



Appeal Decision

Hearing held on 4 & 5 March 2026

Site visit made on 5 March 2026

by T Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 May 2026

Appeal Ref: APP/V0510/W/25/3368808

Land at Cambridge Road, Stretham CB6 3LW Easting (x) 550724 Northing (y) 274183

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Long Term Land Limited against the decision of East Cambridgeshire District Council.
 - The application Ref is 24/01135/OUM.
 - The development proposed is the erection of up to 126 homes with associated access, parking and landscaping all matters reserved except for means of access.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of up to 126 homes with associated access, parking and landscaping all matters reserved except for means of access at Land at Cambridge Road, Stretham CB6 3LW Easting (x) 550724 Northing (y) 274183 in accordance with the terms of the application, Ref 24/01135/OUM subject to the conditions in the attached schedule.

Preliminary Matters

2. The application is made in outline with all matters reserved other than means of access. The only plans which are fixed for formal approval relate to the location plan, and plans detailing proposed footway improvements and the proposed site access with puffin crossing. The masterplans, including that submitted with the appeal which I have considered are illustrative in that they give an indication of how the site could be developed, subject to details which would have to be agreed in a later, separate reserved matters application.
3. One of the reasons for refusal was based around the lack of a Planning Obligation which would act as a mechanism to secure contributions towards education, the provision of open space and as a mechanism to secure affordable housing. A completed Planning Obligation has now been submitted which will be considered later.
4. There is a history of schemes for affordable housing being granted outline planning permission on land included within the current appeal site. Permission was secured for up to 19 affordable homes on appeal in 2023¹. Later the same year, outline permission was secured for up to 38 affordable homes. A year later in 2024 outline planning permission was secured for up to 83 affordable homes².

¹ Planning Inspectorate Reference APP/V0510/W/23/3317675.

² East Cambridgeshire District Council Reference 23/01338/OUM.

5. It is common ground that the permission for up to 83 affordable dwellings forms a fallback position and that there is at least a reasonable prospect of the fallback scheme (FBS) being implemented. I have no reason to disagree with this position.

Main Issues

6. The main issues are the effect of the proposal on the development strategy for the area with regard to the provision of affordable housing and the effects of the proposal in landscape and visual terms.

Reasons

Policy background

7. The development plan for the area is the East Cambridgeshire District Council Local Plan (2023) (LP). Policy ENV 1 of the LP relates to landscape and settlement character. Amongst other things it requires that proposals for development should be informed by, be sympathetic to and respect the capacity of the distinctive character areas defined within the Cambridgeshire Landscape Guidelines.
8. Policy HOU 4 of the LP relates to affordable housing exception sites. Amongst other things it outlines circumstances where affordable housing on sites outside of settlement boundaries where open market housing would not normally be permitted may be permissible where no significant harm would be caused to the character or setting of the settlement and the surrounding countryside. The supporting text provides important direction to the policy, advising that within East Cambridgeshire affordable housing sites are envisaged as those typically on small sites on the edge of villages and towns, outside development envelopes.
9. Policy GROWTH 2 of the LP sets out a broad locational strategy for development within East Cambridgeshire. Amongst other things it states that the majority of development will be focused on the market towns of Ely, Soham and Littleport, with Ely being the most significant centre in the district being the key focus for development including housing. The policy does not seek to support development outside of defined development envelopes other than for amongst other things, affordable housing schemes on exception sites where the countryside and the setting of villages is protected.

Location of appeal site

10. The site comprises a large area of undeveloped and largely open arable land to the south-west of the village of Stretham, close to, but outside of its settlement envelope. To the north of the site frontage linear development within the settlement envelope extends along the A10 Cambridge Road.
11. Given the location of the site when compared to the main body of Stretham and the nature of the A10, a range of highways related improvement works are proposed which would include street lighting, puffin crossing, footway improvement and provision and measures to encourage reduced vehicle speeds close to the site on the A10.

