

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 March 2020

AUTHOR/S: Joint Director for Planning and Economic Development

Application Number:	S/4744/18/FL
Parish(es):	Waterbeach
Proposal:	Proposed residential development for 21 dwellings including affordable houses with associated access landscaping open space garages and one self-build/custom build plot
Site address:	Land to east of Cody Road and north of Bannold Road, Waterbeach, Cambs
Applicant(s):	Matthew Homes Ltd
Recommendation:	Delegated approval subject to s106 agreement
Key material considerations:	Principle of development Affordable Housing Housing Mix Impact on the character of the area and landscape Residential Amenity Highway Safety Drainage and Flood Risk
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Area Manager
Application brought to Committee because:	Departure from the adopted Local Plan and objection from Waterbeach Parish Council.
Date by which decision due:	To be agreed

Executive Summary

1. The proposal seeks planning permission for the erection of twenty-one new dwellings and associated infrastructure.
2. In terms of the principle of the development, the proposal would not comply with the Local Plan, being outside the village development framework and thus contrary to policy S/7 'Development Frameworks' of the adopted South Cambridgeshire Local Plan (2018). The proposal is therefore considered to be a departure from the up to date local plan. However, there are unique circumstances around the site context that had led officers to further assess the proposed development despite this technical departure.

3. Since the adoption of the plan, two developments either side of the application site, have been completed and are now occupied (reference: S/1359/13/OL and S/2458/16/RM and S/1907/14/OL and S/2491/16/RM. These permissions were approved when the Council could not demonstrate a five-year housing land supply. Together they have introduced approximately 126 new homes on what was previously agricultural land. As a result, the area has significantly changed both physically and functionally.
4. The application site would be surrounded by residential houses and therefore in visual terms, the site would be self-contained, would not be viewed from a valued or designated landscape. The proposal would not therefore harm the wider character and appearance of the countryside or be considered to encroach into it.
5. In terms of its sustainability, the site is considered to be in an accessible location on the edge of a Minor Rural Centre where a good range of services and facilities are within easy access by walking or cycling. In addition, the provision of 21 additional homes (8 affordable units and 1 self-custom build unit) would provide social benefits, along with the contributions towards infrastructure. Furthermore, there are no other technical issues (such as drainage or highways) that would render this development unacceptable when taken individually or cumulatively.
6. In summary, whilst the proposal would be contrary to policies S/7 of the adopted Local Plan, there would be no harm caused to the main aims of this policy or the settlement hierarchy in terms of encroachment into the countryside or being able to conclude that it is unsustainable form of the development. The other material considerations in this instance are considered to outweigh the harm in the planning balance and the application has been recommended for approval. Further justification has been set out in this report.

Site and Surroundings

7. The application site is located to the north of Waterbeach village and outside of the village framework. The site is surrounded by existing residential development located off Cody Road, Bannold Road and Kirby Road. The site remains an open and undeveloped parcel of land with its only access from the development immediately to the east from Bannold Road. The site is within a Flood Zone 1. There are no heritage assets nearby that the development would impact.

Planning History

8. S/1359/13/OL and S/2458/16/RM Outline application and subsequent reserved matters application for residential development for up to **90 dwellings** with access to Bannold Road - Approved and built out (land to the east of the application site)

S/1907/14/OL and S/2491/16/RM Outline application and subsequent reserved matters application for up to **36 dwellings** residential development - Approved and built out (land to the west of the application site).

Planning Policies

9. National Planning Policy Framework 2019 (PPG)
National Planning Practice Guidance (PPG)

10. South Cambridgeshire Local Plan 2018

- S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in favour of Sustainable Development
- S/5 Provision of New Jobs and Homes
- S/6 The Development Strategy
- S/7 Development Frameworks
- S/8 Rural Centres
- SS/5 Waterbeach New Town
- CC/1 Mitigation and Adaptation to Climate Change
- CC/3 Renewable and Low Carbon Energy in New Developments
- CC/4 Water Efficiency
- CC/6 Construction Methods
- CC/7 Water Quality
- CC/8 Sustainable Drainage Systems
- CC/9 Managing Flood Risk
- HQ/1 Design Principles
- H/8 Housing Density
- H/9 Housing mix
- H/10 Affordable Housing
- H/12 Residential Space Standards
- NH/2 Protecting and Enhancing Landscape Character
- NH/4 Biodiversity
- NH/5 Sites of Biodiversity or Geological Importance
- SC/2 Health Impact Assessment
- SC/7 Outdoor play space, informal open space and new developments
- SC/9 Lighting Proposals
- SC/10 Noise Pollution
- SC/11 Contaminated Land
- SC/12 Air Quality
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision
- TI/8 Infrastructure and New Developments

Saved South Cambridgeshire LDF (2007) Supplementary Planning Documents (SPD):

Affordable Housing

Trees and Development Sites – Adopted January 2009

Biodiversity – Adopted July 2009

District Design Guide – Adopted March 2010

Landscape in New Developments – Adopted March 2010

Health Impact Assessment – Adopted March 2011

Cambridgeshire Flood and Water – Adopted November 2016

Consultation

11. **Waterbeach Parish Council** - May 2019 - Waterbeach Parish Council objects to this planning application and stands by its original submitted comments. The Council has concerns regarding the water run-off from the site into the near-by culvert and feels that this area should be surveyed to ensure it meets the site needs. The area is not within the Local Plan and sits outside the village envelope. This area should be retained as a green area in an already heavily built up part of the village. If this planning permission is approved the Council would like to be consulted in advance in

the S106 decisions.

