
REPORT TO: Development and Conservation Control Committee 4th January 2006
AUTHOR/S: Director of Development Services

**S/2050/05/F - Coton
Erection of 19 Affordable Dwellings, Land off Silverdale Close
for Granta Housing Society**

**Recommendation: Delegated Approval
Determination Date: 25th January 2006 – (Major Application)**

Members of Committee will visit the site on Tuesday 3rd January 2006.

Site and Proposal

1. The application site lies to the south west of the village and is a 0.64 hectare piece of agricultural land lying adjacent to, but outside of, the Coton village framework, within the countryside and within the Cambridge Green Belt.
2. To the north is housing along Whitwell Way including two dwellings that sit behind those fronting Whitwell Way which are the closest to the site in this direction. To the east lies a development of 12 affordable houses that are also adjacent but outside of the village framework and in the Green Belt.
3. To the west is a treed area and to the south the land is open.
4. Between the site and the housing at Whitwell way is a strip of land along the northern edge of the site. It is understood that underground services exist which would require this land to remain open and un-planted.
5. The full application, submitted on 26th October 2005 seeks to erect 19 affordable dwellings on the site. The proposed mix of dwellings is as follows:
 - a) 9 x 2-bedroom houses (3 pairs of semi-detached and 1 terrace of 3)
 - b) 4 x 3-bedroom houses (2 pairs of semi-detached)
 - c) 6 x bungalows including 1 x disabled person's bungalow (3 pairs of semi-detached)
6. Vehicular access to the site would be via the existing affordable housing scheme to the east.
7. There are no public footpaths on or close to the site.

Planning History

8. Planning permission for residential development on a larger site, including the application site but extending eastwards to the rear garden boundaries of Silverdale Avenue and extending south to the Bin Brook was refused in 1959, 1972 and 1973.
9. The scheme of 12 affordable dwellings to the east of the site was approved in March 1998 (ref. **S/1425/97/F**)

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Planning Policy

10. **Policy P1/2** of the Cambridgeshire and Peterborough Structure Plan 2003 (the Structure Plan) states that development in the countryside will be restricted unless the proposal can be demonstrated to be essential in a particular rural location.
11. **Policy P1/3** of the Structure Plan states that a high standard of design and sustainability will be required for all new development which minimises the need to travel and reduces car dependency. In addition development is expected to provide a sense of place which responds to the local character of the built environment and takes account of community requirements by including a mix of housing opportunities and designing for the needs of all sections of the community.
12. **Policies P5/4 and P5/5** of the Structure Plan encourages housing which meets, amongst others, affordable housing needs.
13. **Policy P9/2a** of the Structure Plan refers to the Green Belt and, amongst other criteria, the need to maintain and enhance the quality of the setting of Cambridge. It states that development will be limited to uses appropriate to a rural area.
14. **Policy GB2** of the South Cambridgeshire 2004 Local Plan states that planning permission will not be granted for inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Development is defined as 'inappropriate' unless it comprises, amongst others, affordable housing in accordance with the 'exceptions policy' (Policy HG8) where no suitable sites are available outside the Green Belt.
15. **Paragraph 3.13** states: "Dwellings will not normally be permitted in the Green Belt. Exceptionally, where there is an identified need for affordable housing (defined at Policy HG7) and where the District Council is satisfied that no other suitable sites exist, Green Belt sites may be used subject to other policies in the Local Plan..."
16. **Policy HG7** of the Local Plan, amongst other criteria, defines what 'affordable housing' is, when it is required, who qualifies for it and what is meant by 'housing need'.
17. **Policy HG8** of the Local Plan states that, as an exception to the normal operation of the policies of the Plan, planning permission may be granted for schemes of 100% affordable housing designed to meet identified local housing needs on sites within or adjoining villages providing the following criteria are all met:
 - a) The proposal includes secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in 'housing need' as defined in Policy HG7;
 - b) The number, size, design, mix and tenure of the dwellings are all confined to, and appropriate to, the strict extent of the identified local need;
 - c) The site of the proposal is well related to the built-up area of the settlement and the scale of the scheme is appropriate to the size and character of the village;
 - d) The development does not damage the character of the village or the rural landscape.
18. **Paragraph 4.22** states "PPG2 (Planning Policy Guidance) 'Green Belts' states that limited affordable housing may be appropriate within the Green Belt. However, given the nature of the Cambridge Green Belt, which is relatively small in extent, and the need to avoid prejudicing other strategic and local policies, the District Council will implement this policy with caution. Before planning permission is granted for such

