

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

13 May 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/0296/15/FL

Parish(es): WATERBEACH

Proposal: Erection of 60 Dwellings with Associated Infrastructure, Landscaping and Public Open Space

Site address: Land to the West of Cody Road

Applicant(s): Morris Homes (Midlands) Ltd.

Recommendation: Approval (as amended)

Key material considerations: Housing Land Supply
Proposed Green Belt
Countryside
Highway Safety
Neighbour Amenity
Archaeology
Ecology
Biodiversity
Trees and Landscaping
Flood Risk

Committee Site Visit: No.

Departure Application: No.

Presenting Officer: Karen Pell-Coggins

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Waterbeach Parish Council

Date by which decision due: 5 May 2015

Executive Summary

1. This proposal, as amended, seeks permission for a residential development outside the Waterbeach village framework and in the countryside. The development of the site for 60 dwellings has already been approved on this site at appeal as the Council does not currently have a 5 year housing land supply and therefore the adopted LDF policies in relation to the supply of housing are not up to date. This application seeks revisions to the housing mix, layout of the site and design and external appearance of the buildings.

The adverse impacts of this development are not considered to significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole which aim to boost significantly the supply of housing and which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply. Planning permission should therefore be granted because material considerations clearly outweigh the limited harm identified, and conflict with out of date policies of the LDF.

Planning History

2. **Site**
S/0645/13/FL - 60 Dwellings - Appeal Allowed
Land East of Cody Road
S/1907/14/OL - Residential Development of up to 36 dwellings and Formation of Accesses - Approved
S/2092/13/OL – Residential Development of up to 36 dwellings and Formation of Accesses - Refused
Land North of Bannold Road
S/1359/13/OL - Residential Development of Up to 90 Dwellings with Access to Bannold Road - Appeal Allowed
Land North of Bannold Road and West of Bannold Drive
S/0558/14/FL - Residential Development of Up to 57 Dwellings with Access to Bannold Road - Appeal Allowed
Land between Bannold Road and Orchard Drive
S/1551/04/O - Residential Development and Ancillary Open Space and Landscaping - Approved
S/1260/09/RM - 62 Dwellings - Approved
3. **South Cambridgeshire Local Development Framework (LDF) Core Strategy DPD, adopted January 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
4. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted July 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
SF/6 Public Art and New Development
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/11 Flood Risk
NE/12 Water Conservation
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites

TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact

5. **Submission Local Plan (March 2014)**

S/3 Presumption in Favour of Sustainable Development
S/4 Cambridge Green Belt
S/7 Development Frameworks
S/9 Minor Rural Centres
SS/5 Waterbeach New Town
HQ/1 Design Principles
HQ/2 Public Art and New Development
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
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/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
SC/6 Indoor Community Facilities
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
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

6. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD - Adopted March 2010
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

Consultations

7. **Waterbeach Parish Council** – Recommends refusal for the following reasons: -

“The Council objects on the following points but would like to request that these points are taken forward as planning conditions should the application gain approval. i) No more than a maximum width of 2.5 m of hedging to be removed providing one access through to the Cam Locks development to preserve hedging.
ii) To retain all hedgerows as they are over 30 years old and come under the Hedgerows Regulations Act 1997 to protect hedgerows in the countryside.
iii) All trees are retained on site with no removal as stated.
Other comments for objection:
iv) Overdevelopment of the site.

- v) It is in the green belt under the new local plan.
- vi) Parking and access for service vehicles (fire, ambulance, refuse) would be problematic along Cody Road which is not a wide road.
- vii) It is not in accordance with the proposed SCDC development plan.
- viii) It impacts the green field buffer zone between the village and the former military housing.
- ix) Not needed as there are potentially up to 900 houses on the barracks site.
- x) Overloading of the IDB drainage system which will cause backups elsewhere.
- xi) It will change the rural nature of this part of the village, currently used by many residents for walking.
- xii) Noise and disturbance to wildlife.
- xiii) The archaeology is unknown as no sample pits have been dug in the immediate area.
- xiii) There is a change from the original plan from 3 x 2 semi-detached houses (6 homes) to 2 x terrace of 3 houses (6 homes) and 1 x terrace of 2 houses (2 homes)- increase from 6 to 8 homes. Due to the change of design this has now created alleyways to the access the rear of the terrace properties and this is a security risk.
- xiv) Flooding issues- this area is still prone to flooding.
- xv) As this is a flood prone area what consideration has been given to the road surfaces to allow water run-off.
- xvi) Transport infrastructure. A10 is already heavily congested particularly at peak times, there is no Sunday bus service and trains services are already extremely crowded during peak times.”

