

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee 13 February 2019  
**AUTHOR/S:** Joint Director for Planning and Economic Development

---

**Application Number:** S/1486/18/FL

**Parish(es):** Histon and Impington

**Proposal:** The erection of 26 dwellings with associated access, car and cycle parking, open space and landscaping

**Site address:** Land to north of Impington Lane (to rear, Land to the rear of 49-83 (odds) Impington Lane, Impington, Cambridge, CB24 9NJ

**Applicant(s):** Hill Residential Ltd

**Recommendation:** Would have been minded to recommend approval subject to s106 agreement

**Key material considerations:** Principle of development  
Affordable Housing and Housing Mix  
Impact on the character of the area and landscape  
Residential Amenity  
Highway Safety  
Drainage and Flood Risk  
Biodiversity

**Committee Site Visit:** 9 October 2018

**Departure Application:** No

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

**Application brought to Committee because:** Significant public interest and member call-in. Parish Council recommendation of refusal conflicts with officer recommendation. Planning committee now need to take a view on whether to support or defend an appeal that has been submitted against non-determination of the application

**Date by which decision due:** 14 November 2018

### **Executive Summary**

1. Consideration of this application was deferred at the November 2018 Planning Committee meeting pending the receipt of further information and requested amendments to the application. The minutes for the meeting stated the following: 'Members engaged in debate and some, but not all, identified housing mix and the issue of 'pepper potting affordable housing throughout the development rather than grouping it in one location' as material reasons to refuse the application. There was

some support for attributing weight to the emerging Neighbourhood Plan. Members also expressed concerns about public engagement undertaken, the impact on landscape, biodiversity, and residential amenity concerns linked to construction phase, highway safety and drainage’.

2. The applicants have not agreed to an extension of time following the meeting and subsequently they have taken the decision to appeal the application on the grounds of non-determination. This means that the determination of the application is now the responsibility of the Planning Inspector (appointed by the Secretary of State).
3. The Planning Inspectorate has confirmed the appeal will be dealt with by the way of written representation and the Local Planning Authority has until 20 February 2019 to respond in writing to the appeal. To determine the content of this statement, officers need to understand whether in the event members were able to determine the application would they be minded:
  - a) to approve the application (in accordance with the details in this report) or
  - b) to refuse the application and, if so, to set out what the reasons for refusal would have been alongside the relevant planning policies.
4. The following paragraphs in this report are the same as that in the report considered at the November 2018 Planning Committee meeting, other than in terms of the revised recommendation to take account of the appeal.
5. In accordance with the National Planning Policy Framework (2018) paragraph 11, decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
6. The site has been allocated for development in the newly adopted Local Plan under policy H/1(d) and the scheme includes both market and affordable houses that accord with the respective policies in the Plan. These dwellings will contribute to maintaining the Councils five-year housing land supply and should be given full weight in the determination of this application. The sustainability of the location for the number of dwellings has been tested through the Local Plan examination and was deemed to be an acceptable one to develop. The sustainability of the village is also reflected through its allocation as a Rural Centre in the adopted Local Plan.
7. During the consultation process a significant number of third party objections were received raising various material planning considerations. These have been summarised in this report and amendments have been made to overcome these objections where it was necessary.
8. Following amendments during the consultation process, the layout, scale and appearance of the development are considered acceptable and presents a good quality scheme that will preserve the character and appearance of the area, landscape setting and be acceptable in relation to the impact on existing residential amenity. Officers consider that all the statutory consultee holding objections have been overcome to an acceptable degree and through the use of planning conditions.
9. A s106 agreement will need to be secured for contributions toward off-site provision, affordable housing, landscape and road maintenance plans and custom-build provision. Conditions will also need to be applied to any decision notice to ensure there is a suitable means of drainage from the site and the access is built in

accordance with the requirements from the Local Highways Authority.

10. For the above reasons, the proposal would accord with the development plan and therefore officers advise the scheme should be approved without delay.

### **Site and Surroundings**

11. The site is situated north of Impington Lane on the northern edge of Impington. The site is 1.21 ha and is relatively level with a slight fall from the south west to north west. Following the adoption of the Local Plan on 27 September 2018, the site has been removed from the Green Belt and is a site allocated for housing development. The site is now therefore designated as being within the village development framework.
12. The site is former horticultural land and previously used a nursery associated with Unwin Seeds. There is some remaining hardstanding on the site and existing agricultural buildings lie adjacent to the eastern boundary. During the course of the application process the existing landowner has proceeded to demolish one of these buildings.
13. The site is bounded to the west by Merrington Place properties and their garden areas. To the north is open grassland boarded by mature hedgerows and trees. To the south the boundary abuts the existing residential properties 49-83 (odds) and their gardens.
14. There are currently two vehicular access points into the site, between No.51 and No.67 Impington Lane (however this is currently obstructed by a hedge) and between No.83 and No.87.

### **Planning History**

15. S/0558/84/F Warehouse – Unwins Seeds Limited – Approved (1984)  
  
PRE/0437/17 (2017) Pre-application advice for proposed residential development of 28 houses with associated access, roads  
  
Design Enabling Panel (November 2017) Proposed residential development of 28 dwellings and associated access and landscaping.

### **Planning Policies**

16. National Planning Policy Framework 2018 (PPG)  
National Planning Practice Guidance (PPG)
17. South Cambridgeshire Local Plan 2018
  - S/1 Vision
  - S/2 Objectives of the Local Plan
  - S/3 Presumption in favour of Sustainable Development
  - S/5 Provision of New Jobs and Homes
  - S/6 The Development Strategy
  - S/7 Development Frameworks
  - S/8 Rural Centres
  - CC/1 Mitigation and Adaptation to Climate Change
  - CC/3 Renewable and Low Carbon Energy in New Developments

CC/4 Sustainable Design and Construction  
 CC/6 Construction Methods  
 CC/7 Water Quality  
 CC/8 Sustainable Drainage Systems  
 CC/9 Managing Flood Risk  
 HQ/1 Design Principles  
 H/7 Housing Density  
 H/8 Housing mix  
 H/9 Affordable Housing  
 NH/2 Protecting and Enhancing Landscape Character  
 NH/4 Biodiversity  
 NH/5 Sites of Biodiversity or Geological Importance  
 SC/2 Health Impact Assessment  
 SC/7 Outdoor play space, informal open space and new developments  
 SC/8 Open space standards  
 SC/10 Lighting Proposals  
 SC/11 Noise Pollution  
 SC/12 Contaminated Land  
 SC/13 Air Quality  
 TI/2 Planning for Sustainable Travel  
 TI/3 Parking Provision  
 TI/8 Infrastructure and New Developments

Saved South Cambridgeshire LDF (2007) Supplementary Planning Documents (SPD):

Affordable Housing

Trees and Development Sites – Adopted January 2009

Biodiversity – Adopted July 2009

District Design Guide – Adopted March 2010

Landscape in New Developments – Adopted March 2010

Health Impact Assessment – Adopted March 2011

Cambridgeshire Flood and Water – Adopted November 2016

### **Consultation**

18. Histon and Impington Parish Council - Comments dated 4 June 2018. All agreed to make a recommendation of refusal, commenting:

- Prematurity of application, noting status of land proposed for application currently Green Belt
- Inadequate access, need for further traffic survey data
- Inadequate housing mix, contrary to findings of Neighbourhood Plan Survey
- Noting Green Belt status, insufficient screening/planting belt for neighbouring properties Impington Lane and Clay Close Lane

Conditioning:

- Archaeological survey to be undertaken
  - Revised landscaping scheme to enhance screening
  - Protection of wildlife
  - Re-siting of play area to make more accessible
  - Revised visibilities splays
  - Road to be of adoptable standards and to be adopted on completion
- All agreed to request determination of application by SCDC Planning Committee

Comments dated 5 September 2018:

Green Belt status/prematurity of application - noting status of land being decided as part of the Local Plan Consultation, current status is Green Belt. No exceptional circumstances are demonstrated within this application to demonstrate the need to build on this site.

Mitigation measures (screening/planting) for neighbouring properties on Impington Lane, Merrington Place, Clay Close Lane and the pumping station has yet to be addressed.

