



South  
Cambridgeshire  
District Council

8 December 2021

**Report to:** South Cambridgeshire District  
Council Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

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## **20/04706/FUL - HISTON AND IMPINGTON WARD, IMPINGTON PARISH (60 IMPINGTON LANE)**

**Proposal:** Demolition of existing garage and erection of a three bedroom, single storey dwelling to rear with detached carport/store.

**Applicant:** Mrs S Green, The Ely Diocesan Board of Finance

**Key material considerations:** Flood Risk  
Character  
Residential amenity  
impacts

**Date of Member site visit:**

**Is it a Departure Application?:** No

**Decision due by:** 27.01.2021

**Application brought to Committee because:** Called in by Parish Council and referred to Planning Committee by the Committee Delegation Panel

**Presenting officer:** Phoebe Carter, Planning Officer

## **Executive Summary**

1. This application seeks planning permission for a single storey three bed dwelling. The site falls within the Development Framework.
2. Objections have been received from the Parish Councillors and occupiers of adjacent dwellings.
3. Officers consider that the proposed development would not result in significant harm to the amenity of neighbouring properties.
4. Officers consider that, subject to conditions, the proposed development accords with national and local planning policies.

## **Relevant planning history**

5. 20/01763/OUT - Outline planning with all matters reserved except for access for the demolition of an existing garage and the construction of a new access roadway and the construction of 1 No. dwelling and the construction of a detached garage for the existing dwelling - Withdrawn

## **Planning policies**

### **6. National Guidance**

National Planning Policy Framework 2021 (NPPF)  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG)

### **7. South Cambridgeshire Local Plan 2018**

S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
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 Water Efficiency  
CC/6 Construction Methods  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
HQ/1 Design Principles  
H/8 Housing Density  
H/12 Residential Space Standards  
H/16 Development of Residential Gardens  
TI/3 Parking Provision  
TI/10 Broadband

## **8. South Cambridgeshire Supplementary Planning Documents (SPD)**

Sustainable Design and Construction – Adopted January 2020

District Design Guide – Adopted 2010

Maintenance of Sustainable Drainage Systems – Adopted 2016

Histon and Impington Village Design Guide

## **9. Neighbourhood Plans**

Histon and Impington Neighbourhood Plan (adopted)

## **Consultation**

### **10. Histon and Impington Parish Council:**

All agreed to recommend refusal on the grounds of drainage detail noting area has a tendency to flood and proposal for surface water to be discharged to main sewer. Positioning on plot would be difficult to avoid negative impact on neighbouring properties, lack of private amenity space. Recommendation for SCDC officers to put this plan to committee. Noting proximity to neighbouring properties, request working hours for weekend to be considerate (9am – 1pm) with no Sunday working permitted.

### **11. Drainage**

Original Comment: The development proposed is unacceptable. The application is supported by Flood Risk and Drainage Strategy (Rossi Long Consulting, November 2020) We are not able to recommend planning permission is granted and we would recommend that the applicant submits the following information for our consideration: Existing surface water drainage, surface water disposal, SUDs hierarchy and Finished floor levels.

Amendment Comment: The development is acceptable subject to an informative regarding Anglian Water

### **12. Nature Conservation:**

Content with survey effort detailed within the PEA. Although habitats of relatively low ecological value are reported on site, the scale, when combined with surrounding rear gardens represents a significant ecological resource for local species. The original officer request for a 10% net gain in biodiversity has currently not been demonstrated. I would suggest the DEFRA biodiversity net gain metric, version 2, be used to assess the proposed scheme against the base line. A landscape scheme containing features such as diverse flowering lawns and the wildlife pond recommended in the PEA may provide sufficient enhancements, alongside the proposed bird box provision, which is supported if minded to approve. The proposed green roof would also provide measurable enhancements if suitable substrate is installed to support a diverse species mix.

### **13. Trees:**

I have no arboricultural or hedgerow objections to this application. Condition recommended regarding Tree Protection Plan.

#### **14. Highways:**

Development is acceptable subject to conditions regarding visibility splays, bound materials, access width, dropped kerb and a traffic management plan. An informative is also recommended regarding works to highways.

