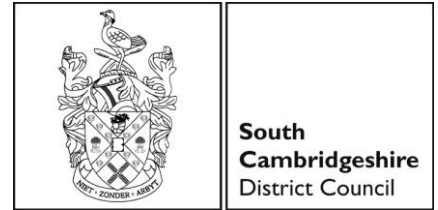


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10 August 2018

To: Chairman – Councillor John Batchelor  
Vice-Chairman – Councillor Pippa Heylings  
All Members of the Planning Committee - Councillors Eileen Wilson (substitute for Dr. Martin Cahn), Heather Williams (substitute for Grenville Chamberlain), Peter Fane, Bill Handley, Anna Bradnam (substitute for Brian Milnes), Judith Rippeth, Deborah Roberts, Peter Topping and Nick Wright

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER - SOUTH CAMBS HALL** at South Cambridgeshire Hall on **THURSDAY, 16 AUGUST 2018 at 2.00 p.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully  
**Beverly Agass**  
Chief Executive

**The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.**

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#### AGENDA SUPPLEMENT

**4. S/3865/17/FL - Waterbeach (Land at Cody Road & Capper Road)**

**PAGES  
1 - 14**

Demolition of existing buildings and redevelopment for a 345 sqm convenience store, 10 apartments and 6 houses, together with associated car and cycle parking and landscaping.

#### EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) ..... in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) ..... of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

### **Notes**

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

# Agenda Item 4

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 16 August 2018  
**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/3865/17/FL

**Parish(es):** Waterbeach

**Proposal:** Demolition of existing buildings and redevelopment for a 345 sqm convenience store, 10 apartments and 6 houses, together with associated car and cycle parking and landscaping

**Site address:** Land at the corner of Capper and Cody Ro, Lancaster & Walmington House, Capper Road, Waterbeach, CB25 9LY

**Applicant(s):** Cambridge and County Developments

**Recommendation:** Delegated approval subject to S106 agreement

**Key material considerations:** Principal of development  
Impact to surrounding residential amenity  
Impact on the character and appearance of the area

**Committee Site Visit:** 16 August 2018

**Departure Application:** Yes (advertised 21 November 2017)

**Presenting Officer:** Rebecca Ward, Principal Planning Officer

**Application brought to Committee because:** Significant public interest

**Date by which decision due:** 18 August 2018

### A. Update to the report

#### 1. Agenda report paragraph number 81 and 80 - Heads of terms with regard to early years and primary education

In 2015 Cambridgeshire County Council (CCC) reached the limit of five s106 contributions towards primary education in Waterbeach. These 5 contributions were generic in that they were simply to be spent on education improvements in the village. When the next application for housing was received CCC said that the money already secured would be spent on 2 classrooms, with future monies being spent on two further classrooms at the school.

The two most recent approvals in Waterbeach (Gibson Close - S/2177/16/FL and Bannold Road - S/2461/16/FL) both went to planning committee and are accompanied by heads of terms whereby ensured the section 106 agreements are worded such that the Primary

Education Contribution (PEC) is paid to the District Council and the District Council covenants to hold the Primary Education Contribution for the purpose of funding a further two new additional classrooms at the Waterbeach Community Primary School or any successor school and for no other purpose.

The Heads of Terms in appendix 1 has therefore been amended to reflect the same position to ensure the pooling of the contributions is compliant with the CIL regulations. The amount of contributions taken will remain the same as the original.

## **2. Agenda report paragraph number 91 - Conditions (appendix 2)**

Some amendments have been made to the planning conditions. These changes include amendments to the trigger points, typographical errors and to comply with details that have been submitted with the application. The amended conditions are listed below and found in the attached revised appendix.