Inadequate Access - dependant on maintenance of neighbouring properties vegetation. Safety concerns secondary access noting conflict of users (pedestrians, cyclists and reversing maintenance vehicle).

Housing Mix - contrary to findings of Neighbourhood Plan Survey and SCDC policy

Affordable Housing - shown as grouped, noting policy requirement or them to be distributed throughout the site

Road not constructed to an adoptable standard, contrary to policy in emerging Neighbourhood Plan

Drainage inadequate and contrary to Cambridgeshire Flood and Water SPD "design and layout should seek to manage and convey surface water above-ground avoiding the use of underground piping as far as possible noting the intention for underground piping discharging into the award drain. Noting issues raised, all in favour to make a recommendation of refusal

Conditioning - as above. Agreed to request application to be considered by SCDC Planning Committee.

Update comments dated 3 October 2018: See appendix 2

19. **Urban Design Officer** - The scheme (a superseded layout) was presented to the Council's Design Enabling Panel (DEP) on 30 November 2018. The key areas for amendments on this application should include:
  - larger LAP area and allow the flats to have a positive frontage and views towards to the LAP and Green Belt beyond
  - Private flats should have private garden spaces
  - creation of a footpath between plots 14 and 15
  - move plots 7 to 13 further north and move plots 16 to 26 north to reduce the impact of overshadowing
20. **Landscape Officer** – Update comments following amendment: No objections with the proposed development. Drawings and documents considered with this application: Proposed site layout 094-PL10 Rev AH. No objections with the revised Site Layout. Relocating plots 21- 26 from the southern boundary has reduced the impact of permanent shade within their rear gardens. Recommended planning conditions for detailed hard and soft landscape specification and boundary treatments.
21. **Affordable Housing Officer** - This proposed scheme is for 26 dwellings; therefore 10 would need to be Affordable. The tenure mix for affordable housing in South Cambridgeshire District is 70% Rented and 30% Intermediate housing. The S106 agreement for this application, if given consent, should confirm that Affordable Rented Housing is to be provided within the Local Housing Allowance (LHA) cap.

The S106 agreement for this application, if given consent, should confirm that Intermediate Housing is to be provided as Shared Ownership Dwellings through a Registered Provider, unless agreed otherwise with the Council as other forms of Intermediate Housing (as described in the NPPF definition above).

The applicant's mix is weighted in favour of 1 bed dwellings, due to previous advice from a housing development officer at the pre app stage. Although there is significant demand locally for 1 bed affordable rented accommodation, almost half of that is from households over the age of 60. All of the house types should meet the Nationally Described Space Standards (NDSS).

22. **Education and Growth Team (Cambridgeshire County Council - Early years;** Child yield 6 (4 of which are entitled to free school provision), catchment setting Histon and Impington Infant School. The school is currently full. A contribution of £18,462 x 4 total of £73,848 has been required towards the new 52 place early years facility at Buxall Farm Primary School.

Primary years; Child yield 6, catchment setting Histon and Impington Primary School. The school is currently full. A contribution of £16,666x6 total of £99,996 is required towards a new 2FE primary school at Buxhall Farm to replace the infant school.

Secondary years; Child yield 4, catchment setting of Impington Village College. Spaces available.

Libraries and life-long learning; Histon Library is at capacity. County Councils solution to mitigate the impact to the service is to pool contributions of £2485.08 towards additional books resources and equipment.

Strategic Waste; Milton HRC is currently at capacity. The HRC already has 5 pooled S106 contributions and therefore the County Council is prevented from seeking further s106 strategic waste contribution.

23. **Health Impact Officer** - The assessment met criteria D and is not satisfactory as there was significant omissions or inadequacies in some of the important tasks including the description of the site and context, management, assessment and reporting.
24. **Archaeology Officer (Cambridgeshire County Council)** - Our records indicate that the proposed development site lies in an area of high archaeological potential, situated immediately adjacent to previous archaeological evaluation and excavation areas at the former Unwins site off Impington Road in 2009 (Cambridgeshire Historic Environment Record references ECB3186 and ECB3232) which produced material of predominantly Late Iron Age/Roman date.
- We therefore do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition.
25. **Air Quality Officer** - A minimum of 5% car park spaces will have electric vehicle charge points, with provision of electrical infrastructure to facilitate the future installation of an additional 15% EV charge points. The development shall utilise low NOx boilers that meet the NOx emission rating of 40 mg/kWh.
26. **Environment Agency** - Standing comments in regards to the discharge of water and pollution control. Foul drainage from the proposed development shall be discharged to

the public foul sewer unless it can be satisfactorily demonstrated that a connection is not reasonably available.

27. **Drainage Officer** - The development is acceptable subject to conditions for surface and foul water drainage.
28. **Lead Local Flood and Water Authority (Cambridgeshire County Council)** - Following a holding objection, an amended document 'Flood Risk and Drainage Strategy Report (Walker Associates Consulting) has been reviewed. The document now demonstrates that surface water from the proposed development can be managed through the use of permeable paving and geocellular storage units, restricting surface water discharge to 2.5 l/s into the award watercourse. Based on the revised details the LLFA have no objection in principle to the proposed development subject to a planning condition for a detailed surface water drainage strategy.
29. **Anglian Water** - No in principle objections to the application, however a detailed foul water drainage strategy condition would need to be imposed to ensure the development would not cause an unacceptable risk of flooding down stream
30. **Contaminated Land Officer** - The above site comprises a former Nursery which has potential for contamination to be present and the proposal is for a sensitive end use (residential). A Phase 1 report by Enzygo dated Dec 2017 has been submitted in support of the application.

An additional phase of investigation is required to determine whether the site is suitable for its proposed end use. It is likely that some spot-check confirmatory soil sampling in any proposed garden areas will also be employed to ensure the quality of soils are suitable for continued use as modern domestic gardens.

A planning condition is recommended for further investigations to be undertaken prior to the implementation of the development to ensure risks from land contamination to future users and neighbouring land are minimised.

31. **Minerals and Waste Planning Authority (Cambridgeshire County Council)** - The application site lies within a Mineral Safeguarding Area for sand and gravel. The site area is limited and there are dwellings close to the boundary. Even if sand and gravel of a suitable quality is located within the site it is unlikely to be viable to extract the mineral prior to development. An informative should be applied to any planning permission.

In terms of waste minimisation, re-use and recovery, the application does not appear to have addressed the matter of waste management. The following condition should therefore be applied; Waste Management Audit and Strategy.

32. **Local Highways Authority (Cambridgeshire County Council)** - Following a holding objection an amended document 'Pumping Station Access SP03' has been considered and no objections raised to the proposal in terms of highway safety subject to the following conditions:
  - In its current form the road will not be adopted – letter should confirm this.
  - Maintenance and management condition for roads
  - Modify the traffic order in respect of traffic calming features (speed cushion)
  - The junction of the access with the highway shall be laid out with 6m radius kerbs

- Falls and levels are such that there is no water run-off into the public highway
- Access is constructed using a bound material
- Traffic Management Plan condition
- Driveway lengths should be divisible by 5m
- Vehicular access to the parking court should be constructed using dropped kerbs
- 2x2m pedestrian visibility splays should be provided on the drawings

33. **Ecology Officer** - Original holding objection to the application: The site layout (drawing number 094-PL11 Rev AC) shows a narrow strip of vegetative boundary to the north of the site and retained (likely reduced) hedgerows. I am not convinced this represents a gain in biodiversity for the reptiles and I do not believe it shows an overall gain in biodiversity for the site. Requirement to dismantle existing buildings by hand under the supervision of a suitably qualified ecologist as absence has no been proven.

Updated comment: Holding objection removed. The revised details will include (but not limited to) hedgehog connectivity, bat and bird nesting boxes, and a greater extent of wild grassland planting within the margins, communal garden, and public open space. SCDC have also stated their preference for the area surrounding the pumping station to be wild grassland seeded, this should not interfere with maintenance access. Maintaining the north/ south corridor in the centre of the site was also discussed along with plug planting and enhancing current hedgerows.

Considering the space constraints on site and minimal areas available for ecologically enhanced habitat, I would recommend that the developer install integrated bat and bird boxes on all 26 dwellings, increase reptile hibernacula provision from three to four (utilising the area around the pumping station for example), and provide hedgehog connectivity throughout the site and make sure that all boundaries are permeable. These provisions can be secured through pre-commencement condition, so I don't believe there is further requirement for clarifications of amendments.