8. **Police Architectural Liaison Officer** – Has no objections. Comments that in assessing the crime risk, an analysis of the existing Morris Homes development, and the local area of Cody Road and Bannold Road have been considered. In the area there have been a couple of burglaries and a couple of vehicle related crimes but nothing related to the existing Morris Homes development of Levitt Lane. There is no recorded anti-social behaviour in the immediate area. The site plan is considered to be in line with recommendations from a crime reduction perspective. The block pattern is such that active frontages provide good surveillance across the site of all through routes as well as the public open space. Back to back properties minimise the risk of burglaries. If critical, the rear alleyways should be gated to emphasise the private nature of the space.
9. **Local Highways Authority** – Requires a plan showing vehicular visibility splays on both sides of the access on to Cody Road that measure 2.4 metres x 43 metres as measured from and along the nearside edge of the carriageway within the development. The splays must be provided within the public highway or land under the control of the applicant and kept clear above a height of 600mm. Requests that all parking spaces are designed to measure 5 metres in length so that vehicles would not obstruct the footpath. Suggests that the pedestrian links to the adjacent development are footway and cycle links to allow the site to be sustainable for all modes of transport. Comments that it would not adopt the common areas of shared drives within the development. Requires conditions in relation to the provision of pedestrian visibility splays that measure 2 metres x 2 metres on both sides of the access driveways and blocks of parking and kept clear from obstruction over a height of 600mm, that the access is constructed from bound material and so that it falls so that debris and/or private water would not spread on to the public highway and a traffic management plan during construction. Also requests informatives with regards to works to the public highway and the tracking of refuse vehicles within the site.
10. **County Council Transport Assessment Team** – Has no objections. Comments that the vehicles generated by the development are expected to have a minimum impact upon the junctions surrounding the development and no improvement works are

necessary. Further comments that details on the level of car and cycle parking within the development is required to ensure that it meets standards. Requests conditions in relation to the submission of a full travel plan to include a household travel welcome pack and a legal agreement that provides a commuted sum towards a real time passenger information sign, raised kerbs, bus stop markings and an area of hardstanding at the bus stop on Cody Road and two pedestrian links from the new development to the adjoining Levitt Lane development.

11. **Housing Development Officer** – Supports the proposal. Comments that there are approximately 1700 applicants on the housing register in the district in housing need. The developers have proposed a scheme of 60 dwellings, 24 of which are affordable (40%). The number of affordable dwellings are in accordance with policy. The tenure split of 17 properties social rented and 7 shared ownership is satisfactory in terms of the tenure. The number of one and two bedrooms reflects the high demand for smaller properties due to welfare reform legislation and that there has been a greater supply of three bedroom houses historically. The supply of some three and four bedroom properties is supported because of the size of the scheme and that this enables the development to be sustainable long term. The properties should be built to HCA design and quality standards and be available to all applicants on the home link register across the district.
12. **County Council Historic Environment Team** – Has no objections or requirements for the development.
13. **Environment Agency** – Requires conditions in relation to a remediation strategy for any contamination found during the course of the development and a scheme for the provision and implementation of pollution control to the water environment to include foul and surface water drainage. Also requests informatives.
14. **Waterbeach Level Internal Drainage Board** –
Original Submission
Objects to the application. Comments that although the Board welcomes the use of balancing the surface water on site and discharging at the Board's standard run-off rate, there are concerns from the development. Bannold Road has suffered from flooding problems over the past few years and it is important that new developments do not exacerbate the problem. The main concerns relate to the capacity of the existing surface water sewer and the maintenance of the existing surface water sewer and balancing pond and proposed new connection and on-site drainage.
Additional information
Comments that the surface water calculations prove that the additional 1 litre/second will not have an adverse impact upon the existing system (additional information). However, states that it is still unclear who will be responsible for the maintenance as previously raised.
15. **Anglian Water** – Comments that the sewerage system at present has available capacity for the flows from the development and that the connection should be to manhole 8801 on Bannold Road. The preferred method of surface water disposal would be to a sustainable drainage system with connection to the sewer as the last option. The surface water strategy/ flood risk assessment submitted with the application is not acceptable as it is unclear where the surface water will be discharged. Requests a condition in relation to a drainage strategy
16. **Land Drainage Manager** - Comments are awaited.