March 2019 - Waterbeach PC recommends REFUSAL of this planning application. It shares the view expressed by the Internal Drainage Board and County Council Flood Lead that the additional information does not provide sufficient assurance about the concerns previously raised.

January 2019 - Waterbeach Parish Council OBJECTS to this planning application as it sits outside the Local Plan and village envelope. There would be significant increase in traffic to an already congested area and these issues have not been addressed under the Design & Access statement. There does not appear to be any flooding studies carried out or comments on the impact of an already busy Doctor's Surgery.

Notwithstanding, if SCDC are mindful to approve this application the Council requests that normal working hours are adhered to and delivery lorries are managed in Bannold Road, which already has considerable damage to the surface. Lorries should be kept on site and not parked in Bannold Road. All trees and landscaping should consist of native British species. A pedestrian and cycle link onto Bannold Road from the site would also benefit residents.

12. **Urban Design Officer** - No objections. Officers do not object to this development in design terms but make a series of recommendations for improvements in regard to an insufficiently sized rear garden for some of the plots; the lack of a dedicated Local Area of Play; a lack of informal surveillance for a particular area of the Public Open Space; some aspects of the house type elevations; and provision of a further footpath connection.

These improvements would enable the scheme to better meet in policy HQ/1 (Design Principles) (a) and (c) of the '*Local Plan*' (2018) and paragraph 127 of the '*National Planning Policy Framework*' (2018).

Condition for the following have been recommended:

- Materials
- Details of windows and doors
- Details of eaves, verges and soffits
- Submission of amended drawings at DOC stage to ensure the flats meet the private amenity standards

13. **Landscape Officer** - No objections raised following the amended drawings/documents *Preliminary ecological appraisal Rev A, Location plan LP.01 Rev B, Site layout SL.01 Rev C1*. However, the following comments have been raised:

- Two bed terraces of four affordable dwellings to plots 16 to 19 - no objection, although 2no. parking spaces to be allocated for each dwelling. Rear private access is required to plot 18.
- Repositioning of one bed affordable dwellings to plots 14 to 15 revised - private rear garden to be provided for each dwelling.

14. **Affordable Housing Officer** - The site lies outside the development framework of Waterbeach and should provide 100% affordable housing in accordance with Policy H/11 of the adopted Local Plan 2018. If the site is not treated as an exception site, then, Policy H/10 of the Local Plan should apply, which states that 'All developments which increase the net number of homes on a site by 10 or more dwellings, should provide 40% of the homes on the site for affordable housing'. Therefore, for this

development of 21 dwellings, 8 should be provided for affordable housing.

Notwithstanding this, affordable housing mix below has been agreed with the Housing Development Officer.

15. **Education and Growth Team (Cambridgeshire County Council)** - No objections. Following the response from the education department on 7 January 2019 the following contributions have been requested:
 - Early Years - contribution of £55,839 towards Waterbeach Community Primary School
 - Primary Years - contribution of £16,131 towards Waterbeach Community Primary School
 - Secondary years - no contribution requested
16. **Archaeology Officer (Cambridgeshire County Council)** – No condition required. We do not consider a condition of planning permission to be necessary in this instance, despite the archaeologically sensitive nature of the wider landscape (particularly to the south in the area around Pieces Lane), and we have no objections or requirements for the proposed development.
17. **Sustainability Officer** - No objections subject to a condition for a carbon reduction statement and water conservation strategy.
18. **Environment Agency** - No objections to the development.
19. **Drainage Officer** - No objections. Following the submitted amendments, the development is acceptable subject to the imposition of conditions. There are still concerns regarding the suitability of the receiving watercourse and the functionality and condition of the downstream culvert. Without this being CCTV surveyed and repaired as necessary the site will not adequately drained. Therefore, the following condition is required:
 - Prior to commencement of development a CCTV survey of the downstream culvert and details of any required remediation, should be submitted to and approved in writing by the local planning authority.
20. **Lead Local Flood and Water Authority (Cambridgeshire County Council)** - No objections. Following the submitted information, the Lead Local Flood Authority (LLFA) remove their objection to the proposed development. The above documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving over a number of car parking spaces and a conveyance swale within the development. There is a small attenuation basin with additional crated attenuation beneath the basin providing additional attenuation for the larger storm events. Surface water will discharge at a rate of 2.8 l/s through a 75mm flow control into the IDB owned watercourse. Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Conditions for a detailed surface water drainage scheme have been requested and informatives for IDB consent and Pollution Control.

21. **Waterbeach Level Internal Drainage Board** - No objections. Following the submitted of amendments, the WLIDB have removed their original objection to this application. This decision is conditional and is based on the following requirements:
 - Obtaining the boards consent to discharge into the adjacent watercourse

- A CCTV survey is undertaken of the downstream culvert. This will be a requirement of the information needed to support a consent application.

22. **Anglian Water** - No objections. Our records show that there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. The comments note that:

- The foul drainage from this development is in the catchment of Waterbeach Water Recycling Centre that will have available capacity for these flows.
- The sewage system at present has available capacity for these flows.
- The preferred method of surface water disposal would be to sustainable drainage systems with connection to the sewer as a last option. Surface water should be considered by the statutory consultees.