A CEMP and Landscape and Ecological Plan should be conditioned on any planning permission.

In regards to the building identified as having low suitability for bat roosting, it is my understanding that the land owner has now removed this building. The incident has been reported to the SCDC Planning Enforcement team who I assume have now taken appropriate action. If at any time there is evidence that an illegal act was undertaken (i.e. the removal of a bat roost without a licence) then the evidence should be taken to the Local Wildlife Liaison Officer at the Cambridgeshire Police Constabulary.

34. **Tree Officer** - Original comments: There are no Conservation Areas or TPO's on or directly adjacent to the site. However, from a quick desk study it is likely that some of the hedgerows on and adjacent to site would qualify as 'important hedgerows' under the Hedgerow Regulations 1997. It is very disappointing that these features have not been kept intact within open spaces or green infrastructure. There seems to be no reason not to retain as long a length of hedgerow as possible.

An Arboricultural Survey (dated 7 October 2016) has been submitted. This document does not appear to have considered the trees and hedgerows adjacent to site in neighbouring land. Some of these features are quite large and will impact on the development and future residents. I would have also expected a more detailed look at the quality of the constituent parts of G3 once it had been determined that this was a

feature that would be retained in part.

I also have concerns over the other units where the boundary trees, or those on adjacent will stand due south of the proposed rear gardens. It would be helpful to be supplied for a shade diagram once the sites tree and hedgerow survey has been updated.

Update comments: Following amendments to the layout (larger LAP to retain the G3 trees), moving the dwellings off the boundary) and details of shadowing; the development is considered to be acceptable. A tree protection condition should be included on any planning application to ensure third party trees and trees to be retained on site are protected during the course of construction.

35. **Environmental Health Officer** - The EHO has reviewed the Impington Lane, Histon, Cambridge, Noise Assessment, Reference: FV/JEB/P18-1419/02 and dated February 2018. The submitted noise assessment is sufficient to demonstrate the suitability of the site for residential development on noise grounds.

The effect of increased vehicle movements on Impington Lane in the vicinity of the proposed development and at the vehicular access road was also considered in the Noise Assessment. This assessment indicated that there would not be any significant impact from increased vehicle movements. Where a perceptible increase in noise has been indicated, the inclusion of a 1.8m high fence would be sufficient mitigation.

On balance we have no objection in principle to the proposals, but the following environmental health issues / health determinants need to be considered and effectively controlled subject to the following conditions;

- Delivery times 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday. No construction work or deliveries on Sunday or bank holidays.
- Prior to development details of any piling activity should be submitted
- Programme to minimise the spread of airbourne dust
- Construction programme should be submitted
- Noise insulation scheme should be submitted and comply with the British Standards
- Lighting scheme

36. **Representations**

Following public consultation on the original application and subsequent amendments, approximately 96 letters of objection have been received on this planning application. The comments received during the consultation process are viewable on the Councils website but the material planning considerations have been summarised below:

**Flooding and drainage**

- Application site and area surrounding No.85 Impington Lane is subject to flooding. Site specific flood modelling should be requested.
- The Cambridgeshire County Council Surface Water Management Plan reports an ongoing issue with surface water drainage in the village and the Cambridgeshire County Council Flood Risk and Drainage Report outlined concerns about the proposed below-ground surface water system.
- Land to the north of the site is in a Flood Zone 2/3.
- Award drain to the north of the site feeds into The Brook (adjacent to the Green) which often floods.
- Development on the site will increase flood risk elsewhere

- Waste water pumping station is overused

#### Ecology/Biodiversity

- Loss of proposed hedgerow along the northern boundary of the site - ecology and biodiversity
- Plans do not demonstrate a “no net loss or no net gain” to biodiversity
- Loss of wildlife will be irreparable
- The site contains a range of different species such as bats, butterflies, amphibians, fox, owls, reptiles, insects, deer, hedgehogs, badgers, birds and other wild life.
- Removal of valued hedgerows and trees
- Removal of outbuilding without consent
- Loss of bat habitat
- Requirement to protect hedgerows over 30 years old under the Hedgerow Regulations 1997.

#### Access and Highway safety

- Highway safety concerns with additional traffic to Impington Lane (primary route). Busy road with teenagers commuting to the village college (pedestrians, cyclists and vehicles).
- Visibility splay on the latest plan show the applicants ownership of the land. The visibility splay is insufficient and does not meet legal requirements.
- Visibility splays cut through third party land (trees and hedges). Cannot rely on hedgerows to be retained.
- Pedestrian footway has not been included along the secondary access.
- Movement of large vehicles to serve the pumping station will be dangerous.
- Amendment plan shows the raddi to be 5.9m rather than 6.0m as quoted in the highway report
- Vehicles will not be able to continue to park on the other side of Impington Lane (opposite the site access)
- No deliveries should be made during the times when students will be using the roads at peak hours
- Access should be located at Ambrose Way
- Queuing and knock on impact to the lights on the junction on Impington Lane

#### Demolition

- The developer/landowner has demolished one of the sheds on the site.

#### Residential amenity

- Additional screening needed on the boundary with plots 13 and No.14
- Loss of privacy to No.85 Impington Lane, garden areas to the rear of Merrington Place and garden areas to the rear of Impington Lane
- Overbearing and overlooking impact to properties on Merrington place. Distances are under the District Design Guide SPD.
- Overlooking between internal plots 7 and plot 16
- Tree survey plans need to be updated
- Extension to No.69 has not been included on the plan, however, an outbuilding to No.71 has been included
- Outbuilding to No.71 should not be material to the determination of this application
- Solar panels will reflect into properties along Merrington Place
- South facing gardens will get no sunshine

#### Environmental

- Noise and traffic pollution
- Increased noise impacts to the side of existing residential units

#### Trees

- Trees around the perimeter require root protection
- Proposed south facing gardens will not benefit from sunshine from midday to until early evening.
- Plots 11, 17-18, 19-20 showing existing trees almost touching the proposed dwellings. The proximity of the dwellings to trees will create significant issues for the owners of the plots.
- Existing trees are not accurately shown on the plans in terms of placement.

#### Green Belt and housing provision

- The Neighbourhood plan is imminent and should reflect this proposal
- Green Belt and therefore development is inappropriate
- No very special circumstances
- District Council can demonstrate a five year housing land supply
- Development on the site is not required to meet housing demand

#### Legal

- Boundaries of the site do not accurately reflect the actual boundaries

#### Other Matters

- Communal garden area should be located in the centre of the site with shared and accessible access
- The local facilities (school, doctors etc) will not be able to meet the demand of the development
- There is insufficient play space within the village
- Housing mix is not in accordance with the Local Plan
- Site delivers under 40% affordable homes
- No community involvement and no local residents have been consulted of the forthcoming application
- Archaeological investigation should be carried out following findings from the Merrington Place development
- Public art should be provided onsite like the Merrington Place development
- Noise during construction phases and impact to health

#### **Planning Assessment**

37. During the application process three rounds of amendments were consulted on to address concerns brought up during the consultation process. The following amendments were made:
- Site layout - including landscaping
  - Access arrangements
  - Ecology reports
  - Drainage report
  - Red-line site plan
  - Custom-build plot

The following assessment takes into account the amendments.

#### *Principle of development and sustainability of the site*

38. The 1.21ha site is within the village development framework of Histon and Impington and has been allocated for residential development in the newly adopted Local Plan.

The site is no longer in the Cambridge Green Belt. The proposal seeks full planning permission for 26 dwellings.

