Residential Development Site
Chapel Lane, Wicken, Cambs, CB7 5XZ
Land at Chapel Lane, Wicken
Cambs. CB7 5XZ

Ely - 8 Miles   Cambridge - 16 Miles

LOCATION: Wicken is a charming ancient fen village situated on the A1123 between Stretham and Soham. It is conveniently located about 8 miles from both Ely and Newmarket and about 15 miles from Cambridge. Mainline rail services are available from Ely and Newmarket. There are many older style properties with character in the village, including the Maids Head public house/restaurant, together with village greens and a pond. The village is probably best known as the site of Wicken Fen an historic National Trust nature reserve. There is a village church and shopping facilities are either in Soham (about 4 miles away) Ely or Newmarket.

Description
The Site lies to the South of Chapel Lane and extends to about 1.75 acres (0.71ha) (Subject to measured Survey).

Planning
Outline Planning Permission was granted on the 5th May 2017 for the erection of up to 8 dwellings with parking, garages and associated works. East Cambridgeshire District Council Ref 16/01492/OUT.

Reservations
The vendors of number 9 Pond Green reserve rights of access and the laying of services to the rear of number 9 Pond Green to the South, across or under the land being sold. The vendors will retain a strip along the Western and Northern boundaries (excluding the road frontage).

Overage
The property will be sold with an overage whereby the Vendors reserve the right to receive a further payment if a more valuable Planning Permission is obtained prior to development of the site.

Services
We understand that Mains Water, Electricity and Drainage are available within the vicinity of the site. However, Prospective Purchasers must make their own enquiries as to the cost and feasibility of connection.
Mr & Mrs B & S Diver  
C/O PlanSurv Ltd  
FAO Mr Adam Tuck  
112 Lancaster Way  
Ely  
Cambridgeshire  
CB6 3NW

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby approves the following development:

Proposal: The erection of up to 8 dwellings with parking, garages and associated works.
Location: Land South Of Chapel Lane, Wicken Ely Cambridgeshire CB7 5XZ
Applicant: Mr & Mrs B & S Diver

This consent for planning permission is granted in accordance with the application reference 16/01492/OUT registered 31st October 2016.

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

<table>
<thead>
<tr>
<th>Plan Reference</th>
<th>Version No</th>
<th>Date Received</th>
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<tbody>
<tr>
<td>369/SK/02</td>
<td>F</td>
<td>30th March 2017</td>
</tr>
<tr>
<td>LOCATION PLAN</td>
<td></td>
<td>12th January 2017</td>
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1  Reason: To define the scope and extent of this permission.

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

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

Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.

Prior to or as part of the first reserved matters application, 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 shall be carried out in accordance with the approved strategy.

Reason: To ensure that the proposal meets with the requirements of sustainability as stated in policy ENV4 of the East Cambridgeshire Local Plan 2015.

Prior to occupation a scheme of biodiversity improvements shall be submitted to and agreed in writing with the Local Planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the hereby approved development and thereafter maintained in perpetuity.

Reason: To protect and enhance species in accordance with policies ENV1, ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.

No development shall take place until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to first occupation.

Reason: To reduce the impacts/risk of flooding in extreme circumstances on future occupants, 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.

No development shall commence until a scheme to upgrade the width of the active carriageway, including a minimum width footpath of 1.1 metres, in accordance with drawing number 369/SK/02 Revision F has been submitted to and agreed in writing with the Local Planning Authority. The enterty of the highway works shall be completed prior to first occupation.

Reason: To ensure the proposal will not have a detrimental impact upon highway safety or the flow of traffic in accordance with adopted Policy COM7. This is a grampian condition, as the works relate to the public highway. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

No development shall take place until an investigation and risk assessment of the nature and extent of any contamination on the site, whether or not it originates on the site, has been undertaken. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:
   (i) A survey of the extent, scale and nature of contamination;
   (ii) An assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments;
   (iii) An appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Any remediation works proposed shall be carried out in accordance with the approved details and timeframe as agreed in writing by the Local Planning Authority.

8 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 as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

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 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.

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 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

10 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.

11 Construction times and deliveries, with the exception of fit-out, shall be limited to the following hours: 08:00 - 18:00 each day Monday-Friday, 08:00 - 13:00 Saturdays and none on Sundays or Bank Holidays.

11 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

12 Prior to first occupation a scheme for fire hydrants shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of any dwelling.

12 Reason: To ensure public safety to both existing and proposed residents.

13 Prior to commencement of development, an access scheme shall be submitted to and approved in writing by the Local Planning Authority. Such scheme shall include provision for

a. The design of public rights of way routes and their surfacing, widths, landscaping and structures.

b. Any proposals for diversion and closure of public rights of way and

DCPELBCZ
alternative route provision.

Development shall be carried out in accordance with the approved details prior to the occupation of any dwelling.

13 Reason: In the interests of the amenity and safety of the public. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

14 As part of the first reserved matters consent an arboricultural report shall be submitted including a detailed tree protection plan based on the submitted drawing OAS/16-148-TS01 as part of the application.

14 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. The condition is pre-commencement in order to ensure that the protection measures are implemented prior to any site works taking place to avoid causing damage to trees to be retained on site.

**INFORMATIVES RELATING TO THIS APPLICATION**

1 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 52-41-19, 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.

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 The public right of way crossing/adjoining the site shall be retained on its existing alignment and maintained free from obstruction until alternative way has been provided under the appropriate Statutory procedure.

4 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.

5 The surface water drainage scheme as part of condition 6 should include Sustainable Drainage Measures.

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.

Dated: 5th May 2017

Rebecca Saunt
Planning Manager