Condition 7 Ecology  
Condition 10 parking area implementation  
Condition 12 Surface water drainage  
Condition 16 plant and equipment  
Condition 23 renewable energy

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies (adopted July 2007)
- Planning File Ref: (These documents need to be available for public inspection.) S/3865/17/FL
- Documents referred to in the report including appendices on the website only and reports to previous meetings

<b>Report Author:</b>	Rebecca Ward	Principal Planning Officer
	Telephone Number:	01954713236

## Heads of terms for the completion of a Section 106 agreement

## Capper Road and Cody Road (S/3865/17/FL)

## Affordable housing summary:

Affordable housing percentage	13%
Affordable housing tenure	2 x shared ownership
Local connection criteria	Affordable dwellings occupied by those with a local connection and then cascade out
Local connection villages	Waterbeach

## Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£37,226.00
Primary School	CCC	£32,262.00
Formal Sports	SCDC	£14,186.24
Formal Children's play space	SCDC	£17,196.25
Indoor community space	SCDC	£6,440.56
Household waste bins	SCDC	£73.50 per dwelling and £150.00 per flat
Monitoring	SCDC	£500
<b>TOTAL</b>		
<b>TOTAL PER DWELLING</b>		

## Section 106 infrastructure summary:

Item	Beneficiary	Summary

## Planning condition infrastructure summary:

Item	Beneficiary	Summary
None		

## CAMBRIDGESHIRE COUNTY COUNCIL

<b>Ref</b>	CCC1
<b>Type</b>	Early years
<b>Policy</b>	Development Control Policy DPD DP/4
<b>Required</b>	Yes
<b>Detail</b>	In terms of early years capacity, County education officers have confirmed that there is insufficient capacity in the area in the next 3 years to accommodate the places being generated by this development. The cost per place is £18,613 (£483,939 / 26 places). Therefore a contribution of £37,226 is sought for early years mitigation

Appendix 1

	for an additional early years room at Waterbeach Primary School from this development (£18,613 x 2 places).
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<b>Ref</b>	CCC2
<b>Type</b>	Primary School
<b>Policy</b>	Development Control Policy DPD DP/4
<b>Required</b>	Yes
<b>Detail</b>	<p>According to County Council guidance the development is expected to generate a net increase of 2 primary education aged children. This development lies within the catchment area of Waterbeach Community Primary School.</p> <p>This development lies within the catchment area of Waterbeach Community Primary School. County Education Officers have confirmed that there is insufficient capacity in the school in the next 5 years to accommodate the places generated by this development.</p> <p>The second phase is an additional two classrooms (accommodating 60 pupils) and ancillary work, which is estimated to cost £967,878 (costs at 4Q15). The cost per place of the two additional classrooms is £16,131 (£967,878 / 60 places). Therefore a contribution of £32,262 for primary education is sought from this development (£16,131 x 2 primary aged children).</p> <p>On the basis that details of the first phase remain unknown, in order to be compliant with the CIL Regulations the local planning authority must ensure that there is a clear distinction between the first and second phase (of which each provide 2 classrooms). At this stage this distinction can only be achieved by:</p> <ol style="list-style-type: none"> <li>1. The capital programme referring to each project in isolation</li> <li>2. The contract for the works (i.e. phase 1 and phase 2) to be tendered and let separately from one another</li> <li>3. Separate planning applications are submitted for each phase</li> </ol> <p>If these steps are not undertaken then either the money cannot be secured or (if already paid) must be returned.</p>
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	100% prior to commencement
<b>Number Pooled obligations</b>	

<b>Ref</b>	CCC3
<b>Type</b>	Secondary school
<b>Policy</b>	Development Control Policy DPD DP/4
<b>Required</b>	No

<b>Ref</b>	CCC4
<b>Type</b>	Libraries and lifelong learning
<b>Policy</b>	Development Control Policy DPD DP/4
<b>Required</b>	Yes
<b>Detail</b>	See Libraries and lifelong learning under South Cambridgeshire District Council

<b>Ref</b>	CCC5
<b>Type</b>	Strategic waste
<b>Policy</b>	RECAP Waste Management Design Guide
<b>Required</b>	No
<b>Detail</b>	

Appendix 1

<b>Ref</b>	CCC6
<b>Type</b>	CCC monitoring
<b>Policy</b>	N/A
<b>Required</b>	No

<b>Ref</b>	CCC7
<b>Type</b>	Transport
<b>Policy</b>	Development Control Policy DPD TR/3
<b>Required</b>	No

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>Ref</b>	SCDC1
<b>Type</b>	Formal Sport
<b>Policy</b>	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
<b>Required</b>	Yes
<b>Details</b>	Formal sports in the form of an offsite contribution of £14,186.24 in order to help fund a new storage shed serving Waterbeach recreation ground.
<b>Fixed/tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation
<b>Number of pooled obligations</b>	0