39. The provision of 26 dwellings will contribute towards the district housing need. In accordance with the Housing Trajectory (Annual Monitoring Report 2016-2017) the homes are due to be delivered in 2019/2020. They will contribute towards maintaining the Councils Five Year Housing Supply. The applicant has continued to show commitment to delivering within this timeframe.
40. Policy H/1 states that the site should be developed in accordance with the relevant Local Plan policy requirements and proceeds to state that the number of homes granted permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach and contributions made towards any necessary additional infrastructure.
41. Site specific policy H/1(d) states that the site has an indicative capacity of 25 dwellings. The proposal seeks to introduce 26 new dwellings the number of units would therefore comply with this part of the policy. The policy also requires the development to:
  - create a significant landscape buffer along the boundary of the site where it adjoins or could be seen from the open countryside to provide a soft green edge
  - design to mitigate the impact on the conservation area and nearby listed buildings
  - no built development to take place in flood zone 2 or 3
42. The development has been assessed against these criteria under the relevant sections in this report. The principle of development, including its sustainable location has been supported by the District Council and the inspector through the Local Plan. The sustainability of Histon and Impington is also reflected in its allocation as a Rural Centre.
43. The development can no longer be said to be premature and would accord with the main aims of policy H/1 and H/1(d) of the adopted Local Plan (2018). These matters should be given full weight and regard to in the determination of this application.

#### *Education provision*

44. Policy TI/9 states that developers should engage with the Children Services Authorities at the earliest opportunity to ensure the appropriate mitigation is identified and can be secured.
45. Several third party comments have raised concerns to the capacity of the local schools. Cambridgeshire County Council Education department (children's services) have review the scheme in terms of the impact of the development on early, primary and secondary schools in the catchment. The catchment setting for early years for the proposed development is Histon and Impington Infant School.
46. The proposed development will generate an early years child yield of 6 (four of which will be entitled to free school provision). The CCC have confirmed there is no capacity to take on students from the proposed development and therefore mitigation towards an offsite project is required. A new 52 place early years facility is being built at Buxhall Primary School. Based on the child yield of 4 students, the proposed development will need to contribute £73,848.

47. The catchment setting for primary years for the proposed development is Histon and Impington Primary School. The proposed development will generate a primary year child yield of 6 students. The CCC has confirmed there is no capacity to take on the students from the proposed development and therefore mitigation towards an offsite project is required. A new 2FE primary school at Buxhall Farm is being built to replace the infant school. Based on the child yield of 6 students, the proposed development would need to contribute £99,996.
48. The catchment setting for secondary school years for the proposed development is Impington Village College. The proposed development will generate a secondary yield of 4 students. The CCC has confirmed there is capacity to take on the students from the development and therefore a contribution is not required.
49. The developer has agreed to provide contributions toward early years and primary years in accordance with the comments above and they will be secured via the s106 agreement. The contributions are considered to be directly related, reasonable and necessary to mitigate the impact of development and therefore would accord with the CIL regulations. In addition to this the infrastructure payment would accord with the requirements of site specific policy H/1 of the Local Plan.

#### *Health Care and Impact Assessment*

50. The site is located in close proximity to Firs House Surgery. A development of this scale would not generate a significant number of residents that would warrant a contribution towards the expansion of the surgery NHS England.
51. Given the scale of the scheme the application is accompanied by a rapid HIA. Policy SC/2 of the Local Plan states that new development should have a positive impact on the health and wellbeing of new and existing residents. For developments between 20 and 100 the policy states that the Health Impact Assessment should be a rapid assessment that is appropriate to the scale and nature of the proposed development.
52. The HIA is a method of considering the positive and negative impacts of development on the health of different groups in the population, to enhance the benefits and minimise any risks to health. The HIA recognises that during construction there will be an 18-month period where activities might give rise to short term negative impacts. However, concludes that this can be mitigated through the use of planning conditions to control activity. The HIA goes onto recognise that the scheme will also bring health benefits for future occupiers for being in a sustainable location and provision of high quality more sustainable housing.
53. The Health Impact Officer has marked the document down as it was absent on a number of details including; site description and its surroundings, context of the site and highlighting policies in the Local Plan and National Framework. It goes onto states that more work needs to be undertaken to assess the impact.
54. Whilst this level of information would be desirable to get an in-depth picture, the scheme is for only 26 dwellings and therefore officers consider the rapid assessment undertaken when read alongside the planning statement and design and access statement as part of this application, the information would be sufficient and would accord with the requirements of policy SC/2 of the Local Plan and would be a suitable form of development that will have a positive impact on the health and wellbeing of new and existing residents.

### *Housing Density*

55. The overall density of the development is an average of 23 dwellings per hectare. Whilst this is below the threshold of 30 dwellings per hectare set in adopted policy H/7, local circumstances including the shape of the site and the location of existing residential amenity dictate that a lower density is needed. The indicative density was accepted as part of the sites allocation.

### *Affordable housing*

56. Adopted policy H/9 states that all developments which increase the net number of homes on a site by 10 or more should provide 40% affordable housing on-site. The proposal would meet this policy requirement and includes 10 affordable housing units (40%) on plots 17-26. The tenure split of the affordable units is as follows to meet identified local need:
- 6x 1bedroom apartments
  - 2x 2bedroom dwelling
  - 2x 3bedroom dwelling
57. The tenure mix of these 10 units is in accordance with the Council's Affordable Housing SPD, which is 70% affordable rented (plot 17-20, 21-22) and 30% intermediate/shared ownership housing (plot 23-26). The units will be secured in a S106 agreement. The proposed development is in accordance with policy H/9 of the Local Plan together with guidance contained within the Council's Affordable Housing SPD. The Councils Housing Officer has supported the proposal. All of the house types meet the Nationally Described Space Standards (NDSS) accordance with policy H/12 of the Local Plan.

### *Housing mix*

58. Adopted policy H/9 requires development to deliver a wide choice, type and mix of homes to meet the needs of different groups in the community. Market homes should consist of 30% 1-2 bedrooms, 30% 3 bedrooms, 30% 4 or more homes with 10% flexibility.
59. The policy also requires that on all sites of 20 or more dwellings developers will supply dwelling plots for sale to self and custom builders and that 5% of market homes in a development should be built to the accessible and adaptable dwellings M4(2) standard (rounding down to the nearest whole property).
60. The proposal includes the provision of 16 market dwellings. In accordance with the policy the 30% requirement each dwelling type should be at least 4.8 units. The proposed mix includes:
- 4 x 2bedroom unit (one of which will be for custom-build)
  - 6x 3bedroom unit (one of which will be an adaptable dwelling M4(2))
  - 6 x 4/5bedroom unit
61. At this stage, the housing mix policy does not set criteria for how many self-build/custom build units are to be provided within a development. The proposal would introduce one custom-build unit (plot 1). Two optional layouts have been put forward. This will equate to 6% of the market mix. This provision would accord with the standards that are being set by other local authorities in the country. This plot will be secured in the s106 agreement and the appropriate marketing of the plot will be undertaken in accordance with the agreed details and in consultation with our housing

strategy officers. Plot 16 has been designed to M4(2) accessible and adaptable standard. This provision has been rounded down to the nearest whole in accordance with the terms of the policy. A compliance condition will be included on the decision notice to ensure it is finished to this specification.

62. All of the house types meet the Nationally Described Space Standards (NDSS) in accordance with policy H/12 of the Local Plan.
63. The proposed market mix for two-bedroom units would fall short of being compliant with the criteria by 0.8 units. Officers requested an amendment to the application; however, the applicant has chosen not to make any amendments to the housing mix. On this basis officers have to consider the scheme on its merits in light of this shortfall. Despite the fact this is a small scheme, the agent has overall still demonstrated that a wide choice of homes will be delivered on the site with a mixture of market homes and would therefore comply with the main aims and objectives of policy H/9 and paragraph 61 of the National Planning Policy Framework.

#### *Impact on the character of the area and landscape*

64. Most of the proposed development is located behind existing properties that front onto Impington Lane and Merrington Place. The heights of the dwellings will be limited to two-storey with some of the larger units being two-half storey.
65. Views into the site will be limited to the proposed access points, views from private gardens and glimpses between properties along the street-scenes. Given the existing established landscape boundary to the north, views from the wider landscape setting will be more limited.
66. Beyond the northern boundary is the remainder of the two fields which are then bounded by dense mature hedgerows with hedgerow trees. This thick hedgerow screens any views to the other agricultural fields in the wider landscape to the north.
67. A landscape buffer will span across the northern boundary connecting to the existing buffer along the rear boundary of Merrington Place. It will be 5m in depth for the majority, however, it will go down to 2m on the central section to ensure sufficient room is given between the new units and the garden amenity area of properties along Impington Lane. Most of the dwellings, apart from plot 6 and plot 15, will be set a further 8m from the edge of the buffer and this will also help in limiting the sites impact on the surroundings.
68. The proposal would therefore continue to preserve the character of the local area and would provide a significant landscape buffer that would mitigate the impact of the development to the open countryside in accordance with criteria in site specific policy H/1(d) and HQ/1(a) of the adopted Local Plan.

