

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6 March 2013

AUTHOR/S: Planning and New Communities Director

S/2555/12/OL - WATERBEACH

Residential Development (Including Access) at Land to the Rear of 10A Rosemary Road for Mr P. Brown

Recommendation: Approval

Date for Determination: 8 February 2012

Notes:

This Application has been reported to the Planning Committee for determination because the officer recommendation conflicts with the recommendation of Waterbeach Parish Council

Members will visit the site on 5 March 2013

To be presented to the Committee by Karen Pell-Coggins

Site and Proposal

1. The site is located within the Waterbeach village. It measures 0.26 of a hectare in area and currently comprises an area of cleared land that was formerly overgrown with small trees and shrubs to the south and part of the garden to No. 10A Rosemary Road and a hard surfaced parking area for two vehicles to the north. The southern boundary is defined by a curtilage listed brick wall and a row of tall leylandii trees. The north, east and west boundaries are aligned by 2 metre high close boarded or panel fences. The site is situated adjacent to the northern and eastern boundaries of the village Conservation Area and to the north of a grade II Listed Building (The Hall). It lies within Flood Zone 1 (low risk). Residential properties surround the site on all sides.
2. The proposal (as amended) seeks outline planning permission for a residential development. The means of access is included as part of the application but the layout, scale, appearance and landscaping details of the scheme are matters reserved for later approval.
3. The access would measure 5 metres in width and have 0.5 metre wide maintenance strips and grass verges either side. Vehicular visibility splays would be provided measuring 2.4 metres along the centre point of the access from the edge of the carriageway x 32 metres from the centre point of the access along the edge of the carriageway in both directions and pedestrian visibility splays would be provided measuring 2.0 metres x 2.0 metres on both sides of the access. A 0.5 metre wide build out section of the existing pavement is proposed adjacent to the new access to be able to achieve the splays.

4. Indicative layout and elevation plans have been submitted for eight dwellings on the site. Such a scheme would have a density that equates to 31 dwellings per hectare with three out of the eight dwellings (40%) affordable in nature to meet local needs and a mix of sizes of market dwellings with two out of the five (40%) being small units. The layout shows a curved arrangement around the road with a central turning head. The dwellings shown are a mix of two storeys and chalet bungalows with heights between 7.6 metres and 9.5 metres. The designs are simple with materials of construction being a mix of render and bricks for the walls. 16 parking spaces would be provided. Developer contributions towards open space, community facilities, education, waste infrastructure and waste receptacles have been agreed subject to the provision of justification for need from the Council.

Planning History

5. **S/0654/08/O** - Erection of 9 Dwellings and Vehicular Access - Appeal Dismissed
The appeal was dismissed on the grounds of the impact upon highway safety.

S/0381/07/O - 8 Dwellings - Refused

The application was refused on the grounds of the impact upon the setting of the adjacent listed building and highway safety.

Planning Policy

6. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007**
ST/5 Minor Rural Centres
7. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted January 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
CH/4 Development Within the Setting of Curtilage of a Listed Building
CH/5 Conservation Areas
NE/1 Energy Efficiency
NE/6 Biodiversity
NE/11 Flood Risk
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
8. **South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD):**
Development Affecting Conservation Areas SPD - Adopted January 2009
Listed Buildings SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010

Consultation by South Cambridgeshire District Council as Local Planning Authority

9. **Waterbeach Parish Council** – Comments as follows: -
“The Parish Council recommends refusal on the grounds of overdevelopment, lack of suitable parking, and concerns with the height of rooflines”.
10. **Local Highways Authority** – Requires conditions to ensure that the 5 metre wide access is constructed as shown on drawing number J111/SK02 Revision B, the provision of 2.4 metres x 32 metres vehicular visibility splays, 2.0 metres x 2.0 metres pedestrian visibility splays, the driveway to be constructed with unbound materials and have adequate surface water drainage measures. Seeks a contribution towards the investigation and potential implementation of traffic regulations within the vicinity of the site in order to mitigate the potential traffic impact of the development. The contribution would be £3-4k for a full Traffic Regulation Order. Also requests an informative in relation to works to the public highway. Comments further that an access width of 5 metres is accepted for up to 11 dwellings but 5.5 metres is preferable. In respect to visibility splays, this is based on speed and volume of the traffic on rosemary Road and not the number of dwellings so this would remain at 2.4 metres x 32 metres if the number of dwellings increased to 11.
11. **Conservation Officer** – Recommends approval given the decision of the previous planning inspector.
12. **Affordable Homes** – Supports the application and comments that there are 3,350 applicants on the housing register in the district and the proposal for 3 x 2 bed affordable dwellings would help meet some of this housing need.
13. **Environmental Health Officer** – Comments are awaited.
14. **Trees and Landscapes Officer** – Comments that the previous application considered a condition in relation to the positioning of the footprints of the buildings to ensure that the conifer hedge which is the conservation area boundary and a buffer to the listed building did not fall under the hedgerow regulations. At appeal, the inspector did not place significant impact upon the loss of the hedge in terms of the setting of the conservation area or listed building. However, the conifer hedge should not be placed under significant threat or loss through the development, as a result of the context it provides to the conservation area and listed building, but as a hedge it is difficult to provide any statutory protection.
15. **Landscape Design Officer** – Comments are awaited.
16. **Ecology Officer** – Suggests conditions to control the removal of any vegetation during the bird breeding season and a scheme to secure ecological enhancement of the site.
17. **County Archaeology** – Recommends a condition to ensure that the site is subject to an archaeological investigation and historic building recording.
18. **Section 106 Officer** – Comments that the applicant has submitted a heads of terms confirming acceptance of the developer contributions required by the Council along with requests made from Cambridgeshire County Council. The Audit of Outdoor Sport

