

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

7 September 2016

**AUTHOR/S:** Head of Development Management

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<b>Application Number:</b>	S/0534/16/FL
<b>Parish(es):</b>	Whittlesford
<b>Proposal:</b>	Erection of two semi-detached dwellings
<b>Site address:</b>	Land immediately to west of Bar Lane Cottages, Newton Road, Whittlesford, CB22 4PE
<b>Applicant(s):</b>	Mr Graham Bowles
<b>Recommendation:</b>	Approval
<b>Key material considerations:</b>	The main issues are Green Belt, Planning Policy and Principle, Housing Land Supply, Principles of Sustainable Development, Scale of Development, Landscape Character and Visual Amenity, Residential Amenity Drainage, Highway Impacts and Ecology.
<b>Committee Site Visit:</b>	6 September 2016
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	Thorfinn Caithness, Principal Planning Officer
<b>Application brought to Committee because:</b>	The application comprises a departure from the Development Plan.
<b>Date by which decision due:</b>	14 <sup>th</sup> September 2016 (Agreed Extension of Time).

### **Executive Summary**

1. Full planning permission is sought for the erection of one pair of two-storey, 3-bedroom, semi-detached houses on a small, undeveloped infill site in the open countryside and the Cambridge Green Belt, close to the Group village of Whittlesford.
2. National Green Belt policy provides opportunities for limited infilling which would not have a greater impact on the openness of the Green belt and the purpose of including land within it than the existing development. The proposal is considered to be appropriate in the Green Belt and development of this small gap would not harm the openness, permanency of openness and the purpose of including land within the Green Belt.
3. The development would not normally be considered acceptable in principle when set against current adopted policy as a result of its location in the open countryside. It is

recognised that the district does not currently have a 5 year housing land supply, therefore the relevant adopted LDF policies in relation to the supply of housing are considered not up to date for the purposes of the NPPF.

4. The local planning authority must determine the appropriate weight to apply to relevant development plan policies even where out of date. In this instance, whilst Policies ST/6 and DP/7 of the adopted Core Strategy and adopted Development Control Policies, which influence the supply of housing land, are considered out of date, they continue to perform a material planning objective, consistent with the policies of the NPPF. They form part of a suite of policies to control the scale and distribution of new housing, ensuring that development is directed to the most sustainable locations. The Policies thereby are afforded considerable weight.
5. Paragraph 14 of the NPPF states there is a presumption in favour of sustainable development, and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
6. In this case, the small scale nature of this proposal is considered to be acceptable and appropriate for Whittlesford, having regard to accessibility to services and facilities, employment opportunities, secondary education and public transport provision.
7. Officers are of the view that the benefits of the provision of two additional market homes, contributing to current recognised shortfall in housing supply, outweighs any harm from the proposal.
8. Regard has been had to impacts on the street scene, residential amenity, drainage, ecology and access and highway safety, and in all respects the application proposals are considered to be acceptable.

### **Site and Surroundings**

9. The application site is located in the Cambridge Green Belt. It is also located in the open countryside, outside of the defined village framework for Whittlesford, an adopted Policy ST/6 Group Village.
10. The site is located on the North side of Newton Road, close to its junction with Middlemoor Road. The site is located approximately 1km West North West of the centre of Whittlesford village and approximately 800m West North West of the village framework.
11. To the East of the site there is a row of houses and cottages of traditional design, character and appearance – Bar Hill Cottages. To the West is a recently completed development of 8 affordable houses, approved as an exception site under planning reference S/0761/14/FL. Further West there are houses on both sides of Newton Road. Directly opposite the site on the opposite side of Newton Road there are allotments beyond a mature hedge bounding Newton Road.
12. The application site is presently overgrown with shrubs and there is a poor quality hedge along the roadside frontage.
13. Taking account of the prevailing site context, it is reasonable to describe the site as a small gap in an otherwise built up frontage of houses on the North Side of Newton

Road.