#### *Heritage Assets*

69. Policy H/1 (d) allocating the land for development requires the design of the development to 'mitigate impact on the conservation area and nearby listed buildings'. The proposed site is not within a conservation area. Due to the mass and density of the boundary vegetation along the eastern boundary of the site, which is to be retained, views of the development will be limited from Clay Close Lane. Views along Impington Lane would also be seen within the context of the existing village edge and other housing development. The proposal would therefore preserve the setting of the Conservation Area and nearby listed buildings in accordance with H/1(d) and HQ/14

of the Local Plan.

### *Layout*

70. A full set of technical studies have been submitted with the application and have informed the proposed layout and design of the scheme. This includes climate change mitigation and adaptation. The scheme has also been discussed at pre-application stage and with the Councils Design and Enabling Panel.
71. The proposed layout and design of the development has been amended during public consultation to minimise the impact on the adjoining residential properties and to improve the public open space.
72. The existing access between 51 and 67 Impington Lane will be upgraded and provide access to the site with a new road within the development. Appropriate turning areas for emergency, refuse and service vehicles have been incorporated into the proposed layout.
73. The affordable housing is in the centre of the site and will comprise 10 units (6 of which are apartments). This will also include the shared ownership tenure units.
74. Based on the previous Local Development Framework, the Affordable Housing policy HG/3 (in paragraph 4.13) advised clusters should typically be around 6-8 units. An appeal inspector at for a development of 35 dwellings with 14 affordable units in one area at Greenacres Duxford (September 2017) found that the policy and SPD should not be applied rigidly or exclusively when material consideration indicate an exception may be necessary. They found that the separate tenure groups of affordable housing were not contiguous and were separated by integral roads, parking and landscaping. The development would also be tenure blind as thus would be well integrated. There was also support from a Housing Provider who stated they would be better managed in that format.
75. The newly adopted policy H/10 states that affordable housing should be provided in small groups or clusters distributed through the site. Paragraph 7.48 of policy H/10 states that affordable homes should be integrated with market homes in small groups or clusters to create sustainable communities. The policy does not now define what a suitable size cluster is.
76. Whilst some concern has been made raised to clustering in the consultation process, there would still be a mixture of tenure types within this area. This includes their location adjacent to the boundaries market units along Impington Lane and on the site, the variation of housing types within the cluster (1 bedroom flats - 2 bedroom houses) and in inclusion of shared ownership units. In addition the overall design would be tenure blind so materials used in the external surfaces would be compatible with the other dwellings on the site. Officers are also mindful that an Registered Provider has shown interest in taking on the properties subject to planning permission.
77. As such a mixed and balanced community would be created in accordance with the adopted policy H/10 and National Planning Policy Framework.
78. To overcome concerns of the urban design officer, the open space/LAP in the centre of the site has been made larger to create a more inclusive form of development with views out to the green belt. The agent has considered the comments about the footpath additional connection to the south-west of the site but due to the site constraints was not able to fit this in around the pumping station. Notwithstanding this,

due to the small scale size it is still considered reasonable for occupiers 15 to use the main access and is unlikely to put them off walking or cycling to get to facilities close by.

79. Several third-party comments have raised concerns to the location of the 'communal garden' in the south western corner of the site with concerns over security. This area will be a private space and will solely serve the residential flats of plot 17-21. The applicant has submitted an amended landscape proposal for this area which includes low level fencing and additional planting reflecting its intended use. The precise details can be secured via a landscape planning condition.
80. Within the layout of the scheme provision is made for informal open space with proposed tree planting. Following amendments this area was made larger so existing trees/hedgerow could be retained and work alongside a LAP.
81. In terms of renewable energy, the southerly aspect of the site has been utilised with modest sized rear gardens facing south with most houses being able to achieve higher levels of passive solar gain.

#### *Scale and Appearance*

82. The proposed 26 homes are contained within two-storey-two-half storey buildings, following traditional forms. The scale of the development is reflective of other domestic dwellings found within the wider context of Histon.
83. The DEP and Urban Design Officer felt that the design of the adjoining Merrington Place had many good features. As this site is a continuation of that development, the spatial, material and massing qualities of Merrington Place should be reflected in the proposed development.
84. The Design and Access Statement (Hill Residential) includes an analysis of Merrington Place and how the key design principles have been used in the proposed scheme. This includes but not limited to; mixture of eaves and gable ends facing the road, minimal front gardens and off-road parking, use of vernacular materials including brick timber, cladding and render and contemporary style windows.

#### *Landscape and trees*

85. The application is accompanied by a Typographical Survey, Arboricultural Survey and the Root Protection Areas plotted on the Tree Constraints Plan. This has informed the proposed layout.
86. Within the site a category B hedgerows (moderate quality and value making a contribution for more than 20 years) was identified running north to south through the centre of the site. The trees within this hedgerow are currently obscured by dense scrub, ivy and vegetation. The buffer with some of the trees has been plotted in an approximate location on the typo survey and laid over the proposed site layout plan. The buffer is approximately 11m wide. Some of the buffer is within the ownership of the applicants and some within third party land.
87. The Countryside Hedgerows: Protection and Management guidance by Natural England (August 2017) which underpins the Hedgerows Regulations 1997, states that applicants are not required to apply to the Local Planning Authority to remove the hedgerow from an area that benefits from a planning permission. As such the loss of part of the hedgerow should be considered on its merits in relation to this application.

88. The applicant proposes to narrow and remove part of the category B hedgerow running north to south through the site to accommodate the proposed development. There will also be parts of the hedgerow that will need to be managed and cut back that are close to residential properties, in particular those that are close to plots 17-20. The typo survey demonstrates that most of the trees with the hedgerow are likely to be retained, apart from one, adjacent to plot 10.
89. During the consultation process, the LAP on the site has been increased to allow more of the hedgerow to be retained and there is some flexibility on retaining the hedgerow around the communal garden area.
90. In addition, the applicant proposes to remove the hedgerow (to accommodate the access) adjacent to Impington Lane. Part of the hedgerow in the centre of the site (to accommodate the road and LAP area) and part of the hedgerow near the existing barns (to accommodate the pumping station).
91. To mitigate the impact and loss of part of the hedgerow, a 5m, reducing down to 2m at the central section, landscape buffer will span along the northern boundary (approx. 185m) which can comprise of mixed native hedgerow species, small trees and species of rich wildflower grass. This will connect the existing landscape buffer to the rear of Merrington Place and the established hedgerow to the east. Additional tree/shrub planting will line the streets. Unlike the existing, the hedgerows will be maintained by the management company on the site in perpetuity.
92. The types, species, location, stock and details of planting to be retained and new planting will be requested via planning condition. A tree protection plan will also be required by planning condition to ensure trees around the boundary in third party ownership are protected during construction.  
For the above reasons that proposal is therefore considered to comply with policy HQ/1(a) of the Local Plan which seeks to ensure developments are of a high quality and sympathetic to the surroundings.

#### *Renewable Energy and Water Consumption*

93. A renewable energy statement supports the application. The SAP calculations demonstrate the development would achieve 10.8% reduction of the schemes predicted energy requirements and reduce onsite regulated CO2 emissions by 22.32%. This recommends a combination of demand-reduction measures, energy efficient measures and renewable energy (including photovoltaic panels on unshaded parts of the roof) will deliver the requirement for on-site CO2 reductions. The Councils Sustainability Officer has concluded that the proposal in the statement would make the scheme fully compliant with Local Plan policy CC/3 in reducing carbon emissions by a minimum of 10%.
94. In terms of water consumption, the application has set out details of how the development would achieve levels below 105 litres/person/day. This includes dual flush WC, volume baths, water consumption appliances. This provision would accord with policy CC/4 of the adopted Local Plan. A condition will be applied to the decision notice for a full water conservation and management plan to ensure the applicant complies with the requirements of the policy.