17. **Contaminated Land Officer** – Confirms agreement with the Ground Investigation Report and comments that a condition in relation to the investigation of contamination is not required.
18. **Environmental Health Officer** – Has no objections subject to conditions in relation to hours of construction and construction related deliveries, construction noise impact assessment and method statement detailing predicted noise and vibration levels at noise sensitive premises along with mitigation measures, dust suppression measures, external lighting, an operation waste management and minimisation strategy. Also requests a contribution towards waste receptacles within a section 106 legal agreement and an informative in relation to the burning of waste on site.
19. **Section 106 Officer** –
- Original Submission* - Objects to the application. Comments that there are concerns in relation to the management and maintenance of the public open space in terms of an integrated and harmonious community.
- Additional Information* - Comments that the applicants intend that the land is maintained by the same management company that is responsible for the open space on the adjacent development. Providing this is secured by way of an obligation or condition, there are no objections. Requests contributions towards off-site sports space and off-site playspace if a Local Equipped Area of Play (LEAP) does not form part of the obligation.
20. **County Council Growth and Economy Team** – Requires contributions towards education (early years and primary school), waste and life-long learning.

Representations

21. The **Local Member** has concerns that the layout plan is quite different to the approved layout plan and if passed would have a big impact upon the immediate neighbours.
22. **Nine local residents** have concerns in relation to the application on the following grounds: -
- i) Flood risk and ineffective drainage;
 - ii) Increase in traffic in area, poor quality of roads, width of Cody Road, on-street parking, highway safety issues at junctions, congestion on A10, construction traffic along local roads;
 - iii) Need the full amount of affordable housing;
 - iv) Quality of the amenity of affordable housing;
 - v) The site is in the greenfield buffer between the village and barracks that is being developed in piecemeal;
 - vi) Proposed Green Belt land;
 - vii) Loss of trees and hedge would affect wildlife, screening and character;
 - viii) The developer is the same as Camlocks with the potential for poor construction;
 - ix) Poor quality of framework travel plan;
 - x) Relationship between new development and balancing pond at Camlocks;
 - xi) Insufficient public transport in area;
 - xii) Higher density and more crowded development with less screening;
 - xiii) A larger number of dwellings and closer to properties in Bannold Road;
 - xiv) Terraced and semi-detached properties out of character with detached properties in Bannold Road;
 - xv) Access paths to rear of properties in Bannold Road provide a security risk;
 - xvi) Underground storage tank next closer to Bannold Road may exacerbate the risk of flooding;

- xvii) Overlooking of properties on Bannold Road; and,
- xviii) Loss of planting previously approved along northern boundary of properties in Bannold Road.

Planning Considerations

Site

- 23. The site is located to the west of Cody Road and to the north of Bannold Road, outside the Waterbeach village framework and within the countryside. It measures 1.85 hectares in area and currently comprises open agricultural land. The village of Waterbeach is situated to the south within the framework and Waterbeach Barracks is situated to the north within the countryside. The site forms part of the Landscape Character Area known as 'The Fens' and is generally level ground. The northern boundary has a concrete post and wire fence and a number of trees. The eastern boundary adjacent to Cody Road is open. The southern boundary comprises the boundary treatment to dwellings along Cody Road and is mostly fenced. The western boundary has a mature hedge. The site lies within a Flood Zone 1 (low risk) area.