and Children's Play space in South Cambridgeshire, undertaken in 2005, showed that the village of Waterbeach experienced a deficit of 0.99 ha in terms of outdoor sport space and a deficit of 2.45 ha in terms of children's play space against the adopted open space standards. A quantitative assessment undertaken in 2012 demonstrated that Waterbeach experiences a deficit of 1.56 ha outdoor sports space, and a deficit of 2.75 ha formal children's play space. There is therefore an identified need for public open space that will only be further exacerbated by further development. Waterbeach Parish Council intend replacing play equipment at the Recreation Ground following a recent safety inspection report by Wicksteed that recommended that swings and a roundabout be removed without delay. Quotations have been invited from 3 companies and will be considered at the next meeting of the Council. The estimated cost associated with this is in excess of £20,000. The Council is also looking into the provision of additional play equipment, either concentrated at the Recreation Ground or spread around the village. The Council is also investigating with the sports clubs the installation of a multi-use games area for football training, tennis etc. at the Recreation Ground. Finally the Council is looking into the possible acquisition of land adjoining the Recreation Ground which has recently been marketed. The community facility audit of 2009 identified that Waterbeach experienced a deficit of almost 500 square of indoor community space. All other projects planned in the village are heavily reliant on external funding, such as grants and planning obligations, as the Parish Precept cannot deliver these in isolation. The local planning authority are seeking to secure financial contributions for outdoor open space and indoor community facility provision and improvements to mitigate against the impact of development, and help the Parish Council fund local projects, in order to provide new and improved facilities to those new residents. The level of financial contribution, against the cost of all other development matters is considered nominal at £21,692.15 in terms of public open space and £3,584.92 in terms of community facilities and as such they are considered to be fairly and reasonably related in scale and kind to the development. The local cost of providing and delivering each household waste receptacle has been calculated at £69.50 per dwelling.

Representations by members of the public

19. Nine letters of objection have been received from the occupiers of No. 28 Payton Way, No. 9 Station Road, and Nos. 2, 8, 10, 16, 18, 20, and 28 Rosemary Road. The following concerns have been raised: -
 - i) High density/scale of development;
 - ii) Height of dwellings;
 - iii) Loss of light and overshadowing to neighbours;
 - iv) Overlooking and loss of privacy to neighbours;
 - v) Loss of outlook to neighbours;
 - vi) Proximity of new dwellings to neighbours;
 - vii) Proximity of new access to neighbours;
 - viii) Loss of light from new trees;
 - ix) Heavy parking along Rosemary Road;
 - x) Loss of on-street parking along Rosemary Road;
 - xi) Narrowing of Rosemary due to build out;
 - xii) Safety of access on to Rosemary Road particularly visibility;
 - xiii) Increase in volume of traffic along Rosemary Road;
 - xiv) Access in close proximity to shop;
 - xv) Lack of visitor parking within development;
 - xvi) Difficulties for large vehicles turning into the development;
 - xvii) Illegal parking on kerb would affect pedestrian safety;
 - xviii) Traffic survey data old;
 - xix) Poor orientation of layout;

- xx) Flood risk;
- xxi) Drainage capacity;
- xxii) Street lighting;
- xxiii) Archaeology;
- xxiv) Impact upon views from Conservation Area;
- xxv) Impact on views from Listed Buildings (including wall and coach house);
- xxvi) Loss of trees and wildlife habitats from clearing of site;
- xxvii) Previous use of the land as a garden and not a coalyard;
- xxviii) Plans do not show adjoining properties;
- xxix) Position of bins on collection day;
- xxx) Loss of value to property;
- xxxi) Planning history of the site;
- xxxii) Large development site at the barracks – more infill housing unnecessary;
- xxxiii) Decision already made without taking into account objections; and,
- xxxiv) Noise from nearby child care facility and smallholding.