#### *Residential Amenity*

95. Policy HQ/1 (n) seeks to protect the health and amenity of occupiers and surrounding

uses from development that is overlooking, overbearing or results in a loss of daylight which avoids unacceptable impacts such as noise, vibration, odour, emissions and dust. The Council also has a District Design Guide which also seeks to guide development in the area.

96. The gardens to the dwellings will be a minimum of 50 square meters and the apartments 30 square meters and therefore would provide a suitable level of private residential amenity for future occupiers.
97. The trees around the edge of the site but outside the redline boundary are in third party ownership and therefore due regard has to be given to them in assessing the impact they might have on proposed garden areas.
98. In addition to the above the tree officer raised concern about the potential overshadowing of the garden areas serving plots 23 & 24 by the tall hedgerow/trees that run along the southern boundary (outside of the ownership of the applicant). In response to this the agent, undertook a tree shadow diagram.
99. The diagram demonstrates that during the summer months the garden areas will receive a good degree (approximately 50% coverage) of direct sunshine, however, during winter months this coverage will decrease in the afternoons to the area outside the back doors. On balance officers consider a reasonable level of sunlight will enter the garden areas through the year and would not be significantly harmful to their residential amenity. Reflection from solar panels is not considered to cause a detrimental impact to residential amenity given the distance from the boundaries.
100. Residents have raised concerns about the potential noise impacts from the new access into the site. Given the site will serve only 26 units, vehicle movements will be more limited and likely to be negligible against noise from traffic along Impington Lane. The Council's Environmental Health Officer has considered the implications of the noise assessment report and has raised no objections. The impact of vehicle lights to ground floor rooms can be mitigated by landscape or low-level fencing.
101. During the consultation process, third party concerns have been raised about overlooking and overbearing impact from some of the plots. The layout has been amended to address these concerns. The following assessment has been undertaken in relation to nearby dwellings:
102. Impact to No.4-No.14 Merrington Place - The back-to-back distances between the residential units are approximately 27m and distances to garden boundaries from the proposed development are 20m (15m garden depth and 5m landscape buffer). The inter-relationship in terms of overlooking to habitable rooms and garden areas is acceptable and would accord with the principles in the Council's District Design guide.
103. Impact to No.67-71 Impington Lane - These properties and their garden areas currently back onto the application site. The rear boundaries of the gardens are lined with tall trees and hedgerows. Their garden depths are approximately 17-26m. The back-to-back distances between the proposed and existing properties at first floor level is approximately 30m. These distances would exceed the distances in the design guide (set at 25m) and therefore overlooking to first floor habitable rooms would be limited.
104. In terms of overlooking to garden areas, as amended, the proposed dwellings will sit 13.5m-13.9m from the shared boundary. The District Design Guide (para.69) states that *'to prevent the overlooking of habitable rooms to the rear of residential properties*

*and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary.* It goes onto state that where a potential problem is evident protective boundary treatments, garden walls and planting, can assist in obscuring views.

105. The garden areas of the existing dwellings are relatively deep and exceed the standards in the design guide. The trees/hedgerows on the southern boundary of the site are within the ownership of the existing properties and will help in providing a screen to limit the impact of overlooking. Together these considerations mean that the perception of overlooking to existing garden spaces will not be significant or adverse and therefore the guidance in the design guide should not be applied rigidly having regard to all the other material considerations.
106. Impact to No.49-51 Impington Lane - The distance from the rear elevation of No.51 to the side elevation of plot 1 is approximately 22m. There are no first-floor side facing habitual windows and therefore no direct overlooking would be obtained.
107. In terms of overbearing given the suns direction from east to west and given that the proposed dwelling will be 3m off the shared boundary there will be no significant or adverse overbearing impacts or loss of light.
108. Impact to No.75 Impington Lane - Plots 17-20 will set 7m from the shared boundary of No.75 and to the existing tree belt. The first-floor rear elevation will contain two habitable room windows facing into the garden of No.75. Given that No.75 has a garden depth of approx. 65m and the proposed windows will face the garden at its furthest point from the main house, a suitable level of private amenity will be maintained for this property.
109. Impact to No.85 Impington Lane - Plot 14 has been angled towards the pumping station to avoid any direct overlooking impacts to No.85. The southern elevation of the garage (with rooms above) will contain roof lights; however, these will be located 1.7m from the finished floor level to avoid overlooking. This can be conditioned on the planning permission. Future occupiers will still have a good level of privacy as the plot extends around the corner.
110. For the reasons set about above, the proposal is considered to accord with policy HQ/1(n) and provides a good level of amenity for existing and future occupiers.

#### *Highway safety*

111. The National Planning Policy Framework paragraph 109 states developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
112. The site is located in a highly accessible location within close proximity to regular bus services. Whilst Impington Lane does not have dedicated cycle lanes, it is near cycle networks that lead into Cambridge.
113. Following the third party concerns, officers visited the area during the PM peak hour. It was clear that Impington Lane is a heavily used road by vehicles, pedestrians and cyclists. One factor that contributes to this level of activity is the proximity to Impington Village College.
114. The application is accompanied by a Transport Statement (TS) by TPA (dated March

2018). Within the TS estimations have been made on the quantum of trips that may be generated by the proposed development. It concludes that roughly 16 two-way vehicle trips in the AM peak (between 8am-9am) and 1 two-way vehicle tip in the PM peak (5pm-6pm).

115. The low quantum of vehicle trips that would be generated from this development would not cause a detrimental impact on the local highway network. The Local Highways Authority has reviewed the planning application and has not raised any objections on highway safety grounds linked to the capacity of the network.
116. In terms of suitability of the access points, the TS data supports the applicant's proposal and demonstrates vehicle visibility splays to the main vehicle access into the site can be achieved within the ownership of the applicant and across highway authority land. As such this demonstrates vehicles can enter and leave the site safely.
117. The secondary vehicle access point currently serves No.85 Impington Lane and the agricultural barns. As a result of the proposal there will be no pedestrian or vehicle through traffic and would continue to serve No.85 and a pumping station linked to the development. There will be roughly two vehicle movements a year associated with the maintenance of the pumping station.
118. Due to the constraints, the movement plan in the TS demonstrates the maintenance vehicle will need to reverse into the lane from main road. A traffic management plan condition can ensure that any trips associated with the pumping station are made outside of peak hours unless there needs to be emergency repair work. This will limit highway safety risk to pedestrians or cyclists.
119. With respect to relevant national and local planning policies, the cumulative transport impact of the development is not considered to be severe, nor does the proposal demonstrate that there would be an unacceptable highway safety risk.
120. Despite the significant number of objections to the application on these grounds, there are no reasons on highways or transport grounds to refuse the planning application for development in this location. The proposal would therefore comply with policy SC/11 of the Local Plan. A travel plan will be secured via planning condition to ensure sustainable modes of transports are encouraged when the dwellings are occupied.
121. Requests have been made for double yellow lines to be included adjacent to the access into the site to prevent on street car parking. Officers have looked into this request with the highways authority, however, it is not considered reasonable to secure as part of the planning application as it would require its own Traffic Regulation Order. This is a legal process that can only be carried out by the highways authority and will need to go through its own public consultation process. As such it cannot be guaranteed with this planning application that the yellow lines will be approved or implemented. Notwithstanding this, the applicant/parish council can take this suggestion forward independently of this application if this becomes an issue.

### *Parking*

122. Each house will be provided with a minimum of two parking spaces. All apartments will contain a single parking space. Every dwelling will have provision for lockable cycle storage facilities, either within the garages or where no garages within secure garden sheds or communal stores. Conditions will be included on the decision notice for the details of the cycle storage.