#### **Representations from members of the public**

15. 7 representations have been received from objectors to the application on the following grounds:

- Impact on Ecology
- Privacy
- Concerns about Drainage/Flooding. There is a large drainage ditch adjacent to the proposed dwelling
- Adverse impact of Noise
- Impact Security
- Overlooking
- Overbearing
- Adverse impact on residential amenity
- The proposed scale and massing is much larger than the surrounding properties
- Back garden development
- Design out of keeping with local vernacular
- Pollution from chimney
- Use of the property
- Red line plan incorrect

#### **The site and its surroundings**

16. The application site is located on the south western side of the Impington Lane, a predominately residential street characterised by detached dwellings. The site is situated within the Development Framework. There are no listed buildings within the immediate vicinity and the site falls outside of the Conservation Area. No. 60 is presently a detached residential property with a large amenity space to the rear.

#### **The proposal**

17. The proposal seeks planning permission for the demolition of the existing garage and the erection of a three bedroom, single storey dwelling to the rear with a detached carport. The proposed dwelling would access the property by a

proposed driveway along the western boundary constructed from permeable paving.

### **Planning Assessment**

#### **Principle of Development**

18. The application site falls within the Histon and Impington Village Framework which is a Rural Centre covered by policies S/7 and S/8. S/8 supports residential development of any scale provided adequate facilities and infrastructure are provided. The proposal is for a single dwelling and therefore conforms to S/8.

## Character and Heritage Assets

19. Policy HQ/1 of the South Cambridgeshire Local Plan 2018 supports development where it is of a high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context, including the criteria that development such as the proposed should be compatible within its location and be appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture, and colour in relation to the surrounding area. Policy H/16 specifically covers developments that are proposed to be within land last used as residential gardens for new dwellings. The policy provides that development will only be permitted where there would be no significant harm to the local area taking account of:
- i. The character of the local area;
  - ii. Any direct and on-going impacts on the residential amenity of nearby properties;
  - iii. The proposed siting, design, scale, and materials of construction of the buildings;
  - iv. The existence of or ability to create a safe vehicular access;
  - v. The provision of adequate on-site parking or the existence of safe, convenient and adequate existing on-street parking;
  - vi. Any adverse impacts on the setting of a listed building, or the character of a conservation area, or other heritage asset;
  - vii. Any impacts on biodiversity and important trees;
  - viii. Ensuring that the form of development would not prevent the development of adjoining sites.
20. Matters relating to design and impact to the character of the surrounding area will be covered in this section, with other matters dealt with in later sections of the report.
21. Policy HIM01 of the Neighbourhood Plan notes the variety in the built environment in the village and the absence of a dominant design style and sets out the design requirements for residential development within the plan area. It states that proposals should be in scale with neighbouring developments and supports high quality design.
22. The dwelling, by virtue of its back-land location, would not be prominent within the surrounding area and would have limited views from the main street. Whilst Impington Lane has a strong linear frontage to the street there is significant back-land development to the rear of the surrounding properties. Due the constraints of the surrounding properties the proposed building has been kept to a single storey which has an appropriate massing and scale. The materials proposed are vertical cedar cladding, white render and a green roof. The proposed car port and store will be cedar cladding and grey/black multi-facing brick. Whilst the proposed materials are not common in the area and the design is contemporary to those around, it contrasts successfully with the surrounding context. The proposal is therefore considered to adequately respect the character of the surrounding area
23. Concerns were raised by third parties that the proposed dwelling would result in over development of the site. The garden to no.60 is generous in size and officers are of the view that a dwelling of the size and footprint proposed would not result in overdevelopment.

## **Residential Amenity**

### No. 60 Impington Lane

24. The separation between the proposed dwelling and No. 60 Impington Lane is approximately 25 metres and boundary treatments are proposed to separate the dwellings. No.60 would be provided with a good sized retained garden separated by a new garden wall. It is not considered that the proposal would give rise to any overbearing, overshadowing or loss of privacy to no.60.