Representations by Local Members

- 20. Two local members request that planning committee members visit the site and one local member comments that bearing in mind that the application was turned down at appeal before and the reasons it was turned down have not changed, there is no reason to pass this application.

Representations by applicant's agent

- 21. The applicant's agent has commented in relation to the consultation responses and neighbour representations as follows: -
 - i) Welcomes support from the Affordable Homes team as the development would provide much needed affordable dwellings;
 - ii) The density complies with policy and the site has been considered suitable for a development of 9 dwellings by an appeal inspector;
 - iii) The building heights are indicative at this stage and the scale of the properties has been determined by the mix required. Landscaping could screen the development further;
 - iv) The Local Highways Authority has no objections to the access subject to conditions. The traffic survey was carried out on a normal day;
 - v) There is adequate parking within the development;
 - vi) There were no trees on the site prior to the clearance that were worthy of retention; and,
 - vii) Street lighting and surface water drainage could be controlled by condition.

Material Planning Considerations

- 22. The key issues to consider in the determination of this outline application for residential development on the site with the means of access as part of the application relate to the principle of the development and the impact upon highway safety. All detailed issues to be taken into account such as housing density, housing mix, affordable housing, developer contributions, layout, scale, appearance, and the impacts of the development upon the amenities of neighbours, the setting of the Conservation Area and adjacent Listed Building, flood risk, trees and landscaping, and biodiversity are reserved for later approval and should not be considered in detail at this stage. However, these issues should be considered in terms of the principle of the development on the site.

Principle of Development

23. The site is located within the village framework of a 'Minor Rural Centre' where there is a good range of services and facilities and residential developments of up to 30 dwellings are considered acceptable in principle subject to all other planning considerations. A residential development of up to 30 dwellings would therefore be satisfactory in policy terms.

Highway Safety

24. The development is not considered to result in a significant increase in traffic generated within the area that would be detrimental to highway safety, given that Rosemary Road already serves a large number of dwellings and the access would comply with Local Highways Authority standards. The narrowing of the road as a result of the 0.5 metre wide build out is satisfactory.
25. The access to the site would measure 5 metres in width. Such an access would be capable of serving at least 8 dwellings. This would be a condition of any consent.
26. A speed and traffic data survey has been carried out to measure the volume and speed of traffic using Rosemary Road in order to determine the vehicular visibility splays required in relation to the development. The results show that there is an average speed of 25 miles per hour along the road which is below the speed limit of 30 miles per hour. Therefore, the visibility splays required for at least eight dwellings as set out in Manual for Streets are 2.4 metres from the edge of the carriageway along the centre point of the access x 32 metres in from the centre point of the access along the edge of the carriageway in both directions. These can be accommodated within the site and on highway land (as amended) and kept clear from obstruction over a height of 0.6 metres subject to the provision of the 0.5 metre build out area as proposed. This would be a condition of any consent.
27. Pedestrian visibility splays measuring 2.0 metres x 2.0 metres can be provided on both sides of the access within the site and highway land (as amended) and kept clear from obstruction over a height of 0.6 metres. This would be a condition of any consent.
28. The indicative layout plan shows 16 parking spaces. The Council's parking standards require an average of 1.75 spaces per dwelling including visitor parking and a maximum of two spaces per dwelling in poorly sustainable areas. The development would provide two spaces per dwelling and therefore accord with the standards. It is therefore unlikely that additional vehicles would need to park on-street along Rosemary Road that would cause a hazard.
29. The proposed 0.5 metre wide highway build out and new access may lead to less on-street parking along Rosemary Road that would improve the free flow of traffic.
30. The Local Highways Authority has requested a contribution towards an investigation and potential implementation of a Traffic Regulation Order in order to mitigate potential traffic impacts from the development upon surrounding streets. This is only considered justified if there would be highway safety issues as a result of the development.