23. **Contaminated Land Officer** - No objections. Specifically, I have reviewed the Herts & Essex Site Investigations site investigation report, their ref CSG/14042, dated 25th April 2017. Reference should also be made to my colleague Ms Claire Sproats' original comments made for an application across the wider area whereby a Phase I Desk Study was submitted and is referred to within this site investigation report. Ms Sproats' comments were dated 21st August 2017 (S/1907/14/OL).

These comments do not cover the geotechnical elements of the report (foundation design) or specifically cover risks to controlled waters, although the Environment Agency have already provided comments on that aspect and their response is available to view on the Council's online planning portal. I have reviewed the report and I am in agreement with the conclusions and recommendations. As such, Parts a, b, c and d of the standard condition relating to contamination are not required. An informative should be applied in the event contaminants are found.

24. **Health Impact Assessment Officer** - No objections. As per the Council's Supplementary Planning Document on Health Impact Assessment (HIA SPD) this application is for a small major development and does not require a full Health Impact Assessment. The HIA has followed a standard methodology for assessment using the Healthy Urban Development Unit (HUDU) checklist. I have reviewed the full application against this checklist and in general am satisfied that due consideration has been made to the impacts on existing and future residents of this site.

25. **Local Highways Authority (Cambridgeshire County Council)** - No objections. The Highway Authority can confirm that they will not be adopting any part of this development in its present format. The following conditions have therefore been recommended:

- 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
- The proposed access be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- The proposed access be constructed using a bound material, for the first five metres from the boundary
- The proposed access be constructed at a width of 5m for a distance of no less than 5m from the boundary of the adopted public highway.
- Traffic management plan has been agreed in writing
- Informative to the effect that 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

26. **Local Highway Authority (Transport Assets Team)** – Updated comments 19th May 2019. No objections subject to the following mitigation package:
- To construct prior to occupation a 2m wide footway to enable a link between the site and the north side of Bannold Road;
 - Submit a Travel Plan Welcome Pack prior to occupation for approval by the LPA.
27. **Ecology Officer** - No objections. The applicant has submitted an updated Preliminary Ecological Appraisal (ACD Environmental, November 2019) in support of the application. The report is acceptable; although I would note that section 5.23 Local Planning Policy, refers to the old Local Plan and does not reference the South Cambridgeshire District Council Biodiversity SPD (2009). However, in terms of survey and analysis of the application site, and in recommended avoidance, mitigation, and enhancement I agree. I would therefore recommend that should the Planning Officer be minded recommending permission is granted, that the following conditions of approval are included within any decision letter issued:
- Compliance condition
 - Scheme for ecological enhancement
28. **Tree Officer** - No arboricultural or hedgerow objections to this application. There are/were trees on or adjacent to site with no statutory protection it seems that these are not going to be retained. The trees do not appear to have sufficient quality to TPO.
29. **Designing out Crime Officer** - My only additional comment would be the Applicant considers submitting a Secured by Design application in regard to this development. I am more than happy to support and work with them on this Application. I mention this as there are incidents reported of residential burglaries in Waterbeach – 28 in the last year.

31. **Representations**

Following public consultation on the original application and subsequent amendments, approximately 6 letters of objection have been received on this planning application. The comments received during the consultation process are viewable on the Councils website, the material planning considerations have been summarised below:

- Land should be conserved for the benefit of wildlife and community as a whole
- Possible badgers, deer's and various species of insects can be found.
- Drainage is at capacity - ditches contain sewage
- No protection of the strip of mature trees to the north of the development
- Land provides a privacy shield
- Overlooking impacts to No.17 Star Drive and No.37 Star Drive
- Overshadowing to No.17 Star Drive
- Electric vehicle charging points should be included and capable of accommodating wi-fi.

Planning Assessment

32. During the application process three rounds of amendments were consulted on to address concerns brought up during the consultation process. In summary the following amendments were made:
- Site layout - including landscaping
 - Access arrangements
 - Ecology report

- Drainage report
- Red-line site plan
- Inclusion of a Self-custom build plot

The following assessment considers the most up to date amendments and based on this up to date description.

Principle of development and sustainability of the site for housing

33. The Council's strategy for managing housing growth is set out in the recently adopted Local Plan. The strategy sets out a settlement hierarchy, focusing development on existing settlements through defined development frameworks. The principle reasons for doing this is to, one, prevent encroachment of development into the countryside and secondly, to prevent incremental growth in areas where there is insufficient infrastructure to support such development.
34. Policy S/7 only permits development outside of village development frameworks where a site has been allocated within a Neighbourhood Plan or the proposal requires a countryside location (such as development for agriculture).
35. The site is located outside of the defined village development framework of Waterbeach and is therefore technically within the countryside. Residential development, such as this proposal, would therefore be contrary to policy S/7 of the adopted Local Plan.
36. Notwithstanding the policy conflict, the site is surrounded by residential units, some of which have been more recently completed by Matthew Homes and Persimmon Homes. In regard to the first aim of the policy, it is therefore fair to say the site and immediate surroundings cannot be categorised as being in the 'countryside' to which the proposal would 'encroach into' of which policy S/7 seeks to protect.
37. In terms of second aim of the policy which guards against incremental growth, associated Policy S/9 designates Waterbeach as a Minor Rural Centre and is considered to have a good level of services and facilities including primary school, convenience store, recreational facilities, railway station. Developments of up to 30 dwellings are generally acceptable within the village frameworks given the accessibility to services and public transport options. Whilst the proposed site is outside of the village framework and therefore technically the strategic policy would not apply, the scale of the development (21 dwellings) would be in-kind with what would normally permit in this type of location and in addition would be within a reasonable distance to a range of services and facilities within the village, along with access to public transport modes including regular train and bus services. In addition, the site will eventually be close to Waterbeach New Town (policy SS/6) where a range of services and facilities will be provided in which future occupiers would have access too.
38. In summary, whilst the proposal would be contrary to policies S/7 of the adopted Local Plan, there would be no harm caused to the main aims of this policy or the settlement hierarchy in terms of encroachment into the countryside or being able to conclude that it is an unsustainable form of the development.
39. Other benefits of the proposal would include the development of a land-locked site, additional affordable housing provision, provision of a self-build site and other s106 contributions. These matters have been considered in the planning balance at the end of the committee report.

