SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	9 October 2019
AUTHOR/S:	**Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire**	

Application Number:	S/4619/8/RM
Parish(es):	Highfields Caldecote
Proposal:	Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure.
Site address:	Land east of Highfields Road, Highfields Caldecote, Cambridgeshire, CB23 7NX
Applicant(s):	Linden Homes
Recommendation:	Approval
Key material considerations:	Approach to phasing of the development Reserved Matters; layout, scale, appearance and landscape Drainage Neighbouring amenity
Committee Site Visit:	Yes
Departure Application:	No
Presenting Officer:	Rebecca Ward (Principal Planning Officer)
Application brought to Committee because:	Local member call-in and recommendation of refusal by the Parish Council.
Date by which decision due:	

Update to Report

1. **Update to paragraph 22 - Consultation response Local Highways Authority**

No objections to the application in terms of highway safety. However, in its present format the Local Highways Authority would not to seek to adopt any of the roads within the development. A condition has therefore been requested for details of their management and maintenance to ensure they are kept to a suitable standard.

If the developer wishes for the development to be adopted the applicant would need

to show a 2m footway and 500mm hard paved maintenance strip on the opposite side of the carriageway as shown on submitted drawing titled Road Dimensions Plan sheet 2 of 2 Drawing number: C7135_CE7B. From the information contained within the Design and Access Statement and the submitted drawings the Local Highway Authority will not seek to adopt in its present format the proposed Secondary Streets and Tertiary Lanes due to the proposed dimensions. Other comments have also been listed in relation to adoption requirements (ie visitor bays, grass verges).

2. **Update to paragraph 83-85 - Highway Safety and management of roads**

Despite the most recent comments from the Local Highways Authority, the applicant has stated the following in response;

'It's our intention that the coloured roads on the S38 Adoption plan are adopted by Cambridgeshire County Council, and we will work with Highways through the Technical Approval process to ensure the roads are compliant with the required standards. Any roads that remain private will be designed and constructed to adoptable standards'.

Whilst there is local preference that roads within the development are adopted, there is no planning requirement for the developer to take this approach. For most unadopted residential roads the duty to maintain falls to a management company on behalf of the developer/future occupier.

As such, subject to a condition being placed on the decision notice to ensure any un-adopted roads are satisfactorily maintained, officers have no objections to the proposal on these grounds.

3. **Recommendation**

Approval

Updated Conditions

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

S201 Location Plan (Rev A)

C201 Coloured Site Layout (Rev B)

C202 Overall Master Plan (Rev B)

P201 Proposed Site Plan – Sheet 1 (Rev B)

P202 Proposed Site Plan – Sheet 2 (Rev B)

P203 Car Charging Point Layout (Rev B)

P204 Dwelling Materials Layout (Rev B)

P205 Boundary Materials Layout (Rev B)

P206 Surface Materials Layout (Rev B)

P207 Refuse Strategy Layout (Rev B)

P208 Car Parking Layout (Rev C)

P210 A2OL – Semi-detached type C (Rev B)

P211 A20L – Terrace – Type C (Rev B)

P212 A30l – Semi-detached – Type A (Rev B)

P213 A30L – Semi-detached – Type B (Rev B)

P214 Aslin – Semi-detached – Type A (Rev B)

P215 Becket and Eveleigh – Semi-detached – Type A (Rev B)

P216 Becket and Eveleigh x2 – Terrace – Type A (Rev B)

P217 Cartwright – Semi-detached – Type C (Rev B)

P218 Elmslie – Semi-detached – Type C (Rev B)

P219 Eveleigh – Terrace – Type B (Rev B)

P220 Kempthorne – Detailed – Type A (Rev B)

P221 Mylne – Detached – Type B (Rev B)

P222 Mylne – Detached – Type B (Rev B)

P223 Mylne – Detached – Type B (Rev B)

P224 Pembroke – Detached – Type B (Rev B)

P225 Pembroke – Detached – Type B (Rev B)

P226 Flat Block A – Type A – Sheet 1 (Rev B)

P226 Flat Block A – Type A – Sheet 2 (Rev B)

P227 Flat Block A – Type A – Sheet 2 (Rev B)

P228 Flat Block B – Type A

P229 Ancillary Building

LIN21931-10H Landscape Masterplan (Rev H)

Soft Landscape Proposals (Rev H)

LIN21931 - 12C Planter Details (Rev C)

Play Area Option 1

Play Area Option 2

LIN21931-20A LEAP Proposal (Rev A)

LIN21931SpecA - Soft Landscape Specification (Rev A)

LIN21931ManB - Soft Landscape Management and Maintenance Plan (Rev B)

LIN21931-11 (Rev H) Sheet 1 – Landscape Plan

LIN21931-11 (Rev H) Sheet 2 – Landscape Plan

LIN21931-11 (Rev H) Sheet 3 – Landscape Plan

LIN21931-11 (Rev H) Sheet 4 – Landscape Plan

LIN21931-11 (Rev H) Sheet 4 – Landscape Plan

LIN21931-11 (Rev H) Sheet 5 – Landscape Plan

LIN21931-11 (Rev H) Sheet 6 – Landscape Plan

LIN21931-11 (Rev H) Sheet 7 – Landscape Plan

LIN21931-11 (Rev H) Sheet 8 – Landscape Plan

C1735-CE24B Balancing Pond and Details

C7135-SK1H Drainage Strategy Plan

C7135-SK3D Ditch Strategy

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

b) No development above foundation level shall take place until details of external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The 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 HQ/1 of the adopted Local Plan 2018).

c) Prior to the use of the pumping station, details of the temporary haul road to access the facility shall be submitted to and approved in writing by the Local Planning Authority along with a timetable for its use. (Reasons - In the absence of details submitted with the reserved matters application).

d) No development shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following:

a) Description and evaluation of features to be managed, to include integrated bat and bird nesting boxes on all dwellings, provision of four

reptile hibernacula, hedgehog permeability throughout the whole site, provision of wildflower grassland, strengthening of current boundaries, and a strong north/ south corridor through the centre of the site.

b) Ecological trends and constraints on site that might influence management.
c) Aims and objectives of management.
d) Appropriate management options for achieving aims and objectives.
e) Prescriptions for management actions.
f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
g) Details of the body or organisation responsible for implementation of the plan.
h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details. (Reason - To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

e) The edge of drainage ditch along the southern boundary down to the attenuation pond, shall be positioned no less than 1.2m from the central point of the existing hedgerow. (Reasons - To ensure there is no damage to the hedgerow/trees roots and to ensure continued growth).

f) All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the adopted public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided). (Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

g) All accesses including driveways shall be constructed using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

h) No development shall be occupied until details of the cycle stores have been provided in accordance with plan XXX.
(Reason – To provide adequate cycle parking in accordance with Policy TI/3 of the adopted Local Plan 2018).

i) No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established). (Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard).

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 Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/4619/18/RM

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