Affordable housing

12. It is common ground that there is a significant need for affordable housing within the district³ and that there is a need for affordable housing within Stretham. Much of the previous data which has assessed need has focussed on the need of both the villages of Stretham and Little Thetford to the north-east. The Council appear to accept that the combined affordable housing need for both villages is in the range of 44-72 dwellings.
13. Given that these are combined figures, the affordable housing requirement relating solely to Stretham is likely to be lesser. I accept that the issue of housing need should not be solely limited to strict identified requirements and that there will always sometimes be a degree of need for which has not been formally registered or recorded.
14. However, the proposal before me is for 126 dwellings. There is nothing compelling within the evidence to suggest that there is such a large affordable housing need for Stretham itself despite evidence presented around local connections. The proposal is therefore likely to provide affordable housing in excess of the requirement associated solely with Stretham.
15. Set against this, the evidence indicates that Stretham is linked via the 'zipper' bus to Ely where a wide range of services and facilities are available as well as a railway station served by multiple routes. There also appears to be a bus link to Cambridge. Prospective future residents would not therefore be particularly isolated from other nearby better provisioned settlements. The harm and implications which could arise as a result of an overprovision of affordable housing in this area has not been clearly made out to me and I must factor this into my overall conclusions.
16. Nonetheless, Policy HOU 4 of the LP offers an exception for housing outside of settlement boundaries for small sites, with the supporting text of the policy offering clear guidance on what an exception site should be, having regard to the local context.
17. The policy further advises that schemes may be permitted on sites outside settlement boundaries where amongst other things, there is a local need which cannot be met on available sites within the development envelope. The use of the word 'envelope' suggests to me that the policy is intended to allow for required affordable housing outside of the settlement boundary to serve the needs of that particular village. This proposal would exceed the need for Stretham thereby conflicting with the development strategy for the area and there would therefore be conflict with policies HOU 4 and GROWTH 2 of the LP.

Landscape & visual impact

18. Existing development in this part of Stretham takes a linear form, in the main fronting onto the A10 and being of limited depth. The appeal site, which is currently formed of arable land extends a substantial distance back from the A10 and given the largely open boundaries especially with regard to the south-west boundary, the development would form a strident feature.
19. The illustrative masterplan indicates that it would be possible to set out a scheme which would not extend the full depth of the site and which would have only a

³ Statement of Common Ground dated 16 January 2026. Para 8.9.

limited projection beyond the extent of the paddock to the north. The Council would have control over the final layout and spread of development at reserved matters stage.

20. I agree with the Council that most relevant to the consideration of the proposal is the County Landscape Character Areas (CLCA) which are set out within the Cambridge Landscape Guidelines (1991). Within the CLCA the appeal site falls within CLCA 8: Fenlands. It was discussion of this CLCA that formed the bulk of discussion on landscape matters at the Hearing.
21. There was discussion at the Hearing as to whether the 'baseline' in landscape terms should be taken as the site as existing or on the basis of the 83 dwelling scheme. Whilst I will take account of the 83 dwelling scheme, I consider that the Councils approach to assess the site in its current form with regard to landscape matters has more merit. The Council conclude that there would be significant adverse effects on local landscape character and visual receptors.
22. One of the most important characteristics of CLCA 8 is its large open landscape. It is certainly the case that the appeal site, if developed, would intrude into that open landscape through development and associated landscape planting.
23. It is the case however that despite the largely open landscape, parcels of tree planting, whether narrow or of greater depth do form an established feature which serves to break up the landscape within the area.
24. It is the case that the CLCA 8 guidelines cover tree and hedge planting to a good level of detail. CLCA 8 describes the planting of thick hedgerows with trees or wide shelterbelts and advises that these types of landscaping should be incorporated into sizeable developments affecting the edge of settlements.
25. Tree planting appears to be supported at the transition between fen island settlements to provide a contrast with the surrounding fens. The proposal has the clear potential to include such planting, the details of which could be agreed at reserved matters stage, and it is likely that this planting would not be out of character with CLCA 8.
26. Whilst this would be the case it would take a period of time for the tree planting to develop. Set against the undeveloped baseline, the landscape harm would therefore be moderate to high until this had developed but would fall back to limited given that planting appears to be an established and accepted part of the CLCA 8 character.
27. Further, there would be moderate to high adverse visual effects arising as a result of the development. This is because the development would inevitably in visual terms protrude into the more open Fenland landscape away from the edge of the paddock in terms of views from points 9, 14 and 27 on Wilburton Road and back away from the A10 in views from points 13 and 17 on the A10. However, these adverse visual impacts would reduce to limited as the planting developed.
28. With regard to settlement character issues, the extent to which Stretham could be clearly identified as a 'Fen Island' settlement was discussed at the Hearing. Whilst there is a clear increase in elevation associated with the main body of the village, that characteristic is weaker in the part of Stretham that best relates to the appeal

site being broadly flat and level with the surrounding countryside. There would therefore be no significant harm with regard to settlement character.