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development, the District Council will have to be assured that no alternative appropriate sites can be found for the scale and type of development proposed and that the scheme fulfils all the criteria set out in the Council's policies, including those relating to the impact of new development on local surroundings".

19. **Policy HG10** of the Local Plan states that "Residential developments will be required to contain a mix of units providing accommodation in a range of types, sizes (including 1 and 2 bedroom dwellings) and affordability, making the best use of the site and promoting a sense of community which reflects local needs.

The design and layout of schemes should be informed by the wider character and context of the local townscape and landscape. Schemes should also achieve high quality design and distinctiveness, avoiding inflexible standards and promoting energy efficiency. The District Council will support the preparation of Village Design Statements to secure these aims".

Consultation

20. **Coton Parish Council**

Makes no recommendation. It comments:

"The PC has given a no recommendation for this application, this was with a majority of one in a vote, but there were many concerns raised and comments are as follows:

1. There are no pavements. There will be 19 new dwellings each with two car parking spaces. The Parish Council met with Granta to discuss the original plans early in the year and informed them then that it was felt there should be pavements but they have completely ignored this in the present plans. Could not the houses be set back slightly to allow pavements? The road should be a strict no parking zone if it is to be as narrow as it seems.
2. The new development will lead to an increase in traffic through the village and especially Whitwell Way/Silverdale Avenue, where there is already a dangerous situation caused by parking problems.
3. There is concern that the road to the south of the plan leading to the special bungalow will at some stage lead to an even larger development into the Green Belt especially as the farmer who owns the land, can now it seems, not access his remaining land.
4. In the South Cambs Local Plan 19.09 it stipulates 'sewage treatment within Coton has very limited spare capacity and may require upgrading to accept flow from any proposed development' since this came out, permission has already been granted for 8 new houses in the village.
5. It is felt as has always been said that there should be more bungalows included in this development, not necessarily only for the elderly.
6. The Parish Council would like to see a copy of the housing survey results which showed there is a need for more housing in Coton".

21. **Environment Agency**

"Large site, ambiguous surface water proposals. Recommend a Flood Risk Assessment be requested"

22. **Chief Environmental Health Officer**

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No objections but expresses concern that problems could arise during the construction period from noise and suggests that a condition be applied to any planning consent to restrict the hours of use of power operated machinery during the construction period. In addition he requires that prior to the development commencing an investigation of the site shall be undertaken to establish the nature and extent of any contamination of the site and any remedial works necessary to deal with contamination.

23. **Local Highways Authority**

"I have no objection to the use of a shared surface access way arrangement as shown.

However, the interface between the existing carriageway/footways of Silverdale Close and the new public domain should comprise a 2.0m deep ramp/rumble strip.

The footways of Silverdale Close should extend past the ramp/rumble strip for a min distance of 1.8m.

This requirement will clearly require the alignment of the new domain and / or the alignment of the existing footway of Silverdale Close to be altered.

I look forward to receiving an amended layout plan addressing the above issue in due course".

24. **The Police Architectural Liaison Officer**

"Other than to recommend street lighting for the main road through the development I have no comment to make"

25. **Cambridgeshire Fire and Rescue Service**

Requests that adequate provision be made for fire hydrants.

26. **Ecology Officer**

Comments are awaited

27. **Landscape Design Officer**

Comments are awaited

28. **Commercial Director**

Comments are awaited

29. **Housing Development Manager**

"The proposals meet the needs of the village. There have been consultations with local residents and the Parish Council, who are in support of this scheme. Most of the existing residents will transfer over to Granta when the scheme is completed. As the scheme also incorporates bungalows for older residents it will ensure continuity for Coton residents who want to stay in the village. The other family size units will ensure a balanced sustainable community".

