

**Land r/o 18-28 Highfields Road, 18 , Highfields Road, Highfields Caldecote,
CALDECOTE, CB23 7NX**

Demolition of existing buildings, and erection of residential development to provide up to 71 dwellings including 28 affordable dwellings, with associated vehicle and pedestrian accesses and open space, and a car park for school/community use.

General

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

AA6205_2000 Rev B Site Location Plan
AA6205_2001 Topography
AA6205_2003 Rev G Masterplan
AA6205_2004 Rev C Roof Plan
AA6205_2006 Typologies Diagram
AA6205_2007 Tenure
AA6205_2008 Building Heights Plan
AA6205_2009 Refuse Strategy
AA6205_2010 Car and Cycle Parking Strategy
AA6205_2011 Movement Strategy
AA6205_2012 Character and Outlook
AA6205_2013 Back to Back Distances
AA6205_2014 Rev B Open Space Diagram
AA6205_2015 Lifetime Homes
AA6205_2017 Rev A Public and Private Space Diagram
AA6205_2018 Rev B Surface Water Drainage Strategy
AA6205_2020 Existing Site Sections
AA6205_2022 Rev B Street Elevations 1
AA6205_2023 Rev B Street Elevations 2
AA6205_2024 Rev B Street Elevations 3
AA6205_2025 Rev B Street Elevations 4
AA6205_2026 Rev B Street Elevations 5
AA6205_2040 Rev C House Type Dartfield
AA6205_2041 Rev B House Type Guydon
AA6205_2042 Rev B House Type Herscott
AA6205_2043 Rev B House Type Hurwick
AA6205_2044 Rev C House Type Larfield
AA6205_2045 Rev C House Type Lenham
AA6205_2046 Rev B House Type Natlend
AA6205_2047 Rev B House Type Notley
AA6205_2048 Rev C House Type Osmore
AA6205_2049 Rev B House Type Furwick
AA6205_2055 Rev A Ancillary Buildings
AA6205_2056 Rev A Single Garages
AA6205_2057 Rev A Double Garages
AA6205_2060 Rev A Block A General Arrangement Plans

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AA6205_2061 Rev B Block A Elevations
AA6205_2062 Rev A Block A Bin Cycle Store
AA6205_2065 Rev A Block B General Arrangements Plans
AA6205_2066 Rev B Block B Elevations
151069 SK C 9000 Rev P3 Conceptual Drainage Layout
L1042 - 2.1 – 1000 Rev P3 Landscape Masterplan
L1042 - 2.1 – 1020 Rev P2 Tree Strategy
L1042 - 2.1 – 1011 Rev P2 General Arrangements 1 of 3
L1042 - 2.1 – 1012 Rev P3 General Arrangements 2 of 3
L1042 - 2.1 – 1013 Rev P2 General Arrangements 3 of 3

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

3. No development shall take place above slab level, until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4. The finished floor levels hereby permitted shall be carried out in full accordance with the approved plans 0039-C-SW-GA-301 T1, 0039-C-SW-GA-302 T1, 0039-C-SW-GA-303 T1 and 0039-C-SW-GA-304 T1.

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

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Landscaping and boundary treatment

5. Prior to the occupation of plots 1-15 and the proposed car parking areas, the treatment of the north-eastern shared boundaries with No.4-5 Orchid Fare and No.78 Clare Drive shall be submitted to and agreed in writing by the Local Planning Authority. The boundary treatment should be in the form of an acoustic fence to protect residential amenity from the car parking areas. Before the units and car parking areas are occupied the boundary treatment shall be implemented in accordance with the agreed details and shall thereafter be retained.

(Reason – To mitigate the impact of the car parking areas on neighbouring residential amenity in accordance with DP/3 of the adopted Local Development Framework 2007.)

6. Apart from that mentioned in condition 5, all other boundary treatments shall be completed in accordance with drawing numbers L1042-2.1-1011-P2, L1042-2.1-1012-P3, L1042-1013-P2 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.)