Housing Density

40. The overall density of the development is an average of 26 dwellings per hectare. Whilst this is below the threshold of 30 dwellings per hectare set in adopted policy H/8, local circumstances including the shape of the site and the location of existing residential amenity dictate that a lower density is needed.

Housing mix

41. Adopted policy H/9 requires development to deliver a wide choice, type and mix of homes to meet the needs of different groups in the community. Market homes should consist of 30% 1-2 bedrooms, 30% 3 bedrooms, 30% 4 or more homes with 10% flexibility.
42. The policy also requires that on all sites of 20 or more dwellings developers will supply dwelling plots for sale to self and custom builders and that 5% of market homes in a development should be built to the accessible and adaptable dwellings M4(2) standard (rounding down to the nearest whole property).
43. The proposal includes the provision of 13 market dwellings. In accordance with the policy the 30% requirement each dwelling type should be at least 3.9 units. The proposed mix includes:
- 5x 2bedroom units
 - 4x 3bedroom units
 - 4x4bedroom units (including one self-build plot)
- The proposed market mix would comply with policy H/9 of the adopted Local Plan.
44. At this stage, the housing mix policy does not set criteria for how many self-build/custom build units are to be provided within a development. The proposal would introduce one self-custom build unit (plot 1). This plot will be secured in the s106 agreement and the appropriate marketing of the plot will be undertaken in accordance with the agreed details and in consultation with our housing strategy officers.
45. Plot 14 has also been designed to M4(2) standard. This will equate to 6% of the market mix. All the house types meet the Nationally Described Space Standards (NDSS) in accordance with policy H/11 of the Local Plan.
46. The application demonstrates that a wide choice of homes will be delivered on the site with a mixture of market homes and would therefore comply with the main aims and objectives of policy H/9 and paragraph 61 of the National Planning Policy Framework.

Affordable housing

47. Adopted policy H/10 states that all developments which increase the net number of homes on a site by 10 or more should provide 40% affordable housing on-site. The proposal would meet this policy requirement and includes 8 affordable housing units (40%). The tenure split of the affordable units is as follows to meet identified local need:
- Affordable Rented - 2 x 1 Bed (2 Person) Flats
 - Affordable Rented - 4 x 2 Bed (4 Person) Houses
 - Shared Ownership - 2 x 3 Bed (5 Person) Houses
48. The tenure mix of these 8 units is in accordance with the Council's Affordable Housing SPD, which is 70% affordable rented and 30% intermediate/shared ownership

housing. The units will be secured in a S106 agreement. The proposed development is in accordance with policy H/10 of the Local Plan together with guidance contained within the Council's Affordable Housing SPD. The Council's Housing Officer has supported the mix. All the house types meet the Nationally Described Space Standards (NDSS) accordance with policy H/12 of the Local Plan.

Impact on the character of the area and landscape

49. The application site is a parcel of undeveloped land that sits between two development parcels (S/1359/13/OL and S/2458/16/RM and S/1907/14/OL and S/2491/16/RM). Whilst there is no statutory protection, wildlife designation or planning designation for this land, third party representations have indicated that it is being used as a wildlife corridor and should therefore remain.
50. The proposed development will have a limited impact on the wider landscape character given it's enclosed by existing built up development. The contribution it makes to the landscape character is therefore considered to be limited. The proposed dwellings will be similar in appearance and scale to those to the east and west and therefore they would be inkeeping with the character of the area.
51. Whilst the loss of a un-developed parcel of land might be of concern to third parties, the applicant has made sufficient provisions to ensure there will be a 'net gains' in biodiversity on the site, this includes a landscape strategy which seeks to extend the open space on the adjacent development and a scheme for biodiversity enhancement features. This would be in line with national and local planning policy.
52. The proposal would therefore reflect the character of the local area and would provide sufficient landscaping and biodiversity features to accord with policy HQ/1(a) and NH/4 of the adopted Local Plan.

Layout

53. A full set of technical studies have been submitted with the application and have informed the proposed layout and design of the scheme. The proposed layout and design of the development has been amended during public consultation to include the provision of a self and custom build plot and change the layout of the affordable houses.
54. Most of the houses will be accessed from Cody Road via the development to the east with two of the units being directly accessed from Bannold Road. Appropriate turning areas for emergency, refuse and service vehicles and vehicle parking has been incorporated into the proposed layout.
55. The eight affordable units will be accommodated in the southern part of the site. This will also include two shared ownership units. There would be a mixture of tenure types within this area and the overall design would be tenure blind compatible with the other dwellings on the site. As such a mixed and balanced community would be created in accordance with the National Planning Policy Framework.
56. The existing open space/LAP/SUDs feature in the centre of the site has been made slightly larger to create a more inclusive form of development of which the houses will centre around. Policy SC/7 states that new housing developments will contribute towards Outdoor Play Space and informal open space to meet the needs generate by the development. For a scheme of this scale provision for informal open space (184 sq.m) and a Local Area of Play (174 sq.m) should therefore be provided on site. The

applicant is proposing 909 sq.m of onsite open space arranged to the western boundary attached to the existing open space and the area to the south-west of the site is proposed as informal open space. Whilst officers acknowledge the concerns raised by the urban design officer stating that a separate LAP should be provided, its attachment to the existing is logical and the scale would satisfy requirements of the policy.