Proposal

- 24. This full planning application, received on 3 February 2015, as amended, proposes the erection of a residential development of 60 dwellings, associated infrastructure, landscaping and public open space. 24 of the 60 dwellings (40%) would be affordable to comply with local needs. Of the affordable dwellings, 8 dwellings would have one bedroom, 10 dwellings would have two bedrooms, 2 dwellings would have three bedrooms and 1 dwelling would have four bedrooms. The tenure split would be 70% social rented and 30% shared ownership. 36 of the 60 dwellings (60%) would be available for sale on the open market. Of the market dwellings, 8 dwellings would have two bedrooms, 13 dwellings would have three bedrooms, and 15 dwellings would have four or more bedrooms. The dwellings would be two storeys to two and a half storeys in height. The scale of the dwellings would be detached, semi-detached and terraces. The materials of construction would include brick and render for the walls and tiles for the roofs. At least 104 parking spaces are proposed to serve the development that range from one parking space for the smaller units to two parking spaces for the larger units. One main access is proposed off Cody Road that measures 5 metres in width with footpaths that measure 1.8 metres on both sides. An area of 0.19 of a hectare of public open space in a linear form would be provided on the western side of the site.
- 25. The key issues to consider in the determination of this application relate to the principle of the development, density, affordable housing, housing mix, public open space, developer contributions and the impacts of the development upon the character and appearance of the area, highway safety, neighbour amenity, trees and landscaping, contamination, drainage, flood risk and archaeology.

Principle of Development

26. The site is located outside the Waterbeach village framework and in the countryside. The principle of residential development has already been accepted on this site through the grant of planning permission at appeal for planning consent S/0645/13/FL in June 2014. The Inspector judged that the Council did not have a five year housing land supply and that adopted policies DP/7 and ST/5 of the LDF were out of date. The decision was therefore made in accordance with paragraph 14 of the National Planning Policy Framework 2012 (NPPF) that sets out the presumption in favour of sustainable development if policies are out of date unless there are any adverse impacts that would demonstrably and significantly outweigh the benefits. To summarise, he considered that the limited harm to the character and appearance of the area through the loss of the open buffer and proposed Green Belt land between the existing village and barracks would not have adverse impact that would outweigh the benefits of 60 dwellings in a sustainable location towards the urgent housing need in the area. Please see Appendix 1 for a full copy of the decision. The situation remains the same as the Council does still not have a five year housing land supply and balance for this proposal is set out in the conclusion below.

Density

27. The site measures 1.85 hectares in area in total. The net site area excluding the public open space measures 1.66 hectares. The erection of 60 dwellings would equate to a density of 36 dwellings per hectare. Whilst it is acknowledged that this would be lower than the density of at least 40 dwellings per hectare for sustainable villages such as Waterbeach, it is considered acceptable given the low density character and appearance of the surrounding area.

Affordable Housing

28. The development proposes 24 of the 60 dwellings to be affordable in nature. This would represent 40% of the total number of units within the development and comply with Policy HG/3 of the LDF. The housing mix would be in accordance with local need and would be available to all applicants on the district housing register. The tenure split of 70% social rented and 30% shared ownership is considered appropriate.

Market Housing Mix

29. The development proposes 36 of the 60 dwellings to be available for sale on the open market. The mix would comprise 22% two bedroom units, 36% three bedroom units and 42% four bedroom units. Although it is noted that this mix would not comply with adopted Policy HG/2 of the LDF that requires at least 40% one or two bedroom units or Policy H/8 of the submission Local Plan that requires at least 30% one or two bedroom units, it is considered satisfactory in this case. The reason for this is because the approved proposal for the site comprises the same number of two bedroom units and a greater number of four bedroom units so the overall mix is now considered to be an improvement.

Character and Appearance of the Area

30. The layout of the site is very similar to the approved scheme. It would consist of a single primary access point off Cody Road along with secondary shared surface areas and tertiary shared private driveways. Two pedestrian links would be provided to the link with the existing footways on the adjoining Levitt Lane development. The public open space would be located in an improved position to the approved scheme as it would be located

more centrally within the site. It would be easily accessible to all and link with the open space on the adjoining development. The affordable dwellings are dispersed across the site and not concentrated within one specific area to ensure a socially inclusive development.