Housing Density

31. Waterbeach is a sustainable location and the site is within walking and cycling distance of the centre of the village where there are a range of shops and facilities and a local bus route. It is also close to a railway station. The development of eight dwellings would equate to a density of 31 dwellings per hectare. This density would not accord with Policy HG/1 of the LDF that seeks a density of at least 40 dwellings per hectare in sustainable villages in order to make the most efficient use of land. The previous decision for a development of nine dwellings on the site was considered acceptable by the appeal inspector and the Council considers that at least this number of dwellings could be accommodated on the site without any adverse impacts. Therefore, eight dwellings would not be supported. However, this issue will be considered in further detail at the reserved matters stage.

Affordable Housing

32. Three of the eight dwellings would be affordable in nature to meet local needs. This would comply with the requirement of 40% of the total number of dwellings within the development to be affordable as set out under Policy HG/3 of the LDF. This issue will be considered in further detail at the reserved matters stage.

Housing Mix

33. Two of the five market dwellings would be two bedroom units to meet the demand for smaller units of accommodation across the district. This would comply with the requirement for at least 40% of the market dwellings to have one or two bedrooms as outlined in Policy HG/2 of the LDF. This issue will be considered in further detail at the reserved matters stage.

Developer Contributions

34. The Council's Section 106 Officer has detailed justification for the developer contributions required to make the development acceptable in planning terms as set out under Policies DP/4 and SF/10 of the LDF. The applicant has submitted a Heads of Terms that agrees contributions towards open space, community facilities, waste receptacles, education, and waste infrastructure for the development of eight dwellings. This issue will be considered in further detail at the reserved matters stage and a scheme to secure these contributions would be a condition of any consent.

Layout, Scale, and Appearance

35. The indicative layout plan submitted with the application show the dwellings arranged around a curved road with a turning head. This is not considered to reflect the linear pattern of development within the locality and the road would dominate the development. This issue will be considered in further detail at the reserved matters stage.
36. The indicative elevations submitted with the application show some of the dwellings to have a height of 9.5 metres. This appears rather significant in scale when compared to the existing dwellings along Rosemary Road. This issue will be considered in further detail at the reserved matters stage.
37. The indicative elevations submitted with the application show dwellings of a simple contemporary design constructed from render and bricks for the walls. Some have dormer windows within the roof space. The area has a mixed character with a range of different designs. This issue will be considered in further detail at the reserved matters stage.

Neighbour Amenity

38. The indicative layout shows the dwellings sited a distance of at least 25 metres from the rear windows of existing dwellings and 15 metres from their boundaries. This would comply with the advice set out in the District Design Guide SPD to ensure that the development would not adversely affect the amenities of neighbours through a loss of outlook, light, or privacy. The previous decision by the appeal inspector did not consider that nine dwellings would lead to a significant rise in the level of noise and disturbance through the use of the access that would adversely affect neighbours. This issue will be considered in further detail at the reserved matters stage.

Conservation Area/ Listed Building

39. The development is not considered, in principle, to damage the setting of the conservation area or harm the setting of the adjacent listed building. The previous decision by the appeal inspector concluded that the site makes little contribution to the openness of the conservation area given the limited views from the west as a result of the dwellings along St Andrews Hill and from the south due to the row of leylandii trees along the boundary with The Hall. Even if the trees were lost and the development could be seen from The Hall, it would not be intrusive as a result of the set back of the buildings from the boundary. The previous decision by the appeal inspector judged that the principal listed building, The Hall, would be relatively distant from the development and not be adversely affected by the development. Although the development would be seen in the context of the curtilage listed wall and coach house, it is considered to be sited a sufficient distance from the buildings to not affect their setting given that the wall provides a strong sense of enclosure by clearly defining the extent of the listed curtilage and the coach house is orientated towards The Hall. The openness of the site is not therefore considered fundamental to its character. This issue will be considered in further detail at the reserved matters stage.

Trees and Landscaping

40. The proposal would not result in the loss of any significant trees that contribute to the visual amenity of the area. Whilst it is noted that the site has already been cleared, it has not led to the removal of any important trees and landscaping that were statutorily protected. The existing leylandii trees along the southern boundary of the site could be protected by condition if necessary. The landscaping of the site would be a condition of any consent. These issues will be considered in further detail at the reserved matters stage.

Biodiversity

41. The development would not harm biodiversity interests. Whilst it is noted that the site has already been cleared, it was not considered to have any known biodiversity constraints and the vegetation clearance was carried out after the bird nesting season. Conditions in relation to the clearing of any further vegetation outside the bird breeding season and an ecological enhancement scheme would be conditions of any consent.

Flood Risk

42. The site is situated within flood zone 1 (low risk). A Flood Risk Assessment is not required for a site of this size within this flood zone. Adequate methods of surface

water drainage would need to be achieved to accord with Policy NE/11 of the LDF to ensure that the development would not increase the risk of flooding to the site and surrounding area. This issue will be considered in further detail at the reserved matters stage.