30. **Land Drainage Manager**

Comments are awaited

31. **Affordable Housing Panel**

Met on 14th December 2005 (after preparation of this report). Its comments will be reported verbally.

Representations

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32. Six letters of objection have been received from the occupiers of Nos. 3, 91a, 91b and Harvest View, Whitwell Way. The points of objection are summarised below:
33. Insufficient justification for developing on this Green Belt site. Other sites should be developed instead. This proposal represents sprawl into the Green Belt that will detract from the village environment.
34. This development is intended to house the occupants of the Airey Houses while they are developed which demonstrates that it is not the case that no other sites are available. Even if there is further need there are other alternatives which are not Green Belt such as:
 - a) The green facing the Airey Houses on Silverdale Avenue
 - b) Vacant land between the school and the timber yard on Whitwell Way
 - c) Existing vacant and derelict houses in the village
 - d) Part of the Recreation Ground which is underutilised
35. Although these sites may not be willingly offered for sale Compulsory Purchase Powers should be used. Preservation of the Green Belt should be the overriding priority.
36. Will the development be timed appropriately with the redevelopment of the Airey houses so that disruption to elderly residents' lives is kept to an absolute minimum?
37. Development will exacerbate already serious traffic problems in Whitwell Way especially in relation to the close proximity of the school.
38. This development may lead to a further development of the field. Given the likelihood of further development on this site an Environmental Impact Assessment should be undertaken. The design should not include scope for further expansion.
39. Drainage issues – gardens in Whitwell Way are generally waterlogged after heavy rain.
40. The concentration of low cost housing runs counter to the Government's aim of achieving a better social mix and ensuring communities are inclusive.
41. Design and materials are out of keeping and will negatively impact on the surroundings and Green Belt. The development is too tightly packed.
42. The lack of footpaths and narrowness of road will be a danger to pedestrians especially to the elderly and children who will learn that it is ok to play in the road.
43. The mix does not include enough bungalows – especially important as the population of Coton is aging as younger people are unable to afford houses here. There is also no wardened housing – the village has none of this.
44. The only access to the field to the south if the development is allowed would be through the site. Parked cars will make it difficult for the farmer and his machinery to gain access.
45. The plans contained within the application do not show the two houses set back from Whitwell Way.
46. Windows that face north in the rear of dwellings will overlook the rear of the two houses set back from Whitwell Way, 91a and 91b

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Planning Comments – Key Issues

47. The key issues to consider in the determination of this application are:
- a) The need for the development
 - b) The impact on the Cambridge Green Belt and alternative sites.
 - c) The Impact of the development on the character and visual quality of the area.
 - d) The layout of the scheme including highways and landscaping
 - e) Residential amenity

The need for the development

48. The site lies outside but adjoining the Coton village framework and within the countryside and Green Belt. The erection of housing on such sites contravenes general planning policies relating to development in the countryside and Green Belt. However, this proposal has been put forward in response to a defined local need for low-cost housing (as confirmed by this Authority's Development Manager) and therefore needs to be considered in terms of the rural exceptions policy for housing (HG8 of the Local Plan).
49. All 19 dwellings on the site would be affordable and this would be secured through a Section 106 Legal Agreement required by condition. This Council's Development Manager has confirmed that the number, size, design, mix and tenure of the properties proposed is appropriate to the extent of the identified local need.

The impact on the Cambridge Green Belt and alternative sites

50. This proposal is appropriate in the Green Belt provided no suitable sites are available outside of the Green Belt, as stated in Policy GB2 of the Local Plan.
51. I am not aware of any sites within the village that could accommodate the numbers of affordable homes that have been identified as being required in the most current local needs survey. There are two areas of land outside of the village that are not within the Green Belt. However I do not believe that these are either available, can be properly accessed or would be capable of accommodating the numbers of dwellings identified in the needs survey or that they are necessarily suitable sites for housing development. I have written to the applicants asking them to address the issue of alternative sites. Their comments will be reported verbally at the meeting.
52. The issue of alternative sites was also considered during the development of the 12 affordable houses to the east of the site. The findings, at that time, were that there were no suitable alternative sites available. The following is an extract from the report to Planning Committee at that time:

“The Parish Council has been active over a number of years in the search to find an affordable housing site. However none of the land outside the Green Belt has been found to be suitable. In particular the land to the rear of the Public House on the Cambridge Road is difficult to access, as is the former sewage plant site off Brookfield Road. The land adjacent to the School (i.e. north of Whitwell Way) was looked at but discounted due to its prominence on rising ground”.

