the development and as such fails to reflect the character of the immediate surroundings.

7.4.6 The proposed development does not have space around the dwellings and uses a modern design more akin to an urban setting. It is considered that the proposal does not reflect the character of Church Road, Wicken. The revised designs fail to consider the simple understated architecture of the locality and its edge of settlement location. It is considered that the design of the proposal fails to meet the objectives of policies WIC2, ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015 and Design Guide SPD.

7.5 Historic Environment

7.5.1 The site is not within the Conservation Area, and is approximately 300 metres (984ft) from the Grade II Listed St Lawrence Church. The site has been subject to a Written Scheme of Investigation (WSI) and the Historic Environment Team (HET) are awaiting the results. In consultation with the HET a pre-commencement condition is required, as these results are unknown and the WSI is being completed under a different permission. To ensure all of the work is completed to the satisfaction of the HET it would require a pre-commencement condition being applied, as set out in their consultation response. This may change should the results be received prior to the planning committee meeting and Members will be updated accordingly. The proposal is considered to be acceptable and comply with policy ENV14 of the East Cambridgeshire District Council Local Plan 2015 subject to a condition being applied if the proposal was approved.

7.6 Highways

- 7.6.1 The proposal provides 3 separate accesses for the 3 dwellings, each having their own private drive with detached garage. The site can provide adequate vehicle and cycle parking spaces in accordance with policy COM8 of the Local Plan, although a condition is required to ensure this area is demarcated and retained for parking spaces as well as a dedicated turning area.
- 7.6.2 In consultation with the Local Highway Authority additional information in relation to surface water would also be required and this can be dealt with by way of condition. It is considered that the proposal can achieve safe access and meet parking requirements. On this basis the proposal is considered to comply with policies COM7 and COM8 of the East Cambridgeshire District Council Local Plan 2015.

7.7 Ecology

- 7.7.1 The site was part of an arable farm; however, it would appear not to have been farmed recently. There is limited planting and no ponds within the site. The East Cambridgeshire District Council Local Plan 2015 and the Natural Environment SPD requires developments to provide a net gain in biodiversity. In order to achieve this additional planting and other measures not limited to bird and bat boxes will need to be provided as part of a scheme by way of condition. It is considered that the scheme can achieve a net gain in biodiversity in compliance with policy ENV7 of the East Cambridgeshire District Council Local Plan 2015 and the Natural Environment SPD.

7.8 Flood Risk and Drainage

- 7.8.1 The site is within flood zone 1 which is a location where you would expect vulnerable developments, such as housing, to be located. The previous outline consent has a condition attached, which requires the submission of details with regard to foul and surface water (condition 6). In the event of planning permission being approved a condition for details of the foul and surface water arrangements would be required. The application is considered acceptable and complies with policy ENV8 of the East Cambridgeshire District Council Local Plan 2015 and the Flood and Water SPD.

7.9 Climate Change

- 7.9.1 In 2020 the Council adopted the Climate Change SPD and declared a Climate Emergency. The recently adopted Climate Change Supplementary Planning Document predominantly focusses on providing additional guidance to the implementation of Local Plan Policy ENV 4 – Energy and water efficiency and renewable energy in construction. Policy ENV 4 states all proposals for new development should aim for reduced or zero carbon development in accordance with the zero carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable.
- 7.9.2 The plan 20:153-12 revision A states that a fabric first approach will be taken to sustainability and the applicant is committed to delivering robust projects that exceed the minimum requirements of building regulations. It is considered that the

scheme has satisfied the requirements of the SPD. However, this application is for 3 dwellings and is being considered in conjunction with the adjacent scheme for 3 dwellings, application 21/01092/FUL, all within the same ownership. On this basis cumulatively, it is considered that a condition requiring an Energy and Sustainability Statement would be required and this can be appended by way of condition, in order to meet the requirements of policy and the Council's SPD. The proposal is considered to comply with policy ENV4 of the East Cambridgeshire District Council Local Plan 2015 and the Climate Change SPD, subject to the imposition of planning conditions.

7.10 Conclusion

7.10.1 Whilst the principle of development is considered acceptable, the design of the proposal is considered to be at odds with its rural surroundings and immediate neighbours and as such is considered to be contrary to policies WIC2, ENV1 and ENV2 of the East Cambridgeshire District Council Local Plan 2015. There are fundamental design flaws with this proposal which are clearly adverse to the visual character of the area by introducing elongated depth of dwellings; lack of space around the dwellings and having limited space for landscaping to the front of the site. The proposal is therefore recommended for refusal for the reason given above.

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer(s)</u>
21/01226/FUL	Toni Hylton Room No. 011 The Grange Ely	Toni Hylton Senior Planning Officer 01353 665555 toni.hylton@eastcambs.gov.uk
21/01092/FUL 21/00273/FUL 20/01393/RMA 17/01945/OUT		

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>