Other Matters

43. The development is not considered to result in the loss of features of archaeological interest and historic importance providing a condition is attached to any consent to require an investigation and recording of any findings.
44. The site is located in a sustainable location within the village framework that is the preference for development rather than a site such as the barracks that is in the countryside. However, given the shortage in housing supply within the district, both sites should be considered favourably unless the benefits are outweighed by harm.
45. Whilst it is noted that the indicative layout plan submitted with the application does not show the position of development in relation to the neighbouring dwellings, it is to scale and the location plan that is also to scale shows the position of dwellings. The site has been visited and other information considered that has enabled officers to make a complete and thorough assessment of the scheme.
46. The decision on the application has not been made to date. However, an informal opinion has been given by officers in relation to the proposal in accordance with the Council's development plan policies.
47. The road would be wide enough to allow a refuse vehicle to access the development. Therefore, it would be unlikely that there would be a bin collection area at the entrance to the site. This issue will be considered in further detail at the reserved matters stage.
48. The date of the speed and traffic survey is considered acceptable due to the lack of any change in circumstances since 2010.
49. The development could be effectively screened to ensure that any noise from the adjacent small holding and child care facility would not cause disturbance. This issue will be considered in further detail at the reserved matters stage.
50. External lighting would be a condition of any consent. This issue will be considered in further detail at the reserved matters stage.
51. It is noted that the site did not originally form part of the coalyard and was previously the garden to a property in St Andrews Hill.
52. The loss of value to a property is not a planning consideration that can be taken into account when determining this application.

Recommendation

53. It is recommended that the Planning Committee approves the application (as amended) subject to the following conditions and informatives: -

Conditions

- (a) Approval of the details of the layout of the site, the scale and appearance of buildings, and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
- (b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only.)
- (c) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
- (d) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 location plan and drawing number J111/SK02 Revision B.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (e) The access and highway build out shall be constructed in accordance with drawing number J111/SK02 Revision B to the satisfaction of the Local Highway Authority prior to the occupation of the dwellings.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (f) The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.
(Reason – To prevent surface water discharging to the highway in the interests of highway safety, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (g) No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
(Reason – To avoid displacement of loose material onto the highway in the interests of highway safety, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (h) Visibility splays shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4 metres measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 32 metres measured along the channel line of the public highway from the centre line of the proposed access road in both directions. The splays shall be maintained free from any obstruction over a height of 600mm
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- (i) Visibility splays shall be provided on both sides of the access and shall be maintained free from any obstruction over a height of 600mm within an area of 2.0 metres x 2.0 metres measured from and along respectively the back of the footway
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (j) Drawing number 120379/01 Revision F is specifically excluded from this consent.
(Reason - The application is in outline only and the plan is indicative of the layout, scale, appearance and landscaping of the development.)
- (k) No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (l) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
- (m) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied in accordance with the approved details and shall thereafter be retained.
(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (n) Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.
(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

- (o) No development 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 enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- (p) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage 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 ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- (q) No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
(Reason - To ensure an adequate water supply is available for emergency use.)
- (r) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- (s) No development shall commence until a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, has been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare) and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
- (t) During the period of demolition and construction, no power operated machinery shall be operated on the site before 08.00 hours and after 18.00 hours on weekdays and before 08.00 hours and after 13.00 hours on Saturdays, nor at

any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- (u) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
- i. The numbers, type and location on the site of the affordable housing provision to be made;
 - ii. The timing of the construction of the affordable housing;
 - iii. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - iv. The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.

(Reason - To ensure the provision of an agreed mix of affordable housing in accordance with Policy HG/3 of the adopted Local Development Framework 2007.)

- (v) No development shall begin until details of a scheme for the provision of education places, highway regulations, outdoor sport and playspace, indoor community facilities, waste receptacles, waste infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies SF/10 and DP/4 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.
- (Reason - To ensure that the development contributes towards outdoor sport and playspace, indoor community facilities, and waste receptacles in accordance with the above-mentioned Policies SF/10 and DP/4 of the adopted Local Development Framework 2007.)

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents: Development Affecting Conservation Areas SPD - Adopted January 2009, Listed Buildings SPD - Adopted July 2009, Trees & Development Sites SPD - Adopted January 2009, Landscape in New Developments SPD - Adopted March 2010, and District Design Guide SPD - Adopted March 2010
- Planning File References: S/2555/12/OL, S/0654/08/O, and S/0381/07/O

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