<b>Ref</b>	SCDC2
<b>Type</b>	Formal Children's play space
<b>Policy</b>	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
<b>Required</b>	Yes
<b>Detail</b>	Formal children's play space in the form of an offsite contribution of £17,196.25 in order to help fund a new toddler play area on Waterbeach recreation ground or play features located at Capper Road and Kirby Road.
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation
<b>Number Pooled obligations</b>	0

<b>Ref</b>	SCDC3
<b>Type</b>	Informal open space and play space
<b>Policy</b>	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
<b>Required</b>	Yes
<b>Detail</b>	Play equipment on land adjacent to Capper and Cody Road.
<b>Fixed/ Tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation
<b>Number of pooled</b>	0

Appendix 1

<b>obligations</b>	
<b>Ref</b>	SCDC4
<b>Type</b>	Offsite indoor community space
<b>Policy</b>	Development Control Policy DPD DP/4 and Portfolio holder approved policy
<b>Required</b>	Yes
<b>Detail</b>	Indoor Community Space in the form of an offsite contribution of £6,440.56 in order to help fund the resurfacing of the car park serving Waterbeach Tillage Hall.
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation
<b>Number Pooled obligations</b>	3

<b>Ref</b>	SCDC6
<b>Type</b>	Household waste receptacles
<b>Policy</b>	RECAP Waste Management Design Guide
<b>Required</b>	YES
<b>Detail</b>	£73.50 per house and £150 per flat
<b>Project</b>	Towards the Receptacle provision of household waste receptacles necessitated by the Development. £73.50x6 dwellings and 10x£150.00 flats.
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Paid in full prior to occupation of first dwelling
<b>Number Pooled obligations</b>	None

<b>Ref</b>	SCDC7
<b>Type</b>	S106 Monitoring
<b>Policy</b>	Portfolio holder approved policy
<b>Required</b>	YES
<b>Detail</b>	To monitor the timely compliance of the planning obligations, specifically onsite infrastructure including affordable housing and public open space
<b>Project</b>	monitoring of the proper and timely performance of the Owner's covenants under the terms of the Agreement
<b>Quantum</b>	£500
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Paid in full prior to commencement of development
<b>Number Pooled obligations</b>	None

<b>Ref</b>	SCDC9
<b>Type</b>	Libraries and lifelong learning
<b>Policy</b>	Development Control Policy DPD DP/4
<b>Required</b>	No
<b>Detail</b>	This development falls within the South Cambridgeshire mobile library catchment area for which there is insufficient capacity. The proposed increase in population from this development (36 dwellings x 2.27 average household size = 82 new residents) will put pressure on the mobile library and lifelong learning service which have insufficient capacity to meet the new population. However, the mobile library service already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 toward this until an



Appendix 1

	additional project has been identified.
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## Conditions and Informatives

Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

### General

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
  
2. The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Site Location Plan PA 000  
Proposed Block Plan PA 002revB  
Proposed Ground Floor Plan PA 003revB  
Proposed First Floor Plan PA 004revB  
Proposed Second Floor Plan PA 005revB  
Proposed Elevations plan PA 006revB  
Proposed Detailed Elevations PA 007revB  
  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
  
3. Except for demolition, no development shall take place above slab level, until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted 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 ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

### Landscaping and boundary treatment

4. Except for demolition, no development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.  
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
  
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. 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.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. Prior to the occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.  
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

### Ecology

7. Prior to occupation of the development a scheme of biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented within an agreed timescale in the scheme unless otherwise agreed in writing. (Reasons - NPPF expects development to provide for biodiversity and this can be achieved at this site through enhancement measures as set out in the Preliminary Ecological Appraisal)

### Highways

8. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway 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 functioning of the adopted public highway

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
9. Prior to the occupation of the development covered and secure cycle parking details shall be submitted to and approved in writing by the local planning authority. The cycle parking shall be installed in accordance with the agreed details prior to the occupation of each unit. (Reason – To ensure the development complies with policy TR/2 of the Local Development Framework 2007).
10. The vehicle parking areas for the dwellings and convenience store (including the loading bay) shall be laid out in accordance with the proposed block plan PA 002revB prior to the occupation of the corresponding use. (Reasons – To ensure there is sufficient

parking onsite to limit the impact on the surrounding road network in accordance with DP/3 of the Local Development Framework 2007).

