



27 July 2021

Report to: South Cambridgeshire District Council

Director of the Greater Cambridge Planning Service.

Lead Officer: Joint Director of Planning and Economic Development

20/04702/OUT, Land At The Back Of 4 And 6 East Drive, Highfields Caldecote, Caldecote, CB23 7NZ

Proposal: Outline planning for the erection of 2 No. dwellings with all matters reserved.

Applicant: Johnson

Recommendation: Approval

Key material considerations: Principle of Development
Visual amenity and local character
Impact on amenities of neighbouring properties

Date of Member site visit: N/A

Is it a Departure Application? No

Decision due by: 30 July 2021 (with extension of time)

Application brought to Committee because: Parish Council objection.

Officer Recommendation: Approval subject to conditions

Presenting Officer: Mary Collins

Executive Summary

1. The development accords with the South Cambridgeshire Local Plan (2018) as:

- It would not result in adverse impacts upon the character and appearance of the local area in accordance with policy HQ/1 and H/16;

- It would not result in significant harm to the amenities of neighbouring properties in accordance with policy HQ/1;

2. Subject to conditions, the proposed development accords with national and local planning policies.

Site and surroundings

3. Nos.4 and 6 East Drive comprise large detached 1.5 storey chalets, set back from East Drive and generally screened by mature vegetation. They were erected in the mid-2000s and are set within large plots. Immediately west of the site, separated by a post and rail fence, are more formal garden areas with outbuildings (including a swimming pool), pond and flower beds.

The site lies partly within the Caldecote village development framework with the site lying beyond the boundary to the open countryside to the east.

Proposal

4. The applicant seeks outline planning permission for the erection of 2 No. dwellings with all matters reserved.

It is proposed to place two new self build dwellings within the back gardens of numbers 4 and 6 East Drive. Whilst layout remains as a reserved matter, the applicant wishes to establish the principle of development only, at this stage, for two new dwellings in the location shown on the indicative proposed Site/block plan.

Planning History

5. S/2180/19/OL - Outline planning application for the demolition of No.8 East Drive, and erection of 4 dwellings. All matters are reserved save access. Refused 22/08/19

/3879/19/LD Certificate of lawful development for an existing use of the land to the rear of 4-6 East Drive as a private amenity area in domestic use

/1798/04/F – Erection of House and Garage (No.4) – Approved

Planning Policies

6. National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance (NPPG)

South Cambridgeshire Local Plan Policies 2018

7. S/1 Vision
/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
/10 Group Villages
H/12 Space Standards

HQ/1 Design Principles
H/8 Housing Density
H/16 Development of Residential Gardens
NH/4 Biodiversity
SC/10 Noise Pollution
SC/7 Outdoor Playspace, Informal Open Space and New Developments
SC/8 Open Space Standards
CC/3 Renewable Energy
CC/4 Sustainable Design and Construction
CC/7 Water Quality
CC/8 Sustainable Design Systems
CC/9 Managing Flood Risk
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

South Cambridgeshire District Council Supplementary Planning Documents (SPDs):

8. District Design Guide SPD – Adopted March 2010
SPD – Adopted 2009
Design and Construction SPD – Adopted January 2020
Caldecote Village Design Guide SPD - Adopted January 2020

CONSULTATION

9. Caldecote Parish Council - OBJECT to this application.
The outline of the development (garden) is outside of the development envelope. The proposal compromises the 2 houses facing East Drive

Environmental Health

Advise that the following conditions/informatives should be attached to any planning consent granted;

Conditions

Construction hours

Informatives:

ASHP

Piling

Noise

No burning of waste

Local Highways Authority

No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission as this section of East Drive is not public highway.

Sustainable Drainage Engineer

The application form indicates that surface water will be disposed of via a soakaway however no further information has been provided. The SuDS Infiltration Feasibility Plan in the 2010 South Cambridgeshire DC LEVEL 1 SFRA indicates that the site is

in an area with low potential for infiltration and the Anglian Water Sewer Map indicates that there is only a foul water public sewer in the site location. Surface water should not be discharged into sewers classified as 'foul' because this can:

- reduce the effectiveness of the sewage treatment plant;
- lead to overloading of sewers and increased main river discharge at times of peak rainfall / flows;
- lead to increased risk of pollution to the local environment and main river.

