

A LARGE BUILDING PLOT

A choice of 4 adjacent Plots in the hamlet of UPWARE, which lies on the East bank of the River Cam in the Parish of Wicken. About 9 miles from Ely, 12 miles from Newmarket and 16 miles from Cambridge

There is a riverside public house in the hamlet known as the "Five Miles from Anywhere, No Hurry" a marina and Wicken Fen, the National Trust's oldest Nature Reserve, is nearby.

Each Plot has a Road Frontage of about 83'6" (25.45m) and a Depth of about 138' (42m).

PLANNING PERMISSION: An Outline Application for Proposed Residential Development Comprising Four Two Storey Dwellings, with Associated Garages, Parking and Site Works and public open space was approved by East Cambridgeshire District Council on 4th August 2016. Ref: 15/00482/OUT.

SERVICES: We understand that Mains Water & Electricity are available in the vicinity of the land. The Main Sewer is located on the proposed Open Space land to the North of the plots and easements will granted across each plot to connect to this if required. However, prospective purchasers must make their own enquiries to the relevant service provider as to the cost and feasibility of connection.

FENCING: Each plot will erect and maintain a fence along their Southern & Western boundaries. The type and height is to be agreed.

20 Market Place info@clarkhomes.co.uk

Ely

Cambs. CB7 4NT 01353 665020 www.clarkhomes.co.uk

NOTES:
 COPYRIGHT RETAINED BY AGENT
 THIS DRAWING MUST NOT BE SCALED
 ALL DIMENSIONS TO BE CHECKED ON SITE BY
 CONTRACTOR PRIOR TO COMMENCING WORK OR
 ORDERING ANY MATERIALS.
 ANY DISCREPANCIES TO BE NOTIFIED IMMEDIATELY.

OLD SCHOOL LANE

Five Miles from Anywhere
 No Hurry Inn

TCB

Upware Field
 Studies Centre

L

S

L

6

39982.4639

15400.0

25025.0

42165.0

466555.0

466555.0

HATCHED AREA INDICATES POSSIBLE LAND TO USED / TRANSFERRED TO
 PARISH COUNCIL FOR USE AS OPEN SPACE / CHILDREN'S PLAY AREA / PICNIC
 AREA / LINK TO PUBLIC HOUSE & COUNTY WILDLIFE SITE IN PROXIMITY

possible future
 children's play area

Plot No. 1 - Phase 1

MARKET HOUSING

DOUBLE GARAGE

Plot No. 2 - Phase 2

MARKET HOUSING

DOUBLE GARAGE

Plot No. 3 - Phase 3

MARKET HOUSING

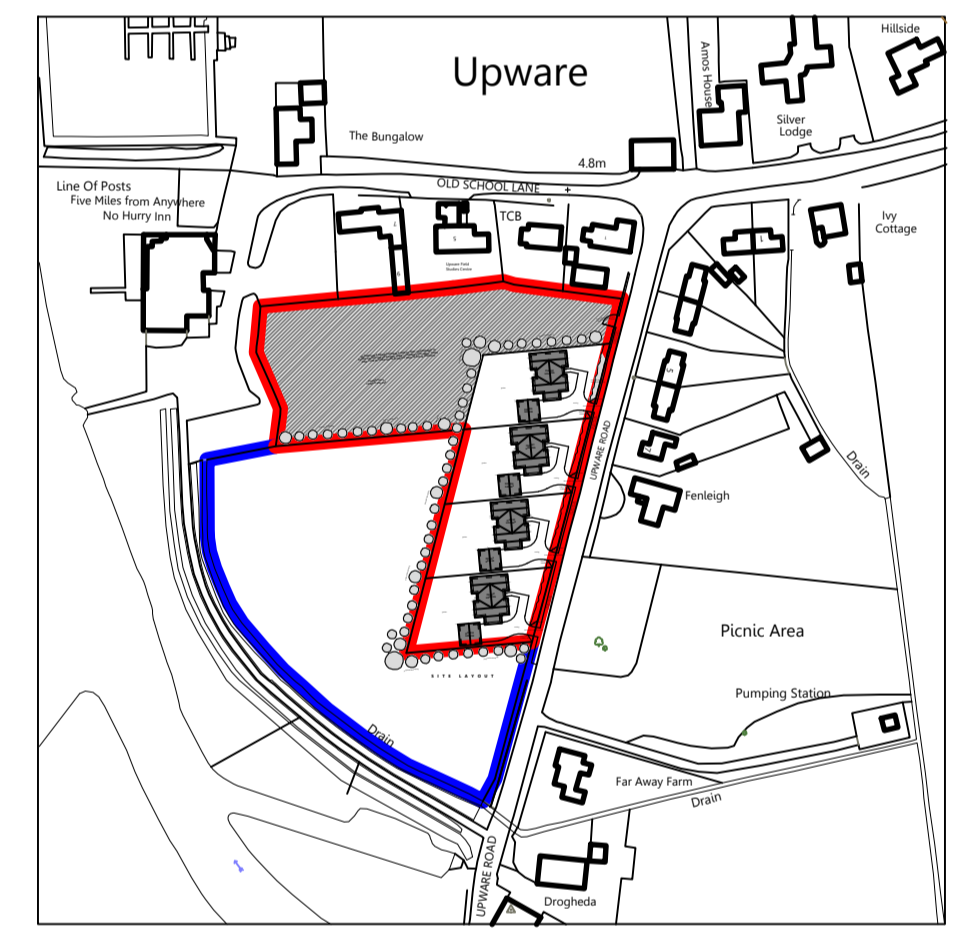
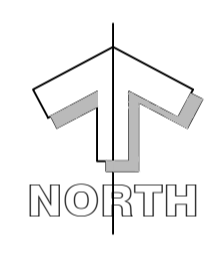
DOUBLE GARAGE

