

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:
 - 090-100 Proposed Site Bounday
 - 090-105revG Proposed Site Layout
 - 090-110revA Proposed House Type A - Floor Plan
 - 090-111revA Proposed House Type A - Elevations
 - 090-112revA Proposed House Type B - Floor Plan
 - 090-113revA Proposed House Type B - Elevations
 - 090-114revA Proposed House Type C - Floor Plan
 - 090-115revA Proposed House Type C - Elevations
 - 090-116revB Proposed House Type D - Floor Plan
 - 090-117revB Proposed House Type D - Elevations
 - 090-118revB Proposed House Type E - Floor Plan
 - 090-119revB Proposed House Type E - Elevations
 - 090-120revB Proposed House Type E - Elevations
 - 090-121revC Proposed House Type F - Floor Plans
 - 090-122revC Proposed House Type F - Elevations
 - 090-123revC Proposed House Type F1 - Floor Plans
 - 090-124revC Proposed House Type F1 - Elevations
 - 090-125revB Proposed House Type G - Floor Plans
 - 090-126revC Proposed House Type G - Floor Plans
 - 090-127revB Proposed House Type G - Elevations
 - 090-128revB Proposed House Type G - Elevations
 - 090-129revB Proposed House Type G1 - Floor Plans
 - 090-130revB Proposed House Type G1 - Elevations
 - 090-131revC Proposed House Type H - Floor Plans
 - 090-132revC Proposed House Type H - Elevations
 - 090-133revC Proposed House Type I - Floor Plans
 - 090-134revB Proposed House Type I - Elevations
 - 090-135revB Proposed House Type I - Elevations
 - 090-136 Proposed House Type I1 - Floor Plans

090-137 Proposed House Type I1 - Floor Plans
090-138 Proposed House Type I1 - Elevations
090-139 Proposed House Type I1 - Elevations
090-150 Garages Type 1 – Plans and Elevations
090-151 Garages Type 2 – Plans and Elevations
090-152 Garages Type 3 – Plans and Elevations
090-154 Garages Type 4 – Plans and Elevations
090-155 Garages Type 3b – Plans and Elevations
090-156 Garages Type 1a – Plans and Elevations
090-160 Substation - Plans and Elevations
5784.02.001rev01 Illustrative Landscape Plan
D5784.02.003rev01 Boundary Treatments Plan
D5784.02.101rev01 Hardworks Plan – Sheet 1
D5784.02.102rev01 Hardworks Plan – Sheet 2
D5784.02.103rev01 Hardworks Plan – Sheet 3
D5784.02.104rev01 Hardworks Plan – Sheet 4
D5784.02.200 Planting Schedule
D5784.02.201rev01 Planting Schedule – Sheet 1
D5784.02.202rev01 Planting Schedule – Sheet 2
D5784.02.203rev01 Planting Schedule – Sheet 3
D5784.02.204rev01 Planting Schedule – Sheet 4
D5784.02.401 Site Furniture
D5784.02.402 Boundary Treatments
D5784.02.410 Tree Pit Details
D5784.02.420 Play Equipment

(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.)

Landscaping and boundary treatment

4. Unless otherwise agreed in writing by the Local Planning Authority the boundary treatments shall be completed in accordance with drawing numbers D5784.02.003rev01, D5784.02.402 before that dwelling is occupied in accordance with the approved details and shall thereafter be retained.

Appendix 2

(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.)

5. All hard and soft landscape works shall be carried out in accordance with the approved details in plans: D5784.02.101rev01, D5784.02.102rev01, D5784.02.103rev01, D5784.02.104rev01, D5784.02.200rev01, D5784.02.201rev01, D5784.02.202rev01, D5784.02.203rev01, D5784.02.204rev01. 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.)
6. Notwithstanding the agreed soft landscaping plan, a specific soft landscaping scheme for the Community Orchard shall be submitted to and agreed in writing by the Local Planning Authority (and in consultation with the Parish Council). The Community Orchard shall be laid out in accordance with the agreed details prior to the occupation of the 23rd dwelling on the site. (Reason - To ensure that the appearance of the site does not detract from the character of the area and to improve provision of infrastructure in accordance with Policy DP/2 and DP/4 of the adopted Local Development Framework 2007.)

Trees

Prior to the commencement of development, site preparation or the delivery of materials to the site the tree protection measures recommended in the approved tree protection strategy Drwg no.d5784.02.410 shall be erected and remain in position until practical completion of the development adjacent to the retained trees,

(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

7. No development above slab level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

8. Prior to the commencement of development, a Precautionary Method of Working for reptile species shall be submitted to and approved by the Local Planning Authority. This shall include details of:
- the area of suitable reptile habitat which will be removed;
 - input by a suitably qualified ecologist including Toolbox Talk and ecological clerk of works seasonal timing;
 - a methodology for phased vegetation clearance; and a protocol to be followed if reptiles are found including the location of a suitable Receptor Site.

Works shall proceed in strict accordance with the approved plans.

(Reasons: To protect reptiles in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended).

9. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 1 March and 15 September 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

10. The development hereby permitted shall not be occupied until vehicular and pedestrian visibility splays have been provided as shown in the Transport Assessment PL02 Rev B. 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.)
11. Prior to the occupation of a dwelling a detailed scheme for the provision of covered and secure cycle parking should be submitted and agreed by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the occupation of that dwelling. (Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
12. 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)

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

- 13. The Pedestrian Access Strategy and Linton Road Footway Improvements as detailed in the Transport Statement by TPA date June 2016, Drwg. Figure 4.1 and PL03 should be implemented prior to the occupation of the first dwelling on the site, unless otherwise agreed in writing by the Local Planning Authority.

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

- 14. Prior to the occupation of each of the dwelling house, the Residential Travel Plan (by TPA) dated November 2016 shall be implemented in accordance with the agreed details.

(Reasons - In the interests of highway safety and sustainable development in accordance with Policy DP/1 and DP/3 of the adopted Local Development Framework 2007)

Drainage

- 15. 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) 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.)

- 16. 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

- 17. 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 side elevation of Plot 11, 40, 45 at or

above first floor level.

(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Enviromenal Health

18. The development shall be constructed in strict accordance with the noise mitigation measures listed in the Noise Assessment, Land Off Linton Road, Great Abington (Ref RP01- 15365, Revision 3, dated 26th June 2017) produced by Cass Allen and submitted with the application.
(Reason – To protect residents from noise disturbance in accordance with Policy NE/15 of the adopted Local Development Framework 2007)
19. 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.)
20. 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.)
21. 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 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.)
22. 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.)

23. 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.)
24. 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.)
25. 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.)
26. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local planning 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

27. To be confirmed

Renewable Energy

28. No dwellings shall occupied until the approved scheme for renewable energy provision and water conservation, in Energy and Sustainability Statement (November 2016) Ref: RESS/LR/201611-BC 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.
8. 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.