14. The application site is of flat, rectangular shape and has an area of 0.1 hectares.
15. The site is not within a designated Conservation Area and does not form the setting to any Listed Buildings. The site lies within Flood Zone 1 and therefore is not at risk from flooding.
16. **The Proposals**
17. This is a full planning application for the erection of one pair of two-storey, 3-bedroom market houses.
18. It is proposed to site the cottages on the same building line as the existing houses to the East and West, therefore the buildings will be set back from the roadside behind a new 900mm high timber rail fence and new native species hedgerow and frontage garden.
19. The two properties will have pedestrian access onto Newton Road to the front of the buildings. Given the alignment and configuration of Newton Road it is necessary to take vehicular access from a position further West, to be shared with the recently completed development of 8 no. affordable houses, where visibility splays are achievable.
20. To the rear of the two properties 2 no. off-street parking and associated turning / service space for each house will be provided.
21. To the rear of each property there will also be a good sized private garden, approximately 11 metres in length, bounded by 1.8m high close boarded fences. The frontage gardens will be more open to reflective the character and appearance of the new development to the West and will be defined by a low hedge and timber rail fence.
22. Foul and surface water is to be discharged to the mains sewer in Newton Road.
23. The properties would be of hipped roof form and are to be constructed of red / brown facing bricks and brown concrete roof tiles
24. The development proposals will necessitate the diversion of an existing overhead power line.
25. The site has been promoted for development by the applicant as a modest infill site within an otherwise built up frontage. The applicant acknowledges that the site lies within the open countryside and in the Green Belt but contends that the Council's current shortfall in housing land supply offers support to what is otherwise a small scale infill proposal which will not cause any material harm to the openness of the Green Belt or to any other interests of acknowledged importance.
26. A recent full planning application for a similar development of 2 houses on the application site was withdrawn in September 2015, reference S/2034/15/FL. Design changes have been made and further planning policy arguments in support of the proposal have been presented.
27. **Planning History**

S/2034/15/FUL – Erection of 2 semi-detached dwellings, land West of Bar Lane Cottages – Withdrawn 28 September 2015.

S/0761/14/FL - Erection of 8 Affordable Dwellings including Associated External Works and Roadways, at land adjacent to 22 Newton Road, Whittlesford – Approved 9 February 2015 (Adjacent site to the West).

S/0417/99/0 – 3 Houses – Refused.

S/0269/80/0 – 3 Dwellings – Refused.

**28. Planning Policies**

The following paragraphs are a list of documents and policies that may be relevant in the determination of this application. Consideration of whether any of these are considered out of date in light of the Council not currently being able to demonstrate that it has an up to date five year housing land supply, and the weight that might still be given to those policies, is addressed later in the report.

**29. National Planning Policy Framework  
Planning Practice Guidance**

**30. South Cambridgeshire Local Development Framework (LDF) Core Strategy,  
adopted January 2007**

ST/1 Green Belt

ST/2 Housing Provision

ST/6 Group Villages

**31. South Cambridgeshire LDF Development Control Policies, 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

GB/1 Development in the Green Belt

GB/2 Mitigating the Impact of Development in the Green Belt

HG/1 Housing Density

HG/2 Housing Mix

SF/10 Outdoor Play space, Informal Open Space, and New Developments

SF/11 Open Space Standards

NE/1 Energy Efficiency

NE/4 Landscape Character Areas

NE/6 Biodiversity

NE/9 Water and Drainage Infrastructure

NE/10 Foul Drainage – Alternative Drainage Systems

NE/12 Water Conservation

TR/1 Planning for More Sustainable Travel

TR/2 Car and Cycle Parking Standards

**32. South Cambridgeshire LDF Supplementary Planning Documents (SPD)**

Open Space in New Developments SPD - Adopted January 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