Scale and Appearance

57. The proposed 21 homes are contained within two-storey buildings, following traditional forms. The scale of the development is reflective of other domestic dwellings found within the wider context of Waterbeach.
58. The Urban Design Officer has recommended a condition for window details of windows and doors and details of eaves, verges and soffits. This provision is considered to be overly onus and unnecessary given the level of detail provided within the submitted plans. In addition, the dwellings are not located in a sensitive area (such as a Conservation Area).
59. A renewable energy statement supports the application. This recommends a combination of demand-reduction measures, energy efficient measures and renewable energy (including photovoltaic panels) will deliver the requirement for on-site CO2 reductions. A water efficiency condition has also been requested. These conditions will be added to any decision notice to accord with policy N/3 and CC/3 of the Local Plan.

Landscape and trees

60. Given that the development is surrounded by existing dwellings sharing garden boundaries, landscaping around the perimeter of the site is not necessary. As such focus has been given to landscaping within the site including the provision of additional open space, SUDs feature and the provision of trees between the parking areas.
61. The types, species, location, stock and details of planting to be retained will be requested via planning condition. For the above reasons that proposal is therefore considered to comply with policy HQ/1(a) of the Local Plan which seeks to ensure developments are of a high quality and sympathetic to the surroundings.

Residential Amenity

62. Policy HQ/1 (n) seeks to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight which avoids unacceptable impacts such as noise, vibration, odour, emissions and dust. The Council also has a District Design Guide which also seeks to guide development in the area.
63. The gardens to the dwellings for the two-bedroom properties will be a minimum of 50 square meters. All three-bedroom units and above will be a minimum of 80 square meters, apart from plot 5. Whilst the garden size for plot 5 will be below the suggested standard at 65 square meters, on balance, given its shape the private space would still offer a functional space of future occupiers to utilise. In addition, they would have direct access to the open space to the front of the property. Officers therefore do not consider a condition to be necessary.

64. The layout plan includes two apartments on plots 14-15. Currently the plans indicate that they will share a private amenity space. The urban design officer has suggested that balconies are installed, or this space is sub-divided. Officers consider the latter to be a reasonable solution and thus a condition will be included for details in the landscape/boundary strategy.
65. Overall the development is considered to provide a suitable level of private residential amenity for all the future occupiers.
66. In terms of the impact to existing properties, the rear elevations of the dwellings along Star Drive are between 10m to 14m from the shared boundary of the site. These properties will back onto the proposed garden areas of Plots 3-12. There have been objections from occupiers along Star Drive (No.17 and No.37) with concerns relating to overlooking and overshadowing.
67. As shown on Plan SL.01 rev D, the back-to-back distances between the dwellings would be between 23m to 28m. The distance to the boundary is between 14m to 16m. The majority of the dwellings would meet the suggested distances in the Councils District Design Guide (SPD) of 24m back-to back-distance. The only exception is plot 4 at 23m, however, given the closest rear window (in the gable end) is offset from the dwelling opposite (No.37/ Plot 96 Star Lane) it would not cause any significant overlooking impacts to their rear windows or garden area.

All of the dwellings are set at a sufficient distance from the boundary of the site to not cause any significant overshadowing impacts to adjacent garden areas. For the reasons set about above, the proposal is considered to accord with policy HQ/1(n) and provides a good level of amenity for existing and future occupiers.

Highway safety

68. The National Planning Policy Framework paragraph 109 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
69. The application is accompanied by a Transport Statement (TS) by Woods Hardwick (dated July 2018). Within the TS estimations have been made on the quantum of trips that may be generated by the proposed development, along with other permitted developments in the area. It concludes that roughly 13 two-way vehicle trips in the AM peak (between 8am-9am) and 14 two-way vehicle trips in the PM peak (5pm-6pm).
70. The low quantum of vehicle trips that would be generated from this development when coupled with permitted developments in the area would not cause a detrimental impact on the local highway network. The Local Highways Authority Transport Assets Team have reviewed the planning application and has not raised any objections on highway safety grounds linked to the capacity of the network.
71. The existing site access from Cody Road, is considered to be sufficient to accommodate the proposed development and already provides suitable visibility splays. A condition for the proposed accesses be constructed at a width of 5m for a distance of no less than 5m from the boundary of the adopted public highway is therefore not considered necessary.
72. With respect to relevant national and local planning policies, the cumulative transport impact of the development is not considered to be severe, nor does the proposal

demonstrate that there would be an unacceptable highway safety risk.

73. Notwithstanding this, the Transport Assets team have requested mitigation for a 2m wide footway to enable a link between the site and the north side of Bannold Road. This has been shown on the Site Layout Plan but a compliance condition will be included to ensure this is delivered.
74. There are no reasons on highways or transport grounds to refuse the planning application for development in this location despite local concerns. The proposal would therefore comply with policy SC/11 of the Local Plan. A travel plan will be secured via planning condition to ensure sustainable modes of transport are encouraged when the dwellings are occupied.