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7. All hard landscape works shall be carried out in accordance with the approved details in plan L1042-2.1-1011-P2, L1042-2.1-1012-P3, L1042-2.1-1013-P2, L1042-2.1-1000-P3, L1042-2.1-1020-P2-TREE Strategy. 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.)

8. Prior to the occupation of the dwellings hereby permitted a detail-planting schedule (including the type of species, amount, and spacing) has been submitted to and approved in writing by the Local Planning Authority. 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.)

Trees

9. The proposed development shall be carried out in accordance with the recommendations in the Tree Survey Report (dated October 2016) and plan Appendix_3brevA by Arboricultural Consultants and protection measures left in place until practical completion of the development. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

Ecology

10. No development above groundlevel 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

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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.)

11. The hedgerow on the eastern boundary of the site dividing the site from East Drive shall be retained except at the point of pedestrian access; and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

(Reason - To protect the hedge which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

12. 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.)

Highways, parking and footpath

13. The development hereby permitted shall not be occupied until vehicular and pedestrian visibility splays have been provided as shown in the Transport Assessment A01. The visibility splays shall be kept clear from obstruction over a height of 600mm and thereafter retained. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
14. The development hereby permitted shall not be occupied until the site has been laid out for parking and turning as shown on drawing number AA6205/2010 Revision 0. The parking and turning areas shall thereafter be retained for such purposes. (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
15. The relevant dwellings on the development, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with AA6205/2010revA. (Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
16. Prior to the occupation of the last dwelling on the site, the improvement works to the footpath, crossing points and cycle parking stands as recommended in the 'Waterman Pedestrian Environment Review' and 'Cycle Parking Review' dated 15 December 2016 and shall be completed in accordance with a S.278

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agreement with the Local Highways Authority. Any variations to the provision in the reports should be agreed in writing by the Local Planning Authority.

(Reason - In the interest of highway safety and to improve pedestrian access routes in accordance with Policy DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

17. No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
 - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv) Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway. The development shall be carried out in accordance with the approved details.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Drainage

18. Prior to the commencement of any development, a detailed scheme for the provision, implementation and long term maintenance plan of surface water drainage system (adopted or not adopted) based upon the agreed Flood Risk Assessment and Drainage Statement (dated 27 July 2016 version 1.1) and Plan AA6205/2018revB 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.)

19. 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.)

Removal of permitted development

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the specified elevations of the dwellings on Plot 1-6 (north), 9-15 (north), 36 (west), 43 (north), 55 (west), 69 (west and east) at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
21. Apart from any top hung vent, the proposed first floor windows in the specified elevations of the dwellings on), 69 (west and east), hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter. (Reason - To prevent overlooking of the adjoining properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Enviromenal Health

22. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 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.)
23. No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing. (Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)
24. No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in

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writing by the Local Planning Authority. (Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

25. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
(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.)
26. The garage(s), hereby permitted, shall not be used as additional living accommodation and no trade or business shall be carried on therefrom.
(Reason - To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
27. No development including demolition or enabling works shall take place until a Site Waste Management Plan for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.
(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007 and Policy ENV7 of the Regional Spatial Strategy for the East of England 2008.)
28. 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.)
29. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. (Reason - To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

Archology

30. 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.)

Renewable Energy

31. No dwellings shall be occupied until the approved scheme for renewable energy provision and water conservation, in Energy Statement (July 2016) has been implemented in accordance with the agreed details. (Reason - To ensure an energy efficient and sustainable development in accordance with Policy NE/3 of the adopted Local Development Framework 2007.)

Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated
2. Any materials brought onto site for the purpose of gardens or landscaping must be certified as clean and uncontaminated and the information provided to the Council.
3. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
4. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Local Highway Authority for such works.
5. Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Lead Local Flood Authority (LLFA). The LLFA seeks to avoid culverting and its Consent for such works will not normally be granted except as a means of access.
6. The granting of planning approval must not be taken to imply that consent has been given in respect of the above. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
7. Construction or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of main rivers. Please note that the Council does not regulate ordinary watercourses in internal drainage board areas.