Plot No. 4 - Phase 4

MARKET HOUSING

DOUBLE GARAGE

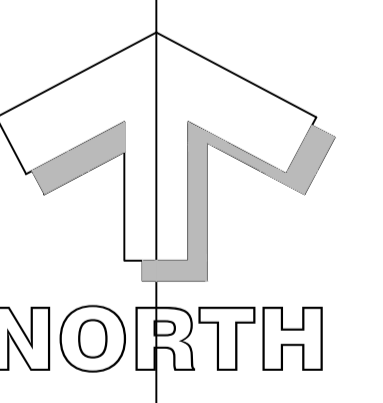
ORDNANCE
 SURVEY MAP
 (SCALE: 1:2500)



EXTRACTED FROM THE 1:2500 ORDNANCE SURVEY MAP WITH THE PERMISSION OF OS/EMERALD MAPS LTD. OS/EMERALD MAPS LTD. IS THE REGISTERED AREA VECTOR DATA ONLY AND DOES NOT INCLUDE VECTOR DATA. OS/EMERALD MAPS LTD. IS THE REGISTERED AREA VECTOR DATA ONLY AND DOES NOT INCLUDE VECTOR DATA.

SITE LAYOUT

UPWARE ROAD



Drain

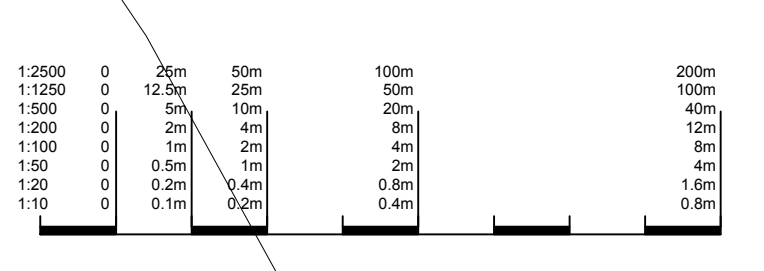
approx. 55175.0

A: AMENDMENTS TO HOUSETYPES & SITE LAYOUT. 22.04.15
 B: RED LINE AMENDED TO INCORPORATE P.O.S. 05.04.16
 C: PATH REMOVED FROM P.O.S & GATE ADDED. 14.06.16
 D: PLOT DIMENSIONS ADDED. 17.08.16

SITE LAYOUT & O.S. MAP

SCALE: 1:200 @ A0 14-EC-10d

PROPOSED
 RESIDENTIAL DEVELOPMENT
 SOUTH OF 1 TO 7 OLD SCHOOL LANE / LAND OFF
 UPWARE ROAD
 UPWARE
 ELY
 CAMBRIDGESHIRE
 FOR
 EMMA CROSS





EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

Telephone: Ely (01353) 665555
DX41001 ELY Fax: (01353) 665240
www.eastcambs.gov.uk

Mrs Emma Cross
C/O Mr Jamie Palmer
131A Brook Street
Soham
Cambridgeshire
CB7 5AE

This matter is being dealt with by:

Julie Barrow

Telephone: 01353 616307
E-mail: julie.barrow@eastcambs.gov.uk
My Ref: 15/00482/OUT
Your ref

4th August 2016

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

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

Proposal: Outline Application for Proposed Residential Development Comprising Four Two Storey Dwellings, with Associated Garages, Parking, Access and Site Works and public open space.