31. The main visual reference points within the development include landmark buildings to facilitate legibility throughout the site. There would be a wide range of scales of dwellings to include detached five bedroom houses, semi-detached three bedroom houses, terraced two bedroom houses and one bedroom flats that would be in keeping with the local area. The dwellings would be two storeys in height that would reflect the dwellings along Bannold Road and on the nearby former barracks. The design and materials of the dwellings would replicate those found on the adjoining development at Levitt Lane by the same developer.

Highway Safety

32. The erection of 60 dwellings would significant increase traffic generation in the area. However, the capacity of the surrounding roads would be able to cope with the increase in traffic and the proposal is not considered to be detrimental to highway safety. There are no improvements required necessary to any junctions to make the development acceptable in planning terms. A plan has been requested to ensure that the vehicular and pedestrian visibility splays are in accordance with Local Highway Authority standards. Conditions would be attached to any consent to secure the visibility splays in addition to a traffic management plan during construction.
33. The site is considered to be sustainably located in terms of its close proximity to a wide range of services in the centre of the village that are easily accessible by walking cycling. There is also good public transport links with a train station nearby and a bus route that passes the site.
34. A draft travel plan has been submitted with the application that demonstrates how the future occupiers of the dwellings would be encouraged to use more sustainable modes of transport. A full travel plan would be a condition of any consent. The Section 106 legal agreement would provide a commuted sum towards the improvement of the existing bus stop facilities on Cody Road.
35. The development would provide at least 104 vehicle parking spaces. These would be in accordance with Policy TR/2 of the LDF that seeks an average of 1.5 vehicle parking spaces per dwelling. A plan has been requested to show a maximum of 6 metres to the front of any garages to ensure that vehicles would not obstruct pedestrian footways within the development. A condition would be attached to any consent to secure cycle parking in accordance with the Council's standards.

Trees and Landscaping

36. The majority of the existing trees along the northern boundary of the site would be retained. However, the trees in the north west corner of the site would be removed. The removal of these trees is considered acceptable on the basis that they would be replaced.
37. The majority of the hedge along the western boundary of the site would be retained. A plan has been requested to address the Landscape and Ecology Officer's comments to ensure that the only gaps are of a limited scale are provided to allow pedestrian links to the adjoining site and a direct link to the public open space.

Flood Risk and Drainage

38. The site lies within Flood Zone 1 (low risk) but it is known that the area has been subject to surface water in the past. Further information has been submitted to demonstrate that the rate of drainage to the IDB watercourse is acceptable. Further details of the responsibility for the maintenance of the existing surface water sewer and balancing pond and proposed new connection and on-site drainage have been requested.
39. However, comments of the Land Drainage Manger are awaited to ensure that this proposed method of drainage is satisfactory. If not, alternative details as per the previous approval will be required to ensure that this matter is fully addressed before any planning permission is granted.

Neighbour Amenity

40. The development is not considered to seriously harm the amenities of neighbours. The proposed dwellings would be sited a distance of at least 30 metres from the existing dwellings on Bannold Road that would exceed the guidelines of 25 metres window-to-window distance set out in the Council's Design Guide. This distance is not therefore considered to result in overlooking that would lead to a severe loss of privacy to the occupiers of those properties.
41. Although it is noted that some of the proposed dwellings would be set slightly closer than the 15 metres distance set out in the Council's Design Guide for distance of dwellings to boundaries, their siting is not considered to result in overlooking, an unduly overbearing mass or significant loss of light to the existing properties or their rear gardens given that they are at least 20 metres long and the main garden areas are closer to the dwellings.
42. Conditions would be attached to any consent to ensure that noise, vibration and dust levels during construction are controlled to minimise the impact upon neighbours. .