Parking

75. Each house will be provided with a minimum of two parking spaces. The two single bedroom apartments will contain a single parking space. Due to a discrepancy on the plans, officers seek clarification by planning condition on how the spaces to the front of Plots 14-19 will be distributed. Despite this discrepancy, there would be a sufficient number of spaces in total for these units.
76. Every dwelling will have provision for lockable cycle storage facilities, either within the garages or where no garages within secure garden sheds or communal stores. Conditions will be included on the decision notice for the details of the cycle storage on those properties without a garage. The development would therefore accord with policy TI/3 of the adopted Local Plan.

Flood Risk and Drainage

77. The site consists of a steady fall from the south to the north across the site. In accordance with the Environment Agency flood maps the site falls within a flood zone 1, comprising land assessed as having a less than 1 in 1000 annual probability of flooding.
78. To determine whether the development would have a detrimental off-site impact to surrounding properties a Flood Risk Assessment and Drainage Strategy was undertaken by Woods Hardwick (August 2018) and has subsequently been amended to overcome objections. The documents have been considered by the Lead Local Flood and Water Authority, Drainage Officer and the Internal Drainage Board.
79. Surface Water - In terms of the surface water drainage strategy, the underlying soil conditions (Gault Formation - Mudstone) are not suitable for infiltration techniques to be used. As such, the applicant has explored the use of an existing ditch or watercourse in line with the hierarchy for surface water disposal.
80. An existing ditch runs parallel to the southern boundary of the site, which includes short culverted sections to make allowances for adjacent vehicular site accesses. The Internal Drainage Board (IDB) maintain this section of the ditch along Bannold Road.
81. The proposed surface water drainage strategy is to attenuate surface water on site, using a combination of a SUDs pond and offline grate system situated on the western site boundary. The water from these features will then discharge to the southern ditch (owned by the IDB), via a flow control device to ensure does not exceed green field run-off rates.

82. Initial concerns were raised by third parties and the drainage officers about whether the watercourse into which the development would discharge (southern ditch) has a positive connection to ensure there is not an increased risk of flooding downstream. In response the applicant submitted the 'Surveyed Ditch Extract drawing (17603-CODY-5-104). The details demonstrated that the downstream culvert was a 600mm diameter and therefore of a significant size, which could take the flows of the development.
83. The updated details have been supported by the Drainage Officer, Lead Local Flood and Water Authority and the IDB have removed their objections on the basis of the applicant obtaining the board's consent to discharge into the adjacent watercourse and to require a CCTV survey is undertaken of the downstream culvert. Given that this detail would be required for the separate IDB application process, a duplicate planning condition for CCTV survey is not consider necessary.
84. Foul Water - The foul water generated from the site will be via two connections to the front of plots 12/13 and then onto the mains sewer located on Cody Road. Whilst this indicative strategy demonstrates a connection can in made to existing infrastructure, a condition for a detailed drainage strategy to be submitted to ensure the development would not lead to an unacceptable risk of flooding downstream. Anglian Water have raised no capacity concerns with the proposal. A condition for foul water details is not therefore considered necessary.
85. For the above reasons, the proposed development is in accordance with policies CC/7, CC/8 and CC/9 of the adopted Local Plan and guidance contained within the Cambridgeshire Flood and Water SPD (2016).

Biodiversity

86. The applicant has submitted an updated Preliminary Ecological Appraisal (ACD Environmental, November 2019) in support of the application. This document has been reviewed by the Council's Ecology Officer. The report is generally acceptable; however, conditions have been recommended for compliance with the submitted strategy and a scheme for biodiversity enhancement to ensure the development meets a net gain in biodiversity.
87. Whilst there continues to be third party concerns with the loss of this open space and impact on wildlife species, ecology does not pose a constraint to the development and enhancements can be made to add value of the site for wildlife and achieve a 'net gain in biodiversity' in accordance with policy NE/6 and the National Planning Policy Framework.

Education provision

88. Policy TI/9 states that developers should engage with the Children Services Authorities at the earliest opportunity to ensure the appropriate mitigation is identified and can be secured.
89. The proposed development will generate an early year's child yield. The CCC have confirmed there is no capacity to take on students from the proposed development and therefore mitigation of £55,839 is required towards Waterbeach Community Primary School.
90. The proposed development will generate a primary year child yield. The CCC have confirmed there is no capacity to take on the students from the proposed development and therefore mitigation of £16,131 towards Waterbeach Community Primary School

is required.

91. The catchment setting for secondary school years for the proposed development is Cottenham Secondary School. The CCC has confirmed there is capacity to take on the students from the development and therefore a contribution is not required.
92. The developer has agreed to provide contributions toward early years and primary years in accordance with the comments above and they will be secured via the s106 agreement.
93. The contributions are directly related, reasonable and necessary to mitigate the impact of development and therefore would accord with the CIL regulations. In addition to this the infrastructure payment would accord with the requirements of site-specific policy H/1 of the Local Plan.