### No. 62 and Annexe at No. 62 Impington Lane

25. No. 62, situated to the north east, is a two storey dwelling front Impington Lane with a linear garden to the rear. No. 62 is offset to the proposed dwelling and sited about 25 metres away. Due to the siting and mass of the proposed property it is not considered to harm the amenity of this neighbour in terms of overlooking, loss of light or overbearing impact.
26. At the rear of the garden of no.62 is a single storey annexe (12 metres in length by 7.5 metres in width) which fronts the garden on No. 60. The annexe will be directly to the southeast of the proposed dwelling. The annexe is situated approximately 3 metres from the boundary. Due to the design of the proposed property, in a L shape, the majority of the annexe (approximately 11 metres) will face onto the garden and have a separation of approximately 12 metres. As both properties are single storey, and due to the existing 1.8 metre high close boarded fence, it is not considered that the proposed dwelling would lead to loss of light, overbearing impact or loss of privacy to the annex. The layout and footprint adequately responds to this building.

### No. 58 Impington Lane

27. No. 58, situated to the northwest, is set behind the properties fronting Impington Lane accessed by a private driveway. The property is a two storey dwelling which faces onto the rear garden on No. 60 and there is a significant tree belt between the properties which is to be retained.
28. By virtue of the scale, massing and relative siting in relation to No. 58, the proposed dwelling would not give rise to any overbearing or overshadowing impact to No. 58. Minimal windows have been proposed on the north western elevation. Due to the boundary treatment, 1.8 metres close boarded fence, and the separation of the properties of 16 metres, it is not considered that the windows would result in any harmful level of overlooking.

### No. 11 Roselea

29. No. 11 Roselea, is situated to the south west, is a two storey link attached dwelling with a single storey extension to the rear. The two storey gable end faces the rear garden with no windows at first floor facing the land to the rear of No. 60. Whilst bringing built form closer to the boundary, by virtue of the scale, massing and siting in relation to No. 11, the proposed dwelling would not give rise to any overbearing or overshadowing impact to No. 11. Regarding overlooking and loss of privacy, No. 11 has no windows on the side elevation at first floor, thus views of No. 11 would be limited to the blank gable and as such would not result in a harmful level of overlooking.

30. Third parties have raised concerns regarding neighbour amenity in terms of noise, resulting from the proposals. Policy HQ/1 Local Plan requires that new development should protect the health and amenity of occupiers and surrounding uses. Policy H/16 part ii) supports the development of residential gardens where there would be no significant harm to the local area, taking account of any direct and on-going impacts on the residential amenity of nearby properties. Due to the intensification of the site, there may be an increase in noise disturbance, however it is not considered that this would be significant enough to merit refusal of the application.
31. Whilst there would undoubtedly be some disturbance to neighbouring occupiers during the construction period, the intensification of the site would be unlikely to create a significant noise impact. Due to the residential nature of the site a condition has been requested regarding construction and piling by the Parish which is considered a reasonable condition.

### **Amenity for future occupiers**

32. The proposed dwelling would have an internal floor space of 135m<sup>2</sup>, far exceeding the internal space minimum of 86m<sup>2</sup> for a three bed five-person single storey dwelling. The ground floor provides a generous open plan living, dining and kitchen area, which is served by bi-fold doors to the rear, resulting in good light levels, outlook and ventilation. Further sitting and utility rooms are provided. All bedrooms would experience a good outlook and are of adequate size.
33. The proposal offers a good-sized rear garden, 186m<sup>2</sup>. This is considered proportionate to the intended number of occupants, and provides adequate space for activities if the property were inhabited by a family unit.
34. The existing dwelling retains a rear garden of 160m<sup>2</sup> which is considered proportionate to the size of the dwelling within a village setting.
35. Taking the above into account, the proposal would provide a good quality living environment for future occupiers and therefore would be compliant with policy HQ/1 of the South Cambridgeshire Local Plan (2018).

### **Car parking**

36. The proposal would provide two off-street car parking spaces for both dwellings. Enough space has been left to ensure a large enough turning circle to allow cars to leave both dwellings in a forward motion.