33. **Draft Local Plan**  
S/1 Vision  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/4 Cambridge Green Belt  
S/5 Provision of New jobs and Homes  
S/7 Development Frameworks  
S/10 Group Villages  
CC/1 Mitigation and Adaptation to Climate Change  
CC/2 Renewable and Low Carbon Energy Generation  
CC/3 Renewable and Low Carbon Energy in New Developments  
CC/4 Sustainable Design and Construction  
CC/6 Construction Methods  
CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
SC/6 Indoor Community Facilities  
SC/7 Outdoor Play Space, Informal Open Space and New Developments  
SC/8 Open Space Standards  
HQ/1 Design Principles  
NH/2 Protecting and Enhancing Landscape Character  
NH/4 Biodiversity  
H/7 Housing Density  
T/1 Parking Provision  
T/18 Infrastructure and New Developments  
TI/9 Education Facilities

### **Consultations**

34. **Whittlesford Parish Council** - Objection on the following grounds: -
1. The proposal is contrary to Green Belt policy;
  2. The site is well outside the village framework;
  3. Whittlesford is classed as a 'Group Village' and any development, apart from that on brownfield sites, is restricted to 8 units. Immediately adjacent to the site, 8 units have already been built in the last 12 months on land previously owned by the same applicants.
35. **Local Highway Authority** - No objections subject to conditions regarding agreement of a construction traffic management plan and removal of permitted development rights for any new vehicular accesses onto Newton Road in front of the application site.
36. **Cambridge University** - No objection.
37. **Conservation (Ecology)** - No objections. The application is supported by an ecological assessment, which describes the site as being dominated by common place habitats of low nature conservation, biodiversity and protected species interest that do not present a significant development constraint. Conditions are required to control the timing of vegetation removal and to secure ecological enhancement for the site.
38. **Environmental Health** - No objections subject to conditions to control construction activities and pile foundations.

## **Representations**

39. No representations have been made in response to this application.

## **Planning Assessment**

40. Applications are to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The adopted Development Plan comprises the South Cambridgeshire Core Strategy DPD, 2007, Development Control Policies DPD, 2007 and Site Specific Policies DPD.
41. The emerging Local Plan comprises the South Cambridgeshire Local Plan, Proposed Submission Version, July 2013 and associated Policies Map. This plan has not yet been adopted and remains subject to independent examination therefore very limited weight can be attached to the policies contained therein at this time.
42. The key issues in relation to this application are considered to be Green Belt, Housing Land Supply, Planning Policy and Principle, Landscape and Visual Amenity, Highway Safety, Neighbour Amenity, Trees and Landscaping, Biodiversity and Developer Contributions.

## **Green Belt**

43. Whether inappropriate

Paragraph 87 of the National Planning Policy Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

44. Paragraph 88 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
45. Paragraphs 89-90 of the NPPF set out those categories of development which may be regarded as not inappropriate, subject to certain conditions. The application proposals comprise limited infilling which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The site no longer has the appearance of countryside or assist in safeguarding the countryside from encroachment. Although technically outside of the development framework, the site is nevertheless located within Whittlesford village, in amongst other well established housing located directly either side. Therefore the proposal can be regarded as not inappropriate development under paragraph 89 of the NPPF.

## Openness

46. Paragraph 79 of the Framework indicates that openness is an essential characteristic of the Green Belt. It follows that openness is defined by an absence of buildings or other development.
47. The application site comprises a modest sized gap between two rows of modern and more traditional housing, in what can be regarded as an otherwise built up frontage on the North side of Newton Road. The wider open and undeveloped land to the rear of

the application site and on the opposite side of Newton Road in particular is considered to make the greatest and most significant contribution to the openness of the Green Belt in this particular location. By contrast, the application site comprises a modest infill opportunity, the development of which would not cause any material harm to the Green Belt.

