A BUILDING PLOT WITH THE OPPORTUNITY OF PURCHASING FURTHER ACREAGE.

Plot 2 with Frontage of about 50' (15.3m), Depth of about 111'6" (34m) and Width at the rear of about 50' (15.3m). Far reaching South facing views to the rear.

PLANNING PERMISSION, for Plots 1 & 2, was granted by East Cambridgeshire District Council and for the Erection of 2 No 4 Bedroom Dwellings on 18th October 2016 under Ref: 16/01115/FUL.

SERVICES: We understand that Mains Water, Electricity and Drainage are available in the vicinity of the plots. However, prospective purchasers must make their own enquiries to the relevant service supplier as to the cost and feasibility of connection.

NOTE: There is further land of approximately up to 3.5 Acres (S-T-M-S) to the rear available by separate negotiation.

FENCING: The purchaser will erect and maintain a fence along the Western Boundary of each plot. The fence will be 1.8m high featheredge boarding with 200mm concrete gravel boards. The fence level with the front of the dwelling is to taper down to 1m high. The rear (Southern) Boundaries to be fenced by the purchaser, the type and height is to be agreed.
Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Subject to conditions

The Council hereby approves the following development:

Proposal: Erection of 2No four bed dwellings
Location: Land To South Of 25 Pymoor Lane Pymoor Cambridgeshire
Applicant: Arkwrights

This consent for planning permission is granted in accordance with the application reference 16/01115/FUL registered 23rd August 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.

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1 Reason: To define the scope and extent of this permission.
The development hereby permitted shall be commenced within 3 years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

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 before any development takes place.

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.

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.

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 vehicle manoeuvring area shall be provided as shown on drawing no.07/1649/16 and retained free of obstruction

Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.
Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking, amending or re-enacting that order) no gates, fences or walls shall be erected across the approved vehicular access as shown on drawing no. 07/1649/16.

Reason: In the interests of highway safety, in accordance with policies COM7 and COM8 of the East Cambridgeshire Local Plan 2015.

No above ground construction shall take place on site until details of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.

Prior to first occupation or commencement of use a full schedule of all soft landscape work shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include, planting plans, a written specification; schedules of plants noting species, plant sizes, proposed numbers/densities; and a detailed implementation programme. It shall also indicate all existing trees and hedgerows on the land and details of any to be retained. The works shall be carried out in accordance with the approved details prior to the end of the first planting season following occupation of the development. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015.

Prior to first occupation, full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include hard surfacing materials. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority.

To assimilate the development into its surroundings, in accordance with policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015

No development shall take place until a scheme detailing how surface water will be drained within the site; has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with policies ENV7 and ENV8 of the East Cambridgeshire adopted Local Plan 2015. This condition is prior to commencement and these details need to be agreed before construction begins.

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 ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.
13 No development shall take place until a scheme for the protection during construction of the trees on
the site, in accordance with BS 5837:2012 have been submitted to and approved in writing by the
Local Planning Authority. The scheme shall show the extent of root protection areas and details of
ground protection measures and fencing to be erected around the trees, including the type and
position of these. The protective measures contained with the scheme shall be implemented prior to
the commencement of any development, site works or clearance in accordance with the approved
details, and shall be maintained and retained until the development is completed. Within the root
protection areas the existing ground level shall be neither raised nor lowered and no materials,
temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon. If any
trenches for services are required within the fenced areas they shall be excavated and backfilled by
hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

13 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.

14 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.

14 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.

15 During the construction phase of the development construction work and deliveries to the site shall
be restricted to the following times:

08:00 - 18:00 each day Monday - Friday
08:00 - 13:00 on Saturdays and
None on Sundays or Bank Holidays

15 Reason in the interests of protecting the amenities of nearby residents in accordance with the
requirements of policy ENV2 of the East Cambridgeshire Local Plan

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. In this
instance it was felt that the merits of the proposal justified a departure from planning policy.

2 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 highways 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.

DCPELBCZ
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.

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 Any new structure required for access over a ditch or any alteration to any existing ditch or culvert must gain the approval of the local Water Management Authority. Any new structure in the highways such as the above culvert will require the approval of the Cambridgeshire County Council Structures Team and any and all costs associated with this aspect will be at the developer's expense.

5 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 any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

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

Rebecca Saunt
Planning Manager

Dated: 18th October 2016