Other Matters

43. Conditions in relation to a contamination investigation of the site and archaeological investigation of the site are not required.
44. A plan has been submitted that shows gates to the rear pedestrian accesses to ensure that these are private are not open to the general public.
45. The comments of the neighbours in relation to the lack of screening along the southern boundary of the site are noted. Whilst this would be preferable, it is not required to ensure the relationship between dwellings is satisfactory.
46. The developers for this site are the same as the adjoining site at Levitt Lane and pedestrian links would be provided to ensure an inclusive development. The land to the east of Cody Road is only currently subject to outline planning permission with no details apart from the accesses agreed to date. Therefore, the Council will work to try and ensure that these schemes are not developed in a piecemeal to provide a coherent development.
47. The amenity space for the affordable dwellings would be approximately 50 square metres per dwelling and in accordance with the advice set out in the Council's Design Guide.

Conclusion

48. In considering this application, the following relevant adopted development plan policies are to be regarded as out of date while there is no five year housing land supply:
ST/5: Minor Rural Centres – indicative maximum scheme size of 30 dwellings
DP/7: Village Frameworks
This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.
49. This adverse impact must be weighed against the following benefits of the development:
- The provision of 60 dwellings towards the shortfall in 5 year housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - The provision of 24 affordable dwellings towards the need of 1,700 applicants across the district.
 - Developer contributions towards early year and primary school education, bus stop improvements and public footpath links in the village;
 - Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
 - Employment during construction to benefit the local economy.
 - Greater use of local services and facilities to contribute to the local economy.
50. The adverse impacts of this development are not considered to significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole which aim to boost significantly the supply of housing and which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply. Planning permission should therefore be granted because material considerations clearly outweigh the limited harm identified, and conflict with out of date policies of the LDF.

Planning Obligations

51. The application involves significant financial contributions to be secured by way of a Section 106 Agreement, which are referred to in the report. Planning obligations which are directly relevant to the application, proportionate and absolutely necessary for the scheme to be acceptable and so meet the CIL Reg 122 test are:
- Education (primary school and early years) where additional capacity is confirmed to be required over the next 5 years;
 - Public open space and community facilities where the Parish Council has confirmed requirements for specific schemes;
 - Bus stop improvements; and,
 - Footpath links.
- These would require significant contributions or the provision of a new classroom, the cost of which should be met by the development.
52. Other contributions may be sought for waste/bins, household recycling centre, libraries and lifelong learning, but are not regarded as necessary to make the scheme CIL compliant and acceptable. A S106 agreement would also need to secure the provision of affordable housing, in accordance with policy.

Recommendation

53. It is recommended that the planning committee grant officer delegated powers to approve the application subject to the receipt of amended plans to address the comments from the Local Highways Authority, Waterbeach Level Internal Drainage Board and Landscape/Ecology Officer's and any requirements of the Land Drainage Manager.

A planning obligation to secure the affordable housing, on-site public open space, pedestrian links, bus stop improvements and contributions towards open space, community facilities, education and waste are required along with the following conditions: -

- a) Time Limit
- b) Approved Plans
- c) Materials
- d) Removal of PD Rights
- e) Windows
- f) Boundary Treatment
- g) Hard and Soft Landscaping
- h) Retention of Trees
- i) Retention of Hedge
- j) Ecological Enhancement
- k) Access
- l) Vehicle Parking
- m) Vehicular Visibility Splays
- n) Pedestrian Visibility Splays
- o) Traffic Management Plan (Construction)
- p) Full Travel Plan
- q) Cycle Parking
- r) Pollution Control Including Foul and Surface Water Drainage
- s) Construction Related Deliveries, Noisy Works and Power Operated Machinery (Construction)
- t) Dust Suppression (Construction)
- u) Noise and Vibration Impact Assessment (Construction)
- v) External Lighting
- w) Waste Management Strategy
- x) Renewable Energy Statement
- y) Water Conservation Strategy
- z) Fire Hydrants
- aa) Drainage (Construction)

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

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Plan Submission March 2014
- South Cambridgeshire Supplementary Planning Documents
- National Planning Policy Framework 2012
- Planning File References S/0296/15/FL, S/0645/13/FL, S/1907/14/FL, S/2092/13/OL, S/1359/13/OL, S/0558/14/OL, S/1260/09/RM and S/1551/04/O

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