#### Other Harm

48. There is considered to be no other harm to the Green Belt.

#### **Housing Land Supply**

49. The National Planning Policy Framework (2012) (NPPF) requires local planning authorities to boost significantly the supply of housing. To achieve this a five-year housing land supply with an additional buffer, as set out in paragraph 47, should be identified and maintained.
50. The local planning authority accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.9 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory November 2015). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.
51. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF.
52. However, the Court of Appeal has confirmed that even where policies are considered 'out of date' for the purposes of NPPF paragraph 49, a decision maker is required to consider what (if any) weight should attach to such relevant policies.
53. In the case of this application the key relevant policies which must be considered as potentially influencing the supply and / or restriction of housing land are as follows: -

#### Core Strategy

ST/1 Green Belt  
ST/2 Housing Provision  
ST/6 Group Villages

#### Development Control Policies DPD, 2007

DP/7 Development Frameworks  
GB/1 Development in the Green Belt  
GB/2 Mitigating the Impact of Development in the Green Belt  
HG/1 Housing Density  
HG/2 Housing Mix  
NE/6 Biodiversity

Draft Submission Local Plan

S/4 Cambridge Green Belt  
S/7 Development Frameworks  
S/10 Group Villages  
NH/4 Biodiversity  
H/7 Housing Density

54. Paragraph 14 of the NPPF sets out a presumption in favour of sustainable development. It states that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans for instance).
55. In terms of the supply of land for housing in the Green Belt, paragraph 89 of the NPPF states that 'limited infilling . . . which would not have a greater impact on the openness of the Green belt and the purpose of including land within it than the existing development' may be considered as not inappropriate. The proposal is considered to comprise a small gap site within an otherwise built up frontage which can reasonably be described as limited infilling. It is not considered that the closure and consumption of this gap with a modest development of 2 houses would have any greater impact on the openness of the Green Belt and the purpose of including land within it than the existing surrounding development.

*Principle of development*

56. The application site is located a considerable distance outside of the defined village framework of Whittlesford (approximately 800m away) in the open countryside. Policy DP/7 of the adopted Local Development Framework and Policy S/7 of the Draft Local Plan state that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of 2 dwellings would therefore not under normal circumstances be considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5 year housing land supply as set out above.
57. Whittlesford is identified as a Group Village under Policy ST/6 of the LDF and Policy S/8 of the Draft Local Plan. Although Whittlesford has relatively limited facilities and services, with no secondary school, it is within relatively close proximity to sources of employment and offers alternative methods of transport by way of good public transport links.
58. Development in Group Villages is normally limited to schemes of up to 8 dwellings, or in exceptional cases 15, where development would make best use of a single brownfield site. The application proposal for 2 dwellings is considered to comprise an appropriate scale for Whittlesford, taking account of accessibility to services and



facilities and sustainable modes of transport.

#### *Deliverability*

59. There are no known technical constraints to the site's delivery. Officers are therefore of the view that the site can be delivered within a timescale whereby significant weight can be given to the contribution the proposal could make to the 5 year housing land supply.

#### *Sustainability of development*

60. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental. These dimensions are considered in the respective bold sub-headings below.

#### **Economic**

61. The provision of 2 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

#### **Social**

62. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire by delivering 2 additional market houses.
63. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessibility to local services. The detailed design and layout of the scheme is considered to be of good quality and has been designed to be reflective of the neighbouring housing development either side, with respect to size, scale, form, massing, siting, spacing, detailed appearance and materials.

#### **Environmental**

##### **Landscape Character and Visual Amenity**

64. The application proposes new housing at a density of approximately 15 dwellings per hectare (dph). Policy HG/1 requires new developments to make best use of the site by achieving average net densities of at least 30 dph unless there are exceptional local circumstances that require a different treatment. Policy H/7 of the Draft Local Plan confirms that density requirement, but states that it may vary on a site where justified by the character of the locality, the scale of the development or other local circumstances.
65. Policies HG/1 and H/7 are policies that relate to the supply of housing, and are therefore to be considered to be out of date. However, one the aim of the policy is to ensure that development responds to and is reflective of local character. Officers are of the view that considerable weight can be given to policies HG/1 and H/7 if the proposed density of a particular development would compromise local character and conflict with the aims of paragraph 58 of the NPPF, which states that development should respond to local character and reflect the identity of local surroundings and materials. In this particular case, although the proposed density of 15 dph falls below the 30 dph density which would normally be expected, the lower density proposed is reflective of neighbouring housing development. A higher density would be likely to be

visually and physically incompatible with the local village context. Moreover, a higher density would be likely to be harmful to the openness of the Green Belt.