### *Flood Risk and Drainage*

123. Drainage The site consists of a steady fall from the south to the north across the site. In accordance with the Environment Agency flood maps that site falls within a flood zone 1, comprising land assessed as having a less than 1 in 1000 annual probability of flooding. To the north and outside of the redline is a flood zone 2/3.
124. Flood Risk - To determine whether the development would have a detrimental off-site impact to surrounding properties a Flood Risk Assessment was undertaken by Walker Associates Consulting on behalf of the applicants. Flooding from other sources such as groundwater, sewers, surface water and from other artificial sources have been found not affect the proposed development. But in case of this occurrence, the raising of finished floor levels a minimum of 150mm above ground level is considered adequate protection from this form of flooding. The Environment Agency has not raised any in principle objections to the application
125. Surface Water Drainage Discharge - The surface water drainage strategy was amended in July 2018 following a holding objection from the Lead Local Flood and Water Authority (LLFA).
126. As amended, the surface water run-off will be to the local watercourse to the northern field boundary. As the topography of the site falls in this direction the connection from the site will be in line with this natural hydrology. The Lead Local Flood and Water Authority have confirmed the discharge rates will be like that of greenfield rates. The management of the surface water runoff will be provided by permeable paving and geo-cellular storage units. A condition for a detailed drainage scheme for the site, based on the agreed strategy will need to be applied to the decision notice.
127. Third party concerns have been submitted about the capacity of the brook to take additional flows and the knock on impacts this would have to the area around the green. Whilst officers understand the capacity of the network is a wider concern and a wider water strategy for the Histon and Impington area is being pursued by the County Council, the drainage strategy for this site demonstrates that the discharge rates would be similar to green field and thus there should be limited impact as a result of this development.
128. Foul water drainage - The foul water generated from the site will be via two connections to the adopted sewer located in Impington Lane. One of these connections will be made by gravity; however the other will require the installation of a new private foul water pumping station, located to the rear of plot 14.
129. Whilst this indicative strategy demonstrates a connection can be made to existing infrastructure, Anglian Water have requested a condition for a detailed drainage strategy to be submitted to ensure the development would not lead to an unacceptable risk of flooding downstream.
130. The foul drainage from this development is in the catchment of Cambridge Water Recycling Centre which does not currently have capacity to treat the flows from this development. However, Anglian Water are obligated to accept the foul flows from the development with the benefit of planning permission and would therefore take the necessary steps to ensure that there is sufficient treatment capacity.
131. For the above reasons, the proposed development is in accordance with policies CC/7, CC/8 and CC/9 of the adopted Local Plan and guidance contained within the Cambridgeshire Flood and Water SPD (2016).

## *Biodiversity*

132. The majority of the application site is comprised of semi-improved grassland, with intact species-rich hedgerows with trees on the eastern boundary and in a central belt that currently separates the two fields. There are also areas of tall ruderal and continuous scrub. The site does sit within the impact zone of a nearby statutory-protected site; however it does not meet the criteria required for a statutory consultation with Natural England. The species records for the area indicate a very healthy farmland bird population.
133. The application is supported by a Preliminary Ecological Appraisal, and a series of phase 2 survey reports. The Councils Ecology Officers considers that sufficient survey effort has been applied to this site to inform the determination of this application, and no further surveys are required at this time. The reports have highlighted several ecological receptors that will require avoidance and mitigation to remove any residual impact to them caused by this application. This specifically includes bats and reptiles.
134. Paragraph 170(d) of the National Planning Policy Framework (NPPF) states that planning decisions should; *contribute to and enhance natural and local environment by minimising impact on and providing net gains for biodiversity*. Paragraph 175(a) states that when determining planning applications the following principles should be applied; *if significant harm to biodiversity resulting from a development cannot be avoided adequately mitigated or at least compensated for then planning permission should be refused*. Part (d) of the paragraph states that; *development whose primary objective is to conserve or enhance biodiversity should be supported; whilst opportunities to incorporate biodiversity improvements in and around developments should be encouraged*. Policy NH/4 of the adopted Local Plan echoes this advice.
135. In terms of bat roosts, the surveys concluded building 1 (barn to the east of the site) is a low suitability bat roost due to having a number of roof lights. Prior to its demolition by the current owner (Unwin Seeds), the Councils Ecology Officer recommended it was dismantled under supervision of qualified ecologist. This was to be conditioned in the decision notice.
136. In terms of reptiles, the applicant suggests that if any individual reptile is found during construction it will be removed to the land north of the site by a suitably qualified Ecologist. As the population of reptiles has been deemed low in the surveys, the Councils Ecologist considers this to be adequate mitigation to prevent physical harm during construction phase. This will be conditioned in the decision notice.
137. In terms of minimising the impact and providing net gains for biodiversity as encouraged by national and local planning policy, given the allocated housing density and size of the site, as designated in the Local Plan, measurable net gains in biodiversity through habitat creation and management is unachievable. Without any further mitigation or compensation measures significant harm to biodiversity is therefore likely.
138. However, In accordance with biodiversity hierarchy in paragraph 175(a) of the NPPF and policy NH/4(3), other mitigation and compensation measures have been maximised including hedgehog connectivity, communal garden and open space, bird and bat boxes, around the pumping station and maintaining parts of the central corridor and enhancing/adding hedgerows. These compensation features are over and above the standard provision we would expect for a development site given a net

gain is unachievable. These features would be secured by planning conditions as proposed by the Councils Ecology Officer.

139. Therefore whilst the application cannot demonstrate a measurable net gain in biodiversity, sufficient compensation measures have been incorporated to demonstrate that the proposed development would not result significant harm to biodiversity to warrant the application for refusal. The proposal would therefore comply with the minimum requirements set out in policy NH/4 and paragraph 175 of the NPPF.
140. During the application process, the current owner has since removed building 1 (existing barn) from the application site. This incident was reported to the Councils Enforcement team and a warning was issued to the landowner but no further action was taken as the surveys indicated a low probability of bat roosts and the Council had no further evidence to suggest a bat roost was there. Officers are not aware of any case/evidence being taken to the Cambridge Police Constabulary by third parties.

### **Other Matters**

141. Waste and recycling - The proposed development takes into account appropriate accommodation for waste storage in accordance with the RECAP Waste Management Design Guide SPD.
142. Broadband - A telecoms plan (by Virgin Media) has been submitted with the application to identify Virgin Media apparatus. A trench line runs along either side Impington Lane and will be accessible for connection to high speed broadband services. A compliance condition will be included on the decision notice to ensure the ducting from the properties is provided prior to occupation.
143. Off-site contributions - The Councils S106 officer has consulted with the Parish Council and applicant on proposed projects within the village that the development contribute towards to mitigate the impact of the development.
144. In terms of formals sports an offsite contribution of £26,878.22 towards playing pitch provision at the either (i) recreation ground or (ii) Victor Unwin Community Park (if this is permitted). Formal children's open space £34,956.08 towards new children's play equipment on either (i) recreation ground or (ii) Victor Unwin Community Park (if this is permitted). Informal children's play space and open space has been provided onsite. In terms of community space an offsite contribution of £12,202.72 towards a community building on the (i) parish council building at the recreation ground or (ii) Victor Unwin Community Park.
145. The provision of public art in the form of a contribution of £13,000 towards the commissioning and installation of bespoke public art works in the village in accordance with the local 'Theories of Home' project. This contribution would comply with policy HQ/2 'Public Art' of the Local Plan.
146. The Councils S106 Officer has reviewed the projects and officers consider in this format they meet the tests of CIL regulations 123 and are necessary to mitigate the impact of the development. They will be secured via s106 agreement and the heads of terms is attached to this committee report. The contributions area considered required in accordance with policies SC/6, SC/7, and SC/8 of the Local Plan.
147. Archaeology - A condition will be placed on the decision notice for a written scheme of investigation to record any findings on the site and prevent any damage to heritage

assets in accordance with policy NE/14 of the adopted Local Plan.

148. Neighbourhood Plan – The Histon and Impington neighbourhood plan is currently being drafted by the Parish Council. It has not yet gone out for formal consultation and therefore is at an early stage of preparation. Only limited weight can be given to the plan in the determination of this application.
149. Community Involvement - Local representation has commented that Community & Parish Council engagement has been inadequate commenting that there was just a single meeting with the Parish Council and that the contents of which were not incorrectly documented in the report. The agent has commented that discussions were held with both the parish council and the community when the site was brought forward as an allocation. Whilst more community engagement would have been encouraged to resolve some of the outstanding issues in relation to the layout/design etc, the Local Planning Authority cannot require that the developer engages before submitting an application, as per paragraph 40 of the National framework.
150. Boundaries - Third party objection has been received comments that the boundaries of the site do not accurately reflect the actual boundaries. Boundary disputes are a civil matter and will need to be resolved directly with the landowners involved. The applicant is comfortable that the boundaries of the site are in accordance with the legal title.