53. Local residents have suggested alternative sites which are listed above. The first of these is a green area within the village that fronts houses in Silverdale Avenue. Apart from providing an important area of open space this area of land could not accommodate the number of dwellings that are needed. In addition it is faced by dwellings on its four sides and it is difficult to see how it could be developed to provide a satisfactory level of residential amenity.

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54. The second site mentioned is vacant land between the school and the timber yard on Whitwell Way. Whilst this site is both outside the village and outside of the Green Belt I do not consider it suitable due to the adjoining land uses and not of sufficient size to accommodate the number of dwellings required.
55. The third site mentioned is existing derelict and vacant housing within the village. It is difficult to see how these could be secured as affordable housing and in any case I am not aware that there are sufficient of these to meet the identified need. Even with the redevelopment of the existing Airey houses and the development of this proposal it is unlikely that the housing need will be met. I therefore cannot see the need being met in this way.
56. The fourth site mentioned is the recreation ground which is large for a village of this size. However, this lies within the Green Belt and is not therefore necessarily of any more merit than the proposal, provided that this proposal is acceptable in every other respect.
57. The impact of the proposal on the openness of the Green Belt is such that this parcel of open land will be lost to it. However the loss should be balanced against the need for affordable housing and having regard to the location of the site which has existing housing on two of its flanks. In this respect it is a logical extension of existing housing and, apart from the obvious loss of the openness of the site, will not unduly impact on the openness of the surrounding land.

Impact on the character and visual quality of the area

58. Policy HG8 of the Local Plan requires affordable housing schemes to be well related to, rather than isolated from, the built up part of the village. The proposed site lies directly adjacent to the village framework and adjacent to an existing development of affordable housing. It does not extend any further west than dwellings along Whitwell Way nor any further south than the existing affordable housing. There is already planting on the western boundary and the development includes scope for additional planting along this boundary. To the south the land is open and I am concerned that the 3m shown for landscaping will be insufficient to help soften the new houses and help assimilate them into the rural surroundings. I have written to the applicants requesting that they increase this area to at least 5m to enable more substantial planting. I have not yet received a written response but in a telephone conversation the applicants have expressed their willingness to provide this – Members will be updated at the meeting.

General layout issues

59. The scheme incorporates a good mix of 2 and 3 bedroom houses and bungalows which, as stated above, has been drawn up following discussions with this Authority's Development Manager, in response to local need. The relationship between the dwellings in terms of window-window distances and privacy of amenity areas is acceptable. The proposal is not required in policy to meet the minimum standard of 30 dwellings/hectare as an exception site but nevertheless the density of the scheme does in fact equate to 30 dwellings/hectare which is in keeping with the character of the area particularly the affordable housing to the east.
60. The layout road is some 6m in width and does not include the provision of footpaths. This has been heavily criticised by local residents but is not considered to pose any dangers by the Highways Authority. I have no reason to disagree with it and I am aware of similar housing schemes that have worked successfully. I note the Local Highways Authority has requested amendments to the scheme (detailed above). I have written to the applicants requesting they address these points. Members will be updated verbally at the committee meeting.

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61. The site provides two car parking spaces per dwelling (with the exception of the single space for the disabled bungalow) which conforms to the Local Plan car parking standards. The planting area shown proposed for the middle of the site could be used for additional visitor parking if necessary but it would be to the visual detriment of the overall layout to lose this green area.
62. Other issues of ecology and space for refuse vehicles have yet to be established following outstanding consultation responses.
63. With regard to highway safety, I note that this is a strong local concern due to additional vehicle movements within the village and in particular along Whitwell Way and in relation to vehicular movements within the site. I note however, that the Local Highways Authority is not objecting. I am not aware of any issues that would lead me to disagree with its view.