Please provide sufficient detail on how surface water will be disposed of to determine if the proposal is in accordance with adopted Policies.

Revised information

No objections subject to the following conditions:

- * Surface water drainage scheme
- * Drainage maintenance
- * Foul water drainage details

Ecology - There does not appear to be any reasonable likelihood of impacts on protected species, with the possible exception of nesting birds. Protection measures for boundary vegetation and nesting birds can be secured under the CEcMP and the condition for an enhancement scheme should secure biodiversity net gain.

Representations from members of the public

10. 10 East Drive - overlooking into rear garden and rear facing windows, backland development

PLANNING ASSESSMENT

Principle of Development

11. The site lies partly within the Caldecote village development framework with the site lying beyond the boundary to the open countryside to the east.
12. Highfields Caldecote is identified as a Group Village under Policy S/10 of the South Cambridgeshire Local Plan 2018. Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages.
13. Outline planning permission was previously refused for the demolition of No.8 East Drive and erection of 4 dwellings on land at 4-8 East Drive, reference S/2180/19/OL for the following reasons:

1. The proposal for four detached dwellings by virtue of the number, layout and siting would appear unduly cramped and be visually out of character with the linear form of development in the area and the low density character of detached dwellings in large plots. The proposal would erode the rural character and appearance of the area, resulting in significant visual harm. The proposal would therefore be contrary to Policies HQ/1 and H/16 of the South Cambridgeshire Local Plan which state that all new development must preserve or enhance the character of the local rural area and respond to its context in the wider landscape.
2. While layout, scale and appearance are a matter reserved, given the common heights of one and a half storey dwellings, there is no comfort the proposal would not give rise to an overbearing effect and overlooking to the neighbouring properties and their rear private garden amenity areas at Nos.4 and 10 East Drive. The proposal is considered likely to result in an adverse impact to the residential amenity of immediate neighbouring properties through overbearing and overlooking which would fail to accord with Policy HQ/1n of the South Cambridgeshire Local Plan 2018 as well as the adopted District Design Guide Supplementary Planning Document 2013 which states that development proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
14. This current application differs from the previous refusal in that the application site has been altered to remove No. 8 East Drive and its garden, to retain larger rear gardens to the existing dwellings at 4 and 6 and to include residential land outside the Development Framework adjoining to the east.
15. The indicative layout is now for two dwellings situated with their rear elevations on the boundary of and sited within the Development Framework, but the associated gardens would fall outside the Development Framework in open countryside.
16. Therefore, the principle of two dwellings within this location is in accordance with Policy S/10.

Density

17. Policy H/8 of the South Cambridgeshire Local Plan 2018 states that residential developments should achieve average net densities of at least 30 dwellings per hectare, unless there are exceptional local circumstances that require a different treatment. The proposed development would fall below that density, however given the semi-rural location and relatively open character of the surrounding countryside, the proposed development is considered acceptable in this instance.

Impact on the Character of the Area

18. The pattern of dwellings to the east of East Drive consists of low density with large detached dwellings situated within generous plots, set back from the road. The dwellings are sporadic in nature but largely sit within the Caldecote Village Framework. There is a transition between a built-up village and the open and rural character of the surrounding countryside.
19. East Drive is characterised by a linear form of development with low density in the area with dwellings constructed parallel to the road rather than at ninety-degree angles to the road.

20. Single-storey dwellings used to predominate in Highfields and the typical dwelling on the original plots continues to be 1 or 1.5-storey 'chalet-style' dwellings on large plots.
21. Plots are slowly densifying through subdividing their plots to create new dwellings. There are other dwellings which have been permitted to the east of East Road in back land positions to the rear of No. 30 and No. 38 East Drive.
22. The application site falls within the large rectilinear plots of Highfields outlined in Figure 16. of the Caldecote Village Design Guide, 2020. The Village Design Guide advises at Section 7 that all new dwellings should be designed to conform to the typical pattern of plot subdivision which is distinctive to the Highfields character area being subdivision in a crossways manner.

7.1 Subdivision of large original rectilinear Highfields plots to provide new dwellings is acceptable, but attention should be paid to providing good quality amenity, good quality access to all dwellings on the plot, privacy for existing and new dwellings, and soft hedgerow boundary treatments.