### **Conclusion**

151. In accordance with paragraph 11 of the National Planning Policy Framework, decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
152. The site has been allocated for development in the newly adopted Local Plan and includes both market and affordable houses. These will contribute to maintaining the Councils five-year housing land supply.
153. In terms of economic and social benefits, contributions towards education and off-site community facilities will mitigate the impact of future occupiers and enhance existing facilities within the village.
154. In terms of environmental benefits, the sustainability of the location for the number of dwellings has been tested through the Local Plan examination and was deemed to be an acceptable one to develop. Following amendments, the layout, scale and appearance of the development are considered is considered to be acceptable and presents a good quality scheme that will preserve the character and appearance of the area, landscape setting and be acceptable in relation to the impact on existing residential amenity. Whilst the proposal does not demonstrate a net gain in biodiversity the overall benefits are considered to outweigh any harm.
158. A s106 agreement will need to be secured for contributions toward off-site provision, affordable housing, landscape and road maintenance plan and custom-build provision. Conditions will also need to be applied to any decision notice to ensure there is a suitable means of drainage from the site and the access is built in accordance with the requirements from the Local Highways Authority.
159. For the above reasons, the proposal would accord with the development plan and officers continue to recommend that the application should be supported.

## **Recommendation**

160. Notwithstanding the earlier decision to defer the application, officers recommend that the Planning Committee be minded to approve the application subject to:

### **Requirements under Section 106 of the Town and Country Planning Act 1990**

See appendix 1 - Heads of terms

### **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 submission of the local authority's appeal statement:

#### 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:

094 PL005 rev F Proposed Location Plan  
094 PL006 rev F Proposed Site Red Line Boundary  
094 PL007 rev A Proposed Tree Retention/ Removal Plan  
094 094 PL010 rev AH Proposed Site Layout (B&W)  
094 PL011 rev AH Proposed Site Layout (Colour)  
094 PL060 rev J House Type A Plans & Elevations  
094 PL065 rev J House Type B Plans & Elevations  
094 PL070 rev I House Type C Plans & Elevations  
094 PL075 rev H House Type D Plans & Elevations  
094 PL076 rev H Custom Build Plans & Elevations (option 1)  
094 PL077rev A1 Proposed Custom Build Internal Layout Options (option 2)  
094 PL080 rev H House Type D1 Plans & Elevations  
094 PL085 rev J House Type E Plans & Elevations  
094 PL086 rev H House Type E1 Plans & Elevations  
094 PL090 rev H House Type F Plans & Elevations  
094 PL100 rev I House Type G1 Plans & Elevations  
094 PL110 rev f House Type G2 Plans & Elevations  
094 PL200 rev C Bike Store  
094 PL201 rev C Bin Store

(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 HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

#### Landscaping and boundary treatment

4. Prior to the first occupation of the development, full details of both hard and soft landscape works shall be 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 HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018).
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 HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018.)
6. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority. (Reason - To protect trees which are to be retained in order to enhance the development, with Policies HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018.)
7. Prior to the first 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 HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

#### Ecology

8. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan has

been submitted to and approved in writing by the local planning authority. The plan shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during which construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved plan shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. (Reason – To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

9. No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed, to include integrated bat and bird nesting boxes on all dwellings, provision of four reptile hibernacula, hedgehog permeability throughout the whole site, provision of wildflower grassland, strengthening of current boundaries, and a strong north/ south corridor through the centre of the site.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details. (Reason - To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

## Highways

10. No demolition or construction works shall commence on site until a construction traffic management plan has been agreed 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 functioning of the adopted public highway(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
  
10. Prior to the first occupation of the development, details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been 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 until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).(Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe in accordance with HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
  
11. Notwithstanding the details in plan 1604-49 PL01revA, the junction of the access with the highway carriageway shall be laid out with 6m radius kerbs and not 5.9m as shown on the submitted drawing. The junction shall be laid out in accordance with the agreed details prior to first occupation. (Reason - In the interests of highway safety in accordance with policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018)
  
12. Prior to the first occupation of the development, the proposed access is constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. The access shall be constructed and using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interests of highway safety in accordance with policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
  
13. 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 the dwelling to which it relates. (Reason – To ensure the development complies with policy TI/3 of the adopted South Cambridgeshire Local Plan 2018
  
14. No dwellings shall be occupied until a Travel Plan to reduce car dependency and to promote alternative modes of travel has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details. (Reason - To reduce

car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

### Drainage

15. No development other than site preparation, ground works and enabling works shall commence until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk and Drainage Strategy Report by Walker Associates Consulting (ref: 6923 rev 3) dated July 2018 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in full accordance with the approved details before development is completed. (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 in accordance with policy CC/8 and CC/9 of the adopted South Cambridgeshire Local Plan 2018).
16. No development other than site preparation, ground works and enabling works shall commence until a foul water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the adopted South Cambridgeshire Local Plan 2018).
17. Prior to the first occupation of any dwellings 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).

### Environmental Health - during construction

18. No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the management measures which builders will adopt and implement for the construction effects on the surrounding environment and community. The development shall be carried out in accordance with the agreed details. (Reasons - To protect amenities of nearby residential properties and the environment in accordance with policy SC/11 of the adopted Local Plan 2018)
19. Prior to the installation of any floodlighting, security or street lighting, a lighting scheme for that particular phase of development shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include layout plans (including proximity to existing residential properties) and elevations with luminaire locations annotated and full isolux contour map. The

approved lighting scheme shall be installed, maintained and operated in accordance with the approved details. (Reason - To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with SC/10 of the adopted South Cambridgeshire Local Plan 2018.)

20. 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 protect the amenities of nearby residential properties in accordance with policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)

22. In the event of the foundations for the proposed development requiring piling, prior to piling 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 HQ/1 and SC/11 of the adopted South Cambridgeshire Local Plan 2018.)

#### Contaminated Land

23. Except for demolition, no development shall be commenced until

- a) 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.
- b) 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.
- c) Thereafter and following the commencement of development as necessary, works specified in the Remediation Method Statement shall thereafter have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved details in b) above.
- d) 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 SC/12 of the adopted South Cambridgeshire Local Plan 2018).

### Sustainability and renewable energy

21. 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 CC/4 of the adopted South Cambridgeshire Local Plan 2018).
22. No development above ground 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 CC/3 of the adopted South Cambridgeshire Local Plan 2018).
23. Prior to the fitting out of any dwelling house, a water conservation statement detailing water conservation and management measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that residential development achieves a minimum water efficiency standard of 105 litres per person per day (additional 5 litres for outdoor use). The development shall be carried out in accordance with the agreed details (Reason - There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use in accordance with South Cambridgeshire Local Plan policy CC/4).
24. Prior to the first occupation of the development, infrastructure to enable the delivery of broadband services to industry standards should be provided for each of the dwellings. (Reason – Support the implementation of the South Cambridgeshire Economic Development Strategy in accordance with policy TI/10 of the adopted South Cambridgeshire Local Plan 2018.)

### Permitted Development

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes B or C of Part 1 of Schedule 2 of the Order shall take place on plots 23-26 unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - In the interests of protecting the amenity of the nursery school in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

### Archaeology

26. No demolition/development shall take place until a written scheme of investigation (WSI) for a programme of archaeological works 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 in accordance with the agreed WSI which shall include:

- a) The statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c) Programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

The programme shall include the timetable for the investigation is included within the details of the agreed scheme. The development shall be carried out in accordance with the agreed details. (Reason - To protect historic assets in accordance with policy NH/14 of the adopted South Cambridgeshire Local Plan 2018.)

27. Notwithstanding the approved plans, the dwelling on plot 16, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016). (Reasons - To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted South Cambridgeshire Local Plan 2018).

### 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. In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
4. Constructions or alterations with an ordinary watercourse require consent from the Lead Local Flood and Water Authority under the Land Drainage Act 1991. Ordinary watercourse include every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of the main rivers. The applicant should refer to Cambridgeshire County Council Culvert policy.

### **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 Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Planning File reference S/1486/18/FL

### **Report Author:**

Rebecca Ward  
Telephone Number:

Principal Planning Officer  
01954713236