Residential amenity

64. I note that in all of the objections received from neighbours the only concern with regard to residential amenity is potential overlooking to the rear of Nos. 91a and 91b. I consider that the distance between the rear of new properties and the rear of both 91a and 91b, approximately 37-41m, is sufficient to ensure that adequate levels of privacy are maintained. In addition there is a good degree of planting, including trees, on the rear boundaries of these properties which will help to ensure privacy further.
65. Additional planting is proposed along the eastern edge of the site to help ensure that the existing affordable houses are not adversely affected. No first floor windows are proposed in the eastern elevation of plot 1 and plot 19 is a bungalow.
66. Within the development, as stated above, there is a good level of privacy for future occupiers of dwellings, however it will be important to ensure that no further windows are inserted into some of the first floor elevations and the bathroom windows are obscure glazed. This can be controlled by conditions.

Other issues:

Drainage

67. I have written requesting a Flood Risk Assessment. When this is received I will request the Environment Agency consider it. If this can be achieved in advance of the meeting, Members will be updated verbally. I have also written to Anglian Water requesting assurance that the existing sewerage infrastructure will be adequate to accommodate the additional dwellings. Again its response will be reported verbally.

Open space

68. The proposal does not exceed the threshold of 21 dwellings referred to in Local Plan Policy RT2 and there is therefore no requirement to provide public open space.

Airey housing scheme

69. This proposal is being considered entirely separately to the proposals to redevelop the existing Airey houses. It may be fortuitous if this scheme were to assist residents of the existing housing but that is not part of the consideration of this proposal. It is unlikely that together both schemes will exceed the level of housing need in the village.

Environmental Impact Assessment

70. The proposal has been screened. It is the formal opinion of the Local Planning Authority that this development does not require an EIA.

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Concentration – social mix

71. I would prefer to see better integration of affordable homes with market dwellings, however, the constraints of the village are such that I do not believe this can be achieved. In order to meet the housing need, therefore, exception sites are necessary.

Further development

72. The access layout would allow for future expansion of the site to the south. I would have concerns about the impact of such a proposal on the visual quality of the surroundings but this would be a matter for consideration at a later date if such a proposal were suggested. It should not affect the consideration of this proposal.

Design and materials

73. I do not find the design to be unacceptable. The elevations are relatively simple as is the general form of the dwellings. I consider this to be appropriate in the surroundings. Consideration of materials can be a condition of any permission granted.

Recommendation

Delegated Approval subject to a revised layout plan showing additional land for planting on the southern boundary, the submission and satisfactory outcome of consideration of a Flood Risk Assessment, an amended layout plan addressing Local Highways Authorities comments and subject to the following conditions and any arising from the outstanding consultations and subject to those further consultations:

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 would not have been acted upon.)
2. No development shall begin until a binding undertaking prepared in accordance with the requirements of Section 106 of the Town and Country Planning Act 1990 for the provision of 100% affordable housing shall have been entered into with the Local Planning Authority; the affordable housing shall be provided in accordance with the approved scheme. (Reason - To ensure the provision of affordable housing in accordance with Policies HG7 and HG8 of the Local Plan 2004). (Reason – To ensure the provision of affordable housing in perpetuity for qualifying persons only. The proposal would otherwise be contrary to the Development Plan without the overriding identified need for affordable housing in this location in accordance with Policies HG7 and HG8 of the South Cambridgeshire Local Plan 2004).
3. No development shall commence until details of the materials to be used for the external walls and roofs of the buildings and all hard surfaces within the site 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 that visually the development accords with neighbouring buildings and is not incongruous in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. (Reason - To enhance the quality of the development and to assimilate it within the area in

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accordance with the requirements of Policies HG7, HG8, HG10 and EN5 of the South Cambridgeshire Local Plan 2004).