29. Therefore, to conclude on this main issue, the proposal would cause moderate to high adverse landscape and visual impacts which would substantially reduce over time. Whilst that would be the case, based on the early years impacts of the scheme there would be conflict with policies ENV 1, GROWTH 2 and HOU 4 of the LP.

Other Matters

30. I have considered concerns from interested parties with regard to highway safety issues, although there is nothing to indicate that there would be any significant adverse impacts and the proposal is accompanied by proposed highway improvements.

FBS

31. With regard to the FBS the Council appears to have previously incorporated affordable housing need in Little Thetford, a short distance away from Stretham. Taking heed of that approach it would subsequently not be unreasonable to take account of affordable housing need within Wilburton given that it appears to have similar levels of connectivity to Stretham as Little Thetford.
32. There is nothing compelling within the evidence to indicate levels of affordable housing need across Stretham, Little Thetford and Wilburton as high as 126 dwellings. However, the Councils approach with regard to the FBS suggests it considers that some flexibility could be applied when approaching policies HOU 4 and GROWTH 2 of the LP.
33. I accept it is the case that the FBS would be likely to involve a smaller developed area given the lesser number of houses and this is shown by the illustrative plans relating to both schemes which show the potential layout of houses at the appeal site. The scheme before me would inevitably be likely to extend further out into the landscape. However, that outward extension would be likely to be limited in extent, would not need to take in the full depth of the appeal site and would be subject to future control.
34. Despite the increased projection of developed land that would be required to accommodate the additional houses within the appeal scheme, the FBS would represent a substantial housing scheme with significant depth. I consider there would be some broad comparability between the landscape impacts which would be associated with the FBS and the appeal scheme before me.

Planning obligation

35. A completed Planning Obligation accompanies the appeal in the form of a Unilateral Undertaking (UU). The Council indicate that the wording of the UU has been agreed by themselves.
36. The UU would secure the provision of the dwellings as affordable housing (mix, tenure, size etc to be agreed) and the provision and maintenance of open space. It would provide for financial contributions towards NHS Ambulance Services, NHS Primary Care, Education and Libraries and lifelong learning and wheeled bins for houses on the site as well as for provision of biodiversity net gain and monitoring.

37. The evidence indicates that the provisions within the UU are necessary to make the development acceptable in planning terms, are directly related to the development and fairly and reasonably related in scale and kind such that they meet the relevant tests⁴.

Conditions

38. Conditions 1, 4 and 5 are necessary to define the development. Conditions 2 and 3 are necessary to secure details of the reserved matters within an appropriate timescale. Conditions 6, 9 and 19 are necessary in the interests of biodiversity.
39. Conditions 7 and 8 are necessary in the interests of the character and appearance of the area. Conditions 10 and 22 are necessary in the interests of the living conditions of future occupiers of the development. Condition 11 is necessary to ensure that any archaeological interest in the site is appropriately recorded.
40. Conditions 12 and 21 are necessary in the interests of the living conditions of existing nearby occupiers and future occupiers of the site. Conditions 13, 18 and 23 are necessary to ensure proper drainage of the site. Condition 14 is necessary in the interests of fire safety. Conditions 15, 16, 17 and 24 are necessary in the interests of promoting more sustainable forms of travel and in the interests of highway safety. Condition 20 is necessary in the interests of promoting sustainable design and construction at the site.

Planning Balance

41. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.
42. The appeal scheme in seeking to provide an affordable housing scheme as an exception site by reason of the unproven immediate local need for 126 affordable homes would conflict with the identified locational strategy for development within the district and there would be harm in terms of landscape and visual impacts. There would therefore be conflict with policies ENV 1, GROWTH 2 and HOU 4 of the LP and the proposal would conflict with the development plan as a whole.
43. Set against this, I must take account of the FBS where the Council has considered affordable housing need beyond Stretham and which would result in some broadly comparable landscape impacts. The FBS should therefore be afforded moderate weight in favour of the appeal scheme.
44. Further, it is common ground that there is significant need for affordable housing within the district as a whole and the provision of 126 affordable homes should be afforded significant weight.
45. There would be local highways improvements associated with the proposal for which the benefits would not be solely restricted to future occupants of the appeal scheme. The proposal would be sustainably located in terms of access to Stretham and public transport connections to higher order centres. Biodiversity net gain can be provided well in excess of the mandatory requirement. These matters are afforded significant weight.

⁴ Within Paragraph 58 of the Framework.

46. As a whole, the benefits associated with the proposal should be afforded substantial weight.

47. When considered together, the considerations in favour of the appeal indicate that it should be determined otherwise than in accordance with the development plan.