- 66. Policy DP/2 of the Local Development Framework states that all new developments should preserve or enhance the character of the local area; conserve or enhance important environmental assets of the site; and be compatible with its location in terms of scale, mass and form.
- 67. Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character, the countryside and landscape character.
- 68. The application site comprises a small gap within an otherwise built up frontage. The proposed buildings have been set back into the site behind an attractive open green frontage to ensure that they are reflective of the existing building line in the street. The proposed scale and mass is the same as the existing neighbouring development either side.
- 69. In terms of detailed design and appearance the proposals will be reflective of the cottages to the East and the newer housing development to the West. Parking will be well hidden to the rear of the site. Conditions requiring a landscaping scheme and boundary treatment are nonetheless considered appropriate.

### **Residential Amenity**

- 70. The proposed footprints of the two dwellings will be situated between the existing older properties to the East and the newer recently completed dwellings to the West. There will be a gap of 3m to the new properties to the West and a larger gap of 7 metres to the older cottage to the East. This pattern of development spacing is considered to be in keeping with the general street scene and is considered to be one which will ensure there will be no material harm caused to neighbouring residential amenity.
- 71. The 7 metre gap to the property to the East is largely comprised of a side drive and yard serving 1 Bar Cottage. This existing neighbour has a number of ground and first floor windows on the western elevation facing the application site. At a distance of 7 metres the proposed house would have some potential to be physically overbearing, however the principal elevations of this existing property face South onto Newton Road and North into the rear garden serving this property. The West side elevation windows are largely secondary and whilst there is a small sitting out area on this west side of the property, the principal garden area is located to the rear.
- 72. There will be two ground floor windows on the eastern elevation of Plot 2 facing 1 Bar Lane Cottages, however these serve a ground floor toilet and utility. In any case, there is a 1.8m high close boarded fence proposed along the boundary with 1 Bar Lane Cottages. There is also a first floor window proposed in the eastern elevation of Plot 2. This will serve an en-suite and thus will be obscurely glazed, so there will be no potential for overlooking of 1 Bar Lane Cottages.
- 73. Taking account of these particular contextual factors it is considered that there will be an acceptable relationship between the application site and 1 Bar Lane Cottages.
- 74. There are no residential amenity impacts to any other sides. A condition requiring levels to be confirmed is nonetheless considered necessary.

### **Services and Facilities**

75. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising '*housing should be located where it will enhance or maintain the vitality of rural communities*', and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.
76. Whittlesford is served by some services and facilities which include a village hall, church, primary school, social club, pavilion, post office/village stores, two pubs, vets, art gallery, hotel and a petrol garage. The scale of proposed development is very modest and would help to support and sustain these existing services and facilities.

### **Access and Transport**

77. The Highways Authority raises no objection to the proposal subject to the imposition of conditions regarding submission and agreement of a construction traffic management plan and removal of permitted development rights for any new vehicular accesses to be taken from Newton Road. The proposal is thereby acceptable from a highways perspective. The condition relating to removal of PD rights for a new access onto Newton Road is not considered to be necessary because this is an adopted highway and planning permission would be required in any case for the creation of a new vehicular access.

### **Drainage**

78. The site lies in Flood Zone 1 and is not at risk from flooding.
79. Given the very small nature of the proposal it is considered to deal with the management of foul and surface water disposal by way of planning condition.