Other Matters

94. Archaeology - A condition is not considered to be necessary given comments from the County Council Archaeology officer.
95. Charging points - There has been a third-party request for electric charging points to be installed. Whilst the Council does not have a specific planning policy, it would contribute towards planning for sustainable travel under policy TI/2 and would demonstrate a commitment towards mitigating and adapting to climate change under policy CC/1. This condition is generally used on other major developments in the district to encourage future usage and as such is considered to meet the tests of the NPPF.
96. Waste and recycling - The proposed development takes into account appropriate accommodation for waste storage in accordance with the RECAP Waste Management Design Guide SPD.
97. Broadband - A compliance condition will be included on the decision notice to ensure the ducting from the properties is provided prior to occupation in accordance with policy TI/10.
98. Off-site contributions - The Councils S106 officer has consulted with the Parish Council and applicant on proposed projects within the village that the development contribute towards to mitigate the impact of the development. Full details and break down of the contributions and compliance with CIL regulations can be found in Appendix 1 of this report.
99. In terms of formal sports an offsite contribution of £21,587.58 towards sports provisions for the upgrade to Waterbeach Bowls Pavilion including making provision for indoor bowls in terms of children's play space an offsite contribution of £29,931.92 towards a new play area at Haling Place. In terms of indoor community space, an offsite contribution of £9,800.76 towards improvements to the Waterbeach Tillage Hall specifically a new kitchen area.
100. The County Council Transport Assets team have previously requested a contribution of £20,000 towards footpath improvements on Way Lane and St Andrews Hill. The applicant has does not agree to this contribution given that there is an existing footpath along Way Lane and that no other development on Bannold Road has need to contribute towards its improvement.

101. Officers note that sections of Way Lane do not have footways and therefore do require some improvements, however, Way Lane is not the only route to the services and facilities within the village that future occupiers might take. As such officers are not convinced that the development would become unacceptable without this contribution. As such, it would not meet the CIL regulations and therefore has not been requested in the heads of terms.
102. The Councils S106 Officer has reviewed the projects and officers consider in this format they meet the tests of CIL regulations 123 and are necessary to mitigate the impact of the development. They will be secured via s106 agreement and the heads of terms is attached to this committee report. The contributions area considered required in accordance with policies SC/6, SC/7, and SC/8 of the Local Plan.
103. Doctors Surgery - Given the proposal is for only 21 dwellings, it is not considered to be of a scale that would trigger contributions towards the local doctor's surgery.

Conclusion - Planning Balance

104. Following the adoption of the South Cambridgeshire Local Plan (2018) the Council is able to demonstrate a five-year housing land supply. In accordance with paragraph 11 of the National Planning Policy Framework, decisions should '*apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay*'.
105. Paragraph 12 goes onto state '*where a planning application conflicts with an up to date development plan, permission should not usually be granted*'. However, in some circumstances it states that '*Local Planning Authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed*'.
106. In terms of the principle of the development, it would not comply with the Local Plan, being outside the village development framework and thus contrary to policy S/7 'Development Frameworks' of the adopted South Cambridgeshire Local Plan (2018). The proposal is therefore be considered to be a departure from the up to date plan.
107. However, since the adoption of the plan two developments, either side of the application site, have been completed and are now occupied (reference: S/1359/13/OL and S/2458/16/RM and S/1907/14/OL and S/2491/16/RM. Together they have introduced approximately 126 new homes on what was previously agricultural land. As a result, the area has significantly changed both physically and functionally.
108. The application site would sit within the confines of this built up development and therefore in visual terms, the site is self-contained, it's not a valued landscape and would not be viewed from any sensitive places. The proposal would not therefore harm the wider character and appearance of the countryside or be considered to encroach into it.
109. In terms of its sustainability, the site is considered to be in an accessible location on the edge of a Minor Rural Centre where a good range of services and facilities are within easy access by walking of cycling. In addition, the provision of 21 additional homes (8 affordable units and one self-custom build unit) would provide social benefits, along with the contributions towards infrastructure.

110. In summary, whilst the proposal would be contrary to policies S/7 of the adopted Local Plan, there would be limited harm caused to the main aims of this policy in terms of encroachment into the countryside or being able to conclude that it is unsustainable form of the development. The other material considerations in this instance are considered to weigh the harm and the application has been recommended for approval.

Recommendation

111. Officers recommend delegated approval subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

112. See appendix 1 - Heads of terms

Conditions and Informatives

113. Planning conditions and Informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

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:
Location Plan MATT170419 LP.01 Rev B
Coloured Site Layout MATT170419 CSL.01 Rev D
House Type 2B4P.e - Red Brick Elevations HT.2B4P.e Rev B
House Type 2B4P.p - Floor Plans HT.2B4P.p Rev B
House Type 3B5P.e - Red Brick Elevations HT.3B5P.e Rev A
House Type 3B5P.p - Floor Plans HT.3B5P.p Rev A
House Type 766.e - Red Brick Elevations HT.766.e Rev A
House Type 766.p - Floor Plans HT.766.p Rev A
House Type 955.e - Red Brick Elevations HT.955.e Rev A
House Type 955.p - Floor Plans HT.955.p Rev A
House Type 1102.pe - Red Brick Plans & Elevations HT.1102.pe Rev A
House Type 1557.e - Red Brick Elevations HT.1557.e Rev A
House Type 1557.p - Floor Plans HT.1557.p Rev A
Plots 14-15 Red Brick Floor Plans P14-15.p Rev A
Plots 14-15 Red Brick Elevations P14-15.e Rev A
Plots 20-21 Floor Plans P20-21.p Rev B
Plots 20-21 Elevations P20-21.e Rev B
Shed 1 - Bed House SHED.01.pe Rev A
Shed 2 - Bed House SHED.02.pe Rev A
Garage Single - Floor Plans & Elevations GAR.01 Rev B
Garage Double - Floor Plans & Elevations GAR.02 Rev B
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. The dwelling on Plot 16 or another such plot to be identified and agreed in writing by the Local Planning Authority, shall be built to the accessible and

adaptable dwellings M4(2) standard in accordance with Building Regulations 2010 Access to and Use of Buildings. (Reasons - To comply with policy H/9 of the adopted Local Plan 2018 and signed off by Building Regulations.)