### Drainage

11. Except for demolition, no development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Sustainable Drainage Statement prepared by MTC (ref: 1990 – DS – Rev B Oct 2017) dated October 2017; and Drainage Strategy drawing number 1990-02 revision B dated September 2017 and Proposed Discharge Rates (mk2) dated 12th December 2017 prepared by MTC and shall also include:
  - a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
  - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
  - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
  - d) Full details of the proposed attenuation and flow control measures;
  - e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
  - f) Full details of the maintenance/adoption of the surface water drainage system;
  - g) Measures taken to prevent pollution of the receiving groundwater and/or surface water; (Reason To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.)
  
12. Prior to the first occupation of any of the dwellings or convenience store hereby permitted, details of the long-term maintenance arrangements for the surface water drainage system (including SuDs features) to be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify run-off sub catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.  
(Reasons – To ensure that satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraph 103 and 109 of the National Planning Policy Framework).

### Deliveries and running of the convenience store

13. The convenience store, hereby permitted, shall only be open to the public between the hours of 07:00- 22:00 Monday to Saturday and 07:00 – 21:00 hours on Sunday and bank holidays. (Reasons - To protect amenity of residents in accordance with policy DP/3 of the Local Development Framework 2007)

14. The operation of the convenience store, including delivery times and waste disposal should be carried out in accordance with the Delivery and Servicing Plan dated July 2018 (ADL Traffic Highways Engineering). Any variations to the plan shall be first submitted and agreed in writing by the local planning authority. (Reasons – To protect the amenity of residents in accordance with DP/3 of the Local Development Framework 2007).
15. Deliveries to the convenience store shall only take place between the hours of 07:00-19:00 Monday to Friday, 08:00-18:00 Saturdays and no deliveries shall take place on Sunday or bank holidays other than the provision for small deliveries of milk, bread and newspapers. (Reasons – To protect the amenity of residents in accordance with DP/3 of the Local Development Framework 2007).
16. Any plant/equipment relating to the convenience store shall be installed in accordance with the details set out at paragraph 7.1 of the approved Noise Impact Assessment by Sound Solution Consultants referenced 29986 R1. Any variations to the specified plant/equipment shall first be submitted and agreed in writing by the local planning authority. (Reasons – To minimise noise disturbance for adjoining residents in accordance with the aims of policies DP/3 and NE/15 of the Local Development Framework 2007).

#### Environmental Health – during construction

17. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.  
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
18. Prior to the occupation of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals “Guidance Notes for the Reduction of Obtrusive Light GN01:2011”. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.  
(Reason -To protect residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

19. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. (Reason - To protect the amenities of nearby residential properties in accordance with Policies DP/6, NE/15 and NE/16 of the adopted Local Development Framework 2007.)

#### Contaminated Land

20. Except from demolition, no development shall be commenced until:

- a) The application site has been subject to a detailed desk study, including site walkover and preliminary Conceptual Site Model, to be submitted to and approved by the Local Planning Authority.
- b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- e) If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed 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 DP/1 of the adopted Local Development Framework 2007)

#### Sustainability and renewable energy

21. Except from demolition, no development above slab level shall take place until an Electric Vehicle Charging Plan has been submitted to and approved in writing by the local planning authority. The Plan should include the details of the provision of cabling infrastructure location having regard to parking associated with various planning class uses. (Reasons – To ensure charging points can be installed as the request of future occupiers to enhance the sustainability credentials of the development in accordance with DP/1 of the Local Development Framework 2007).
22. Except from demolition, no development above slab level shall take place until an Energy Delivery Strategy which shall demonstrate how at least 10% of the expected energy requirements for the development will be delivered from renewable sources or low carbon technologies. The development shall be implemented in accordance with the

approved strategy. (Reason - To ensure an energy efficient and sustainable development in accordance with policies NE/1 and NE/3 of the adopted Development Control Policies DPD (July 2007).

### Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated .....
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended, it is an offence to remove, damage or destroy the nest of any wild bird. Planning consent for a development does not provide a defence against prosecution.
4. The area of grass around the development should be strimmed short before construction to ensure it remains/becomes unfavourable for small mammals and reptiles. Stored materials should be raised off the ground to minimise the risk of small mammals or reptiles using the piles for shelter. Trenches or excavation should be backfilled before nightfall or a ramp left to allow small mammals or reptiles to escape.