Location: Land South Of 1 To 7 Old School Lane Upware Cambridgeshire

Applicant: Mrs Emma Cross

This consent for planning permission is granted in accordance with the application reference 15/00482/OUT registered 26th May 2015.

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
14-EC-10C		14th June 2016
14-EC-PLAN2		15th June 2016

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

2 Approval of the details of the appearance, landscaping and layout (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is

commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.

- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 No development shall begin until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological work shall be carried out in accordance with the approved details.
- 4 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 as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 Prior to first occupation pedestrian visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the Drawing No. 14-EC-10C. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 5 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 6 No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
 - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.
- 6 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 7 The accesses and driveways shall be constructed using a bound material to prevent debris spreading into the adopted public highway.
- 7 Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
- 8 The accesses shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway.
- 8 Reason: To prevent surface water discharging to the Highway, in accordance with policies ENV2, ENV8 and COM7 of the East Cambridgeshire Local Plan 2015.

- 9 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 in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken 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.
- 9 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.
- 10 The development hereby approved shall be carried out strictly in accordance with the Tree Impact Assessment Report dated 16 November 2014 carried out by Greenwillows Associates Ltd.
- 10 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.
- 11 Construction times and deliveries, shall be limited to the following hours: 08:00 - 18:00 each day Monday-Friday, 08:00 - 13:00 Saturdays and none on Sundays or Bank Holidays.
- 11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 12 No development shall take place until a scheme to dispose of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation.
- 12 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. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 13 Prior to commencement of development an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures incorporated into the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.
- 13 Reason: To ensure that the development takes the opportunities available to contribute to delivering the Government's Climate Change Programme and energy policies, and in doing so contributes to global sustainability, and to contribute to tackling climate change in accordance with policy ENV4 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement as the detail of the strategy will be dependent upon the final design and appearance of the dwellings.
- 14 The development hereby approved shall be carried out strictly in accordance with the Conclusions and Recommendations contained within the Preliminary Ecological Appraisal dated November 2014 carried out by Greenwillows Associates Ltd, including the submission of a detailed mitigation plan in relation to toads prior to commencement of development. the mitigation plan shall be submitted to and agreed in writing by the local planning authority and the development shall be carried out in accordance with the agreed plan.

- 14 Reason: To protect species and sites of nature conservation, in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

INFORMATIVES RELATING TO THIS APPLICATION

- 1 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. The proposal is considered to be in accordance with the policies of the Development Plan, that are considered to be up to date, and represents 'sustainable' development in compliance with the provisions of the NPPF. The policies in themselves have been sufficiently explicit to guide the submitted application and acceptable plans and information has been submitted, therefore no amendments/improvements have been sought from the applicant.
- 2 This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an offence to carry out works within the public highway without permission of the Highway Authority. Please note that it is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents and approval under the Highways Act 1980 and Street Works Act are also obtained from the County Council.
- 3 Please note that East Cambridgeshire District Council is a Community Infrastructure Levy (CIL) Charging Authority. Your planning application may be liable for CIL. For more information on CIL please visit our website <http://www.eastcambs.gov.uk/planning/community-infrastructure-levy> or email CIL@eastcambs.gov.uk.
- 4 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; East Cambs District Council Account Number 43135897, Sort Code 52-41-18, 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.

- 5 Public utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.
- 6 Temporary facilities shall be provided clear of the public highway for the parking , turning, loading and unloading of all vehicles visiting the site during the period of construction.
- 7 This decision notice should be read in conjunction with the Unilateral Undertaking dated 25 July 2016 and the development completed in strict accordance with the provisions contained therein, to the satisfaction of the Local Planning Authority.

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

A handwritten signature in black ink, appearing to read 'Rebecca Saunt', written in a cursive style.

Rebecca Saunt

Planning Manager

Dated: 4th August 2016