4. 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 HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

Landscaping and boundary treatment

5. No development shall take place above slab level, full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. 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 HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018).
6. 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 HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018.)
7. Prior to the first occupation of the development a plan indicating the positions, and type of boundary treatment to be erected for plots 14 and 15 shall be submitted to and approved in writing by the Local Planning Authority. The details should provide two independent private garden areas. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details in relation to plots 14 and 15 and in accordance with Plan BDML01.A for all other plots 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 HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

Ecology

8. The development shall be carried out in accordance with the Preliminary Ecological Appraisal (ACD Environmental, November 2019).
(Reasons - To ensure the development complies with the principles in policy NH/4 of the adopted Local Plan 2018)
9. No development above lab level shall commence until a scheme for

biodiversity enhancement, such as incorporation of permanent bat roosting feature(s) and or nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a. Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
- b. Materials and construction to ensure long lifespan of the feature/measure
- c. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d. When the features or measures will be installed and made available.

(Reason - To achieve a net gain in biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

Highways

10. Prior to the occupation of the dwellings on Plots 14-19, a detailed plan shall be submitted identify each plots associated parking place shall be submitted to an approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

(Reasons – To ensure the spaces are evenly distributed depending on the size of the unit they serve and to accord with policy TI/3 of the adopted Local Plan.

11. 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:

- a) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
- b) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- d) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway

(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

12. Prior to first occupation of the development a 2m wide footway to enable a link between the site and the north side of Bannold Road shall be fully implemented in accordance with the following plan; Coloured Site Layout MATT170419 CSL.01 Rev D and any details agreed under condition 6 of this decision notice. The footway should be maintained as such thereafter.

(Reasons - To ensure the development connects with the surroundings in accordance with policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

13. Prior to the first occupation of the development, 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 in accordance with HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

14. Prior to the first occupation of the development, the proposed access is constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. The access shall be constructed and using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interests of highway safety in accordance with policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
15. No dwellings shall be occupied until a Travel Plan to reduce car dependency and to promote alternative modes of travel has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details. (Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

Drainage

16. No development above slab shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy Addendum prepared by Woods Hardwick Infrastructure LLP (ref: 17603/FRA and DS Addendum) dated 27 June 2019 and information within the letter from Woods Hardwick Infrastructure to Cambridgeshire County Council (ref: GBR/KW/E/17603/B4) dated 23 January 2020 and shall also include:
17. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
 - a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - b) Full details of the proposed attenuation and flow control measures;
 - c) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - d) Full details of the maintenance/adoption of the surface water drainage system;

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG. (Reason - To ensure that the proposed

development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development in accordance with policy CC/8 and CC/9 of the adopted South Cambridgeshire Local Plan 2018).

Environmental Health - during construction

18. Prior to the installation of any floodlighting, security or street lighting, a lighting scheme shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include layout plans (including proximity to existing residential properties) and elevations with luminaire locations annotated and full isolux contour map. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details. (Reason - To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with SC/10 of the adopted South Cambridgeshire Local Plan 2018.)
19. Prior to the commencement of development, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details thereafter. (Reason - To protect the amenities of nearby residential properties in accordance with policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)
20. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority. (Reason - To protect the amenities of nearby residential properties in accordance with policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)
21. 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 Policies HQ/1 and SC/11 of the adopted South Cambridgeshire Local Plan 2018.)

Sustainability and renewable energy

22. No development above slab level shall take place until an Electric Vehicle Charging Plan has been submitted to and approved in writing by the local planning authority. The Plan should include the details of the provision of cabling infrastructure location having regard to parking associated with various planning class uses. (Reasons – To ensure charging points can be installed as the request of future occupiers to enhance the sustainability credentials of the development in accordance with CC/1 of the adopted South Cambridgeshire Local Plan 2018).

23. No development above slab level shall take place until an Energy Delivery Strategy which shall demonstrate how at least 10% of the expected energy requirements for the development will be delivered from renewable sources or low carbon technologies. The development shall be implemented in accordance with the approved strategy. (Reason - To ensure an energy efficient and sustainable development in accordance with CC/3 of the adopted South Cambridgeshire Local Plan 2018).
24. Prior to the first occupation of the development, infrastructure to enable the delivery of broadband services to industry standards should be provided for each of the dwellings. (Reason – Support the implementation of the South Cambridgeshire Economic Development Strategy in accordance with policy TI/10 of the adopted South Cambridgeshire Local Plan 2018.)
25. Water efficiency condition

Informatives

26. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated
27. 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.
28. 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 Highway Authority for such works.
29. Constructions or alterations with an ordinary watercourse require consent from the Lead Local Flood and Water Authority under the Land Drainage Act 1991. Ordinary watercourse includes every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of the main rivers. The applicant should refer to Cambridgeshire County Council Culvert policy.
30. The developer is required to obtaining the International Drainage Boards consent to discharge into the adjacent watercourse.
31. If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

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 SPDs
- Planning File reference S/4744/18/FL

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