

Reference: 20/03151/REM

Proposal: Reserved matters for appearance, landscaping, layout and scale following outline planning permission S/3077/16/OL for the proposed development of up to 16 dwellings (8 market and 8 affordable) with all matters reserved except access

Site Address: Land South Of Thompsons Meadow Guilden Morden
Cambridgeshire

CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 2 Notwithstanding the approved plans, no development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- 3 No development above slab level shall take place 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 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 in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan and paragraphs 108 and 110 of the National Planning Policy Framework).
- 4 Prior to the first occupation of the development details of the boundary treatments to be erected around the edge of the drainage ponds within the site shall be submitted to and approved by the local planning authority, the details shall include the positions, height, type, design and materials of the boundary. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of visual amenity and to ensure that suitable boundary treatments are installed. (South Cambridgeshire Local Plan 2018 policy HQ/1).

- 5 The driveways hereby permitted shall be constructed using a bound material and so that their falls and levels are such that no private water from the site drains across or onto the highwa.

Reason: For the safe and effective operation of the highway (in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.).

- 6 Prior to the occupation of the development the specification and details of the electronic vehicle charge points to be installed shall be submitted to and approved in writing by the Local Planning Authority. The charge points shall be installed in accordance with the approved details and retained thereafter.

Reason: To ensure a sustainable development in accordance with South Cambridgeshire Local Plan 2018 policy CC/2.

- 7 No development above base course level shall take place until a plan to demonstrate the provision of adequate swept paths for refuse vehicles has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with South Cambridgeshire Local Plan 2018 policy HQ/1.