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (Reason - To enhance the quality of the development and to assimilate it within the area in accordance with the requirements of Policies HG7, HG8, HG10 and EN5 of the South Cambridgeshire Local Plan 2004).
6. Details of the treatment of all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the work completed in accordance with the approved details before the buildings are occupied or the development is completed, whichever is the sooner. (Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
7. The first floor windows in the elevations, detailed below, of the buildings, hereby permitted, shall be fitted and permanently maintained with obscured glass.
 - North – plots 11 and 13
 - East – plots 1 and 15
 - South – plots 9 and 12
 - West – plots 2 and 14(Reason – To safeguard the privacy of occupiers of adjoining properties and to ensure an adequate level of privacy throughout the development in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
8. No further windows, doors or openings of any kind shall be inserted in the first floor elevations, detailed below, of the development, hereby permitted, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
 - North – plots 11 and 13
 - East – plots 1 and 3
 - South – plots 9 and 12
 - West – plots 2 and 4(Reason – To safeguard the privacy of occupiers of adjoining properties and to ensure an adequate level of privacy throughout the development in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
9. Prior to the commencement of development 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 shall be submitted to and approved in writing by the Local Planning Authority; no development shall take place otherwise than in accordance with the approved scheme.
(Reason – To secure the provision of fire hydrants for the benefit of future occupiers of the development hereby permitted).
10. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on

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Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.

(Reason - To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction).

11. No development shall commence until details of the surface water and foul water drainage 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 satisfactory drainage of the site and the satisfactory disposal of foul sewage from the site in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
12. No development of the proposed sheds shall commence until details of these sheds 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 that visually the development accords with neighbouring buildings and is not incongruous in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
13. No development shall commence until a plan, showing details of the areas to be used for necessary refuse storage has 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 that visually the development accords with neighbouring buildings and is not incongruous in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
14. The development shall not be occupied until space has been laid out within the site (in accordance with plan no. 11524 06 Rev B attached hereto) for 2 cars to be parked for each dwelling on plots 1-5 and 7-19 inclusive and for one car to be parked on plot 6, and those areas shall not thereafter be used for any purpose other than the parking of vehicles. (Reason - To ensure adequate space is provided and thereafter maintained on site for the parking and turning of vehicles.)
15. Notwithstanding the provisions of Regulations 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:
 - i) PART 1, (Development within the curtilage of a dwellinghouse, classes A, B, C and E).
 - ii) PART 2, (Minor operations), Classes A (erection of gates, walls or fences)
(Reason - To safeguard the character of the area and retain affordable housing in accordance with the requirements of Policies HG7, HG8 and HG10 of the South Cambridgeshire Local Plan 2004).
16. Prior to any development commencing an investigation of the site shall be undertaken to establish the nature and extent of any contamination of the site and any remedial works to deal with contamination. This shall initially consist of a desktop study, which will include details of the site history, development of a site conceptual model, and a preliminary qualitative risk assessment. If any likelihood of contamination is indicated by the initial study then a further detailed site assessment shall be carried out which shall include intrusive investigations and which shall fully characterise the nature, extent and severity of contamination. Recommendations for a remediation strategy and post-remediation validation testing should be included. Remedial work should be carried out before development commences. The work shall be carried out in accordance with the approved details. Any variation to the above shall be agreed in

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writing with the Local Planning Authority before work is undertaken. Copies of all reports should be submitted to and approved in writing by the Local Planning Authority. (Reason – To ensure the future occupiers of the development are not adversely affected by land contamination)

Informatives

Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

Environment Agency Standing Advice

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:

South Cambridgeshire Local Plan 2004: GB2, HG7, HG8, HG10

Cambridgeshire and Peterborough Structure Plan 2003: - P1/2, P1/3, P5/4, P5/5, P9/2a

2. The development is not considered to be significantly detrimental to the following material considerations, which have been raised during the consultation exercise:
 - Residential amenity
 - Justification and need/availability of alternative sites.
 - Impact on character and appearance of the village, countryside and Green Belt
 - Impact on openness of Cambridge Green Belt.
 - Highway safety

Background Papers: the following background papers were used in the preparation of this report:

- Cambridgeshire and Peterborough Structure Plan 2003
- South Cambridgeshire Local Plan 2004
- Planning Files reference S/2050/05/F and S/1425/97/F

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