Conclusion

48. For the reasons given above, I conclude that the appeal should be allowed.

T Burnham

INSPECTOR

SCHEDULE OF CONDITIONS

1. Development shall be carried out in accordance with the following drawings: 2407-D1000 REV08 06.11.2024, 2006314-ACE-XX-XX-DR-C-0502 Rev A 19.03.2025 & 2006314-ACE-XX-XX-DR-C-0501 Rev A 19.03.2025.

2. Approval of the details of the Layout, Scale, Appearance and Landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.

3. The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.

4. The total number of houses hereby permitted within the site shall comprise not more than 126 dwellings.

5. Concurrently with the first submission of reserved matters the following information shall have been submitted to and approved in writing by the Local Planning Authority:

i) a full site survey showing: the datum used to calibrate the site levels; levels along all site boundaries, levels across the site at regular intervals and floor levels of adjoining buildings; and

ii) full details of the proposed finished floor levels of all buildings and hard landscaped surfaces.

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

6. Concurrently with the first submission of reserved matters a scheme of biodiversity protection, mitigation and enhancement, including a timeframe for implementation and a long-term management plan shall be submitted to and approved in writing by the local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.

7. No development shall take place until a detailed Arboricultural Impact Assessment (AIA) has been submitted and approved in writing by the Local Planning Authority In the interests of visual amenity in accordance with policies ENV 1 and ENV 2 of the East Cambridgeshire Local Plan, 2015 (as amended 2023). The (AIA) shall provide information to show how trees/hedging worthy of retention would be sustainable and justification and mitigation measures for any tree removal proposed.

The AIA shall identify areas to be excluded from any form of development, specify protective fences for these exclusion areas and for individually retained trees, life expectancy of trees, recommendation for any remedial work, identify acceptable routes for all mains services in relation to tree root zones, identify acceptable locations for roads, paths, parking and other hard surfaces in relation to tree root zones, suggest location for site compound, office, parking and site access, identify location(s) for replacement planting and show existing and proposed levels. All works shall be carried out in accordance with the agreed AIA.

8. Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with British Standard BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations, including a tree protection plan(s) (TPP) and an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS as relevant to the site:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of any demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment works within or adjacent RPA's.
- e) A full specification for the construction of any roads in relation to RPA's, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification.
- f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

- g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- h) A specification for scaffolding and ground protection within tree protection zones.
- i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- k) Methodology and detailed assessment of any agreed root pruning.
- l) Details of Arboricultural supervision and inspection by a suitably qualified tree specialist.
- m) Details for reporting of inspection and supervision.
- n) Methods to improve the rooting environment for retained and proposed trees and landscaping.
- o) Veteran and ancient tree protection and management.

The development thereafter shall be implemented in strict accordance with the approved details.

9. Prior to any work commencing on site a Construction Environmental Management Plan for biodiversity (CEMP: Biodiversity) shall be approved in writing by the Local Planning Authority and shall include but not be limited to the following:

- a) Risk assessment of potentially damaging construction activities and the mitigation measures to resolve them.
- b) Mapped Identification of “species or habitat protection zones”.
- c) The location and timing of sensitive works to avoid harm to biodiversity features.
- d) The times during construction when specialist ecologist needs to be present on site to oversee works.
- e) The role and responsibilities on site of and operations to be overseen by a named ecological clerk of works (ECoW); and
- f) Details of precautionary working measures.

The development shall be implemented strictly in accordance with the approved CEMP: Biodiversity throughout the construction period.

10. No development shall take place above slab level until a scheme for protecting the proposed noise sensitive development from noise from the A10 shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall reflect the principles of the recommendations identified in the Cass Allen report RP01-24488-R0 revision 0 dated 02 October 2024.

The scheme shall include details such as dimensions, materials and colour of any mitigation measures which could have an impact on the surrounding landscape and openness of the countryside, including (but not limited to) fencing of the site.

The approved mitigation measures shall be implemented in respect of each dwelling before that dwelling is first occupied and shall be retained thereafter.

11. No development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. The statement of significance and research objectives;
- b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c. The timetable for the field investigation as part of the development programme; and
- d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

12. No development shall commence until a Construction Environmental Management Plan (CEMP), incorporating a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include details of:

- a) the parking of site operatives' and visitors' vehicles;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) wheel washing facilities;
- e) measures to control dust, dirt, noise, lighting and other forms of pollution arising from construction activities;
- f) measures to control surface water run-off from the site during construction;
- g) details of any piling required, including the type of piling and mitigation measures to minimise noise and vibration impacts on nearby occupiers;
- h) the recycling and disposal of waste arising from demolition and construction works, including measures to ensure waste is stored securely to prevent escape into the environment and not be burnt on site; and
- i) delivery, demolition and construction working hours.