37. Policy HIM05 of the Histon and Impington Neighbourhood Plan indicates that 3 car parking spaces should be provided for a 3-bedroom dwelling. Furthermore, Table 2 identifies Impington Lane as a restricted street, requiring dwellings along this street providing car parking spaces off the running carriageway. Restricted streets are defined by paragraph 5.62 of the Neighbourhood Plan as being 'streets where additional parking would either significantly impede traffic or would put access at risk (notably for emergency and service vehicles), unless the development proposal in question is not likely to have adverse impact on amenity, the passage of buses and service vehicles, or road safety through the passage of buses and secure vehicles, or road safety. However, whilst Officers acknowledge Policy HIM05, it is considered that the site is a sustainable location, as it is within walking and cycling distance of village amenities, as well as within walking distance of the Guided Busway and bus routes which provides cycling and public transport access into Cambridge. In addition, whilst the proposed dwelling would have three bedrooms, one of these bedrooms is small and are therefore unlikely to have a need for three vehicles. As a result, Officers are satisfied that the two proposed car parking spaces would be sufficient to serve the amount of occupiers of the proposed dwelling.
38. The proposed parking spaces would also meet the requirement in Policy HIM05 of the Neighbourhood Plan to have a minimum size 5m x 2.5m.
39. Taking the above into account, the proposal is compliant to policy TI/3 and HQ/1 of the South Cambridgeshire Local Plan (2018).

#### **Cycle parking and refuse arrangements**

40. The proposal shows cycling parking within the proposed store and is an acceptable covered location. The refuse store has not been shown within the site plan, however, this can be accommodated within the site without significant encroachment of the front or rear garden and would not harm the character of the area. To ensure provision, a condition to secure refuse arrangements is recommended.
41. Taking the above into account, the proposal is compliant to policy TI/3 and HQ/1 of the South Cambridgeshire Local Plan (2018).

#### **Highway Matters**

42. The Highway Authority has not objected to the proposal, therefore, it is considered that the proposal would not result in an adverse impact upon highway safety. A condition has been recommended to ensure visibility splays shall be kept clear of any obstruction exceeding 600mm in height at all times. The visibility splays shown on the block plan fall within the Public Highway. The other conditions recommended by the Highways Authority are considered reasonable by Officers and will be attached to any permission granted.



## **Biodiversity**

43. Policy H/16 part vii) supports the development of residential gardens where there would be no significant harm to the local area, taking account of any impacts on biodiversity and important trees. Policy NH/4 requires that new development must aim to maintain, enhance, restore or add biodiversity, and that opportunities should be taken to achieve positive gain through the form and design of development. Third parties have raised concerns regarding the potential loss of biodiversity resulting from the loss of trees and shrubs on site. A condition is recommended which requires the applicant to demonstrate that the proposal would achieve a net biodiversity gain on the site of at least 10% (unless an alternative target is otherwise agreed by reason of viability), to ensure compliance with Policy NH/4 of the South Cambridgeshire Local Plan 2018. Officers consider that this overcomes concerns relating to potential biodiversity impacts resulting from the proposal. In addition, the Design and Access statement provides some detail on the sustainability of the proposals. Green roofs have also been provided which provide enhanced biodiversity and sustainability. Further conditions have been recommended to ensure compliance with Policy CC/3 and Policy CC/4 of the South Cambridgeshire Local Plan (2018) and the Greater Cambridge Sustainable Design and Construction SPD (2020).

## **Trees**

44. The agent has submitted a Tree Survey Report and based on this information, the Tree Officer has no objection to the proposal. A condition is recommended to protect the existing trees which officers consider reasonable.
45. The proposal therefore complies with NH/2 and HQ/1 of the South Cambridgeshire Local Plan (2018).

## **Sustainability**

46. Policy CC/3 of the Local Plan states that proposals for new dwellings will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.
47. Policy CC/4 of the Local Plan states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day.
48. Given the absence of a sustainability statement, to ensure the proposal adheres to the carbon reduction and water efficiency standards stated in policy CC/3 and CC/4, it is considered reasonable and necessary to impose a condition requiring these details prior to commencement.
49. Subject to the recommended conditions the proposal would accord with policies CC/4 and CC/5 of the Local Plan.

## **Accessibility**

50. The Design and Access Statement states compliance with part M4(2) of the Building Regulations (accessible and adaptable dwellings).