### **Ecology**

80. The Ecology Officer raises no objection to the proposal subject to conditions to control the timing of vegetation clearance and to secure ecological enhancement. The proposal is thereby acceptable in this regard.

### **Planning Obligations**

81. The proposals are not of a scale which would trigger and developer contributions.

### **Conclusion**

82. The application site is located in the Green Belt, however the site forms an acceptable example of limited infilling which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The proposal therefore complies with paragraph 89 of the NPPF and should be regarded as development which is not inappropriate in the Green Belt.
83. The wider open and undeveloped land to the rear of the application site and on the opposite side of Newton Road is considered to make the greatest and most significant contribution to the openness of the Green Belt in this particular location. By contrast, the application site comprises a modest infill opportunity, the development of which would not cause any material harm to the Green Belt.
84. 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:

#### Core Strategy

ST/1 Green Belt  
ST/2 Housing Provision  
ST/6 Group Villages

#### Development Control Policies DPD, 2007

DP/7 Development Frameworks  
GB/1 Development in the Green Belt  
GB/2 Mitigating the Impact of Development in the Green Belt  
HG/1 Housing Density  
HG/2 Housing Mix  
NE/6 Biodiversity

#### Draft Submission Local Plan

S/4 Cambridge Green Belt  
S/7 Development Frameworks  
S/10 Group Villages  
NH/4 Biodiversity  
H/7 Housing Density

85. 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, which sets out a presumption in favour of sustainable development.
86. In this case, although the application site is located outside of the village framework, it occupies a sustainable location within a group of housing close to Whittlesford. The location is considered to be a sustainable one and the scale of development proposed is considered to be acceptable. The site is not remote or isolated and has reasonable accessibility to employment opportunities and public transport provision.
87. The proposals will have some positive sustainability outcomes, contribution in a modest but nevertheless valuable way to meeting the Council's current shortfall in housing land provision.
88. The proposals are considered to be acceptable in relation to their detail layout, design and appearance, impacts on residential and visual amenity, access and highway safety and all other material planning considerations.

#### **Recommendation**

89. Officers recommend that the Planning Committee should approve the proposal subject to the following conditions:
- (i) **The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- (Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.) Approved Plans.

- (ii) **The development hereby permitted shall be carried out in accordance with the following approved plans:**

- **PC-700-P01 Rev B – Plans, Elevations, Site Plan and Location Plan**

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- (iii) **No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)Landscaping.

- (iv) **No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. 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.)Boundary Treatments.

- (v) **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.

- (vi) **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 for each dwelling shall be completed before that dwelling is occupied in accordance**

**with the approved details and shall thereafter be retained.**

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- (vii) 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.)

- (viii) 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.)

- (ix) Prior to the commencement of any development, a scheme for the provision and implementation of foul 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 reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

- (x) 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.)

- (xi) No demolition or construction works shall commence until a traffic**

management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are: -

- (1) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).**
- (2) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street.**
- (3) Movements and control of all deliveries (all loading and unloading should be undertaken off the public highway).**
- (4) Control of dust, mud and debris).**

(Reason – In the interests of highway safety).

- (xii) No construction site machinery or plant shall be operated, no noisy works shall be carried out and no constructed related deliveries taken at or despatched from the site except between the hours of 0800 – 1800 Monday to Friday, 0800 – 1300 Saturday and at no time on Sundays or Bank or Public Holidays.**

(Reason – In the interests of residential amenity)

- (xiii) Should driven pile foundations be proposed, no development shall commence until a statement of the method for construction of these foundations shall be submitted to and agreed by the District Environmental Health Officer.**

(Reason – In the interests of residential amenity).

- (xiv) No development shall take place until a plan showing the finished floor levels of the proposed dwellings in relation to the existing and proposed ground levels of the surrounding land has been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.**

(Reason - In the interests of residential/visual amenity, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Background Papers:

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/0238/16/OL

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