The CEMP (including CMS) shall be adhered at all times during the construction period.

13. No development shall commence, including preparatory works, until a detailed surface water drainage scheme for the site, based on the Flood Risk Assessment and Foul Surface Water Drainage Strategy for Planning by UNDA ref. 90709E Rev E dated 24 September 2024 has been submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme shall include (but not limited to) SuDS specification, details of measures to prevent additional surface water run-off from the site during the construction phase and measures to ensure at all times that the site access and all hardstanding areas are constructed with adequate drainage to prevent surface water run-off onto the adjacent public highway.

The approved construction measures shall be implemented before any works to create buildings or hard surfaces commence and retained for the duration of the construction period. The approved operational measures shall be implemented prior to the occupation of the first dwelling and shall thereafter be retained and maintained for the lifetime of the development.

14. No above ground development should take place until a scheme for the provision of fire hydrants has been submitted to and approved by the Local Planning Authority. No dwelling may be occupied until the fire hydrant(s) serving that dwelling have been installed, inspected and tested for operational use by the fire authority.

15. Prior to first occupation, the developer shall provide and implement Welcome Travel Packs to be agreed in writing with the Local Planning Authority. The Welcome Travel Packs shall be distributed to the first occupants of each dwelling and shall include the provision of bus vouchers and/or active travel vouchers to promote sustainable travel.

16. Prior to first occupation, the developer shall construct the off-site improvement works as shown in drawing nos. 2006314-ACE-XX-XX-DR-C-0501 Rev A and 2006314-ACE-XX-XX-DRC-0502 Rev A. The footway widening works shall comprise widening the existing footway on the eastern side of the A10 and on Wilburton Road between Short Road and both Wilburton Road bus stops to 2 metres in width where deliverable where existing width is less than 2 metres. The details of the works shall be submitted to and agreed in writing with the Local Planning Authority, prior to their implementation.

17. Prior to first occupation details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority.

The streets shall thereafter be maintained in accordance with the approved management and maintenance details for the lifetime of the development, by the applicant or a private management company, until such time as an Agreement has

been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

18. None of the dwellings hereby permitted shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority, concurrently with the first submission of reserved matters.

19. Prior to first occupation of any dwelling, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include but not be limited to:

a) identify those areas/features on site that are particularly sensitive for nocturnal animals and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

20. The detailed design of the dwellings hereby permitted shall incorporate the five principles of passive house design, as set out within submitted the Energy & Sustainability Strategy, December 2023. Prior to occupation of any dwelling, evidence shall be submitted to the Local Planning Authority to demonstrate that the development has been constructed adopting these principles.

21. If it is necessary to undertake ground piling a method statement shall be submitted and agreed in writing with the Local Planning Authority before ground piling 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, works will be restricted to the hours (specifically for piling) between 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, this shall be confirmed in writing to the Local Planning Authority.

22. 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.

23. Upon completion of the surface water drainage system, including any attenuation ponds, swales or other SuDS elements, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission.

Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently resurveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

The (re)survey and report from an independent surveyor shall be approved by the Local Planning Authority prior to the first occupation of any dwellings on the site.

24. The existing agricultural access(es) to A10 Cambridge Road shall be permanently and effectively closed and the footway shall be reinstated in accordance with a scheme to be agreed in writing with the Local Planning Authority, within 28 days of the bringing into use of the new access.

APPEARANCES

FOR THE APPELLANT:

Andrew Tabachnik KC

Chris Frost

James Stacey

Jamie Roberts

Andrew Cook

Mark Brassey

Tom Barton

FOR THE LOCAL PLANNING AUTHORITY:

Yole Medeiros

Rachel Hogger

Martina Sechi

INTERESTED PARTIES:

Cllr Bill Hunt

Cllr Andrew Prevett

Donna Clarke-Brown

DOCUMENTS SUBMITTED DURING HEARING

Topography Plan of the Local Area

Illustrative Masterplan 2407-S10100-rev05A2 (with development lines/built form lines for illustrative purposes)

DOCUMENTS SUBMITTED AFTER CLOSE OF HEARING

Agreed Conditions and Completed Unilateral Undertaking