## Drainage

51. The Sustainable Drainage Officer has been consulted as part of the application. The officer was not supportive of the original application due to a lack of information, especially regarding the existing surface water drainage, which officers note third party representations also mentioned. The applicant submitted a revised Flood Risk Assessment and Drainage Strategy Rev 01 by Rossi Long Consulting dated April 2021 with additional information which has removed the Sustainable Drainage Officer's objection.
52. The applicant's FRA states: *'The flooding indicated to the rear garden of the existing property is isolated and not part of any surface water flood flow routing through the site, i.e. the ponding is generated by rainfall falling on to the site rather than an influx from elsewhere'* and that *'The site overlies a mix of Gault clay and sandy clay, with the former known to possess very poor infiltration rates whilst the latter has been subject to testing and does possess infiltration potential. It is proposed therefore that the new development will incorporate permeable paving throughout to act as attenuation to all run-off, with the area in the north of the site utilised for infiltration'*.
53. The report has set out the proposed use of permeable paving and infiltration which will provide SuDs techniques that reduce flood risk by accepting the rainfall that would otherwise cause ponding, attenuating the rate and quantity of surface water run-off from the site, improving water quality and amenity. Roof water will be collected by a traditional gutter and downpipe system and directed into the subbase of the new permeable paving system. In addition, the applicants proposed that the existing driveway to the frontage of No.60 is proposed to be replaced with permeable paving, which is to be linked to the new area of permeable paving laid to the rear and into the new development. Doing so will effectively prevent uncontrolled flows from the frontage running off-site into the highway in larger rainfall events, which is the likely scenario with the current arrangement. No conditions have been recommended following the submission of the revised strategy other than a compliance condition.
54. Whilst the concerns of the Parish Council are noted, the technical and expert advice received from drainage officers is that a refusal on drainage grounds would not be justified.

## Other Matters

55. Policy TI/10 requires that infrastructure be imposed to create access to broadband internet. Officers consider it reasonable and necessary to impose a condition securing the requirements of policy TI/10.

## Third party comments:

### Ownership

56. Representations claim that the land subject to the application is not within the ownership of the applicant(s). No conclusive evidence has been put to the Council to demonstrate that the applicant does not own all the land within the application site. The applicant(s) have confirmed that the correct certificate of ownership has been served. Land disputes are not something the local planning authority can take into account when granting planning permission. If a developer or builder attempts to build on land they do not own then it is open to the owner of the land to take action in the courts. It is not for the local planning authority to arbitrate.

## Use of the property

57. Concerns have been raised regarding the future use of the property. It is not a planning matter whether the applicant chooses to rent or sell the property and therefore it is not assessed within the officer report. If the property was used as a small scale House of Multiple Occupation this would fall within the permitted development regulations.

## Chimney

58. Planning cannot control, or condition, pollution levels caused by a chimney and therefore it cannot be assessed as part of the application. There is separate legislation, the Environmental Protection Act 1990, which would relate to any pollution cause by the chimney.

## Planning balance and conclusion

59. Having regard to the applicable national and local planning policies and having taken all the relevant material planning considerations into account, it is considered that the planning permission should be approved.

## Recommendation

60. Officers recommend that the Planning Committee **Approve** subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 3 The driveway hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety.

- 4 The access shall be a minimum width of 5 metres, for a minimum distance of 5 metres measured from the near edge of the highway carriageway and retained as such.

Reason: In the interests of highway safety.

- 5 No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

- a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- b) Contractor parking, with all such parking to be within the curtilage of the site where possible
- c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

- 6 Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site

- 7 The vehicular access should be constructed using dropped kerbs rather than the radii ones. The use of dropped kerbs reinforces the message that pedestrians have the right of way over the access and that vehicles entering or leaving the private property should give way.

Reason: In the interests of highway safety

- 8 No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 9 Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To ensure that any works undertaken comply with arboricultural best practice and minimise the impact on the tree's health and amenity.

- 10 No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 11 No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 12 Prior to the first occupation of the/any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

- 13 No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 14 The development shall be carried out in accordance with the Rossi Long Flood Risk Assessment and Drainage Strategy of April 2021.

Reason: In order to provide satisfactory drainage of the site (South Cambridgeshire Local Plan 2018 policies CC7, CC8 and CC9)

## **Informatives**

- 1 Notwithstanding any consent granted under the relevant planning act/s, the applicant is advised that before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway the express consent of Cambridgeshire County Council as the Local Highway Authority will be required. All costs associated with any construction works will be borne by the developer.