7.2 Subdivision of plots should take place crossways rather than lengthways; this makes it easier to preserve existing houses, retains the grain of the street and makes good use, where desired, of the deep plots.

7.3 New dwellings on subdivided plots should be subordinate to existing dwellings on the original plot. New dwellings may have the same overall number of storeys as the existing dwelling, but occupy a smaller footprint, and should 'read' as subordinate.

23. The previous application was refused on character grounds. This was because the tandem layout of the proposed dwellings alongside the common boundary with 10 East Drive created a lengthways subdivision which was out of keeping with the typical pattern of plot subdivision and this would erode the rural character and appearance of the area, resulting in significant visual harm.
24. The rural feel of this backland location close to open countryside beyond was also considered to be visually impacted owing to the small plot sizes and associated cramped appearance of the development in the area
25. The two proposed dwellings are sited behind the main frontage and directly behind Nos.4 and 6, sited with their ridge line parallel to the road, respecting the linear form of East Drive and the prevailing distinctive pattern. The proposed layout would allow the retention of more of the original rear gardens to Nos.4 and 6 and this would provide valuable spacing between existing and proposed dwellings and would allow the rural character of the back land to be respected.
26. Policy HQ/1 (a) of the South Cambridgeshire Local Plan 2018 states that development will only be permitted where it preserves or enhances the character of the local urban and rural area and responds to its context in the wider landscape. Furthermore, this policy also states that development must be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area (d).
27. Policy H/16 of the Local Plan states that the development of land used or last used as residential gardens for new dwellings will only be permitted where there would be no significant harm to the local area taking account of the character of the local area. It also states that this would only be permitted where the development is of a one to one replacement dwelling in the countryside. In this location the dwellings themselves would not be sited in the countryside.

28. The indicative layout is now for two dwellings situated with their rear elevations on the boundary of and sited within the Development Framework, but the associated gardens would fall outside the Development Framework in open countryside.
29. The land beyond the Development Framework is lawfully residential use as established through the granting of lawful development certificate ref. S/3879/19/LD. This was authorised after the refusal of the four dwelling scheme and is therefore a relevant material consideration. It is considered that although this land is outside the development framework it is residential garden and therefore it is considered that there would not be an encroachment of residential garden use into the open countryside. The fallback position is that this land can be lawfully used as residential garden.
30. Therefore, it is considered that the use of this land to serve the proposed two new dwellings is acceptable as there would be no material change to the lawful use. The assessment would be whether the siting of the dwellings on the back edge of the Development Framework would be detrimental to the character and appearance of the area.
31. Although layout is a reserved matter, illustrative drawings have been submitted indicating that the two proposed dwellings could be sited with their rear elevation aligned with the boundary of the settlement and countryside.
32. It is acknowledged that there is evidence of back land development to the rear of No. 30 and No. 38 East Drive. No 34 is set back far behind the main frontage with its garden outside the Development Framework.
33. There is a mix of styles in the surrounding neighbouring properties and as such, there is no single architectural style. No specific design of the dwellings has been submitted due to the application being outline. This will be subject to any reserved matters application.
34. The height of the proposed dwellings is not known at this outline stage. Nos.4 and 6 are detached 1.5 storey chalets bungalows therefore, a similar height dwelling is considered appropriate. This will be subject to a condition to control the height of the building and to a subsequent reserved matters application.
35. As such it is considered that the siting of these dwellings of one and a half storey proportions would not be harmful to the semi-rural character of this backland site. Therefore, overall the proposal is considered to be contrary to policy HQ/1

Residential Amenity

36. Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust; (criterion 1n).
37. Paragraph 6.68 of the Council's District Design Guide details that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the

windows and the property boundary. For two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms. Where blank walls are proposed opposite the windows to habitable rooms, this distance can be reduced further, with a minimum of 12 metres between the wall and any neighbouring windows that are directly opposite.

38. Paragraph 6.75 of the Council's District Design Guide details that ideally residential units should be provided with access to the following sizes of private amenity space. Each one or two bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Although the application is in outline only with matters of scale, layout and appearance reserved, the concept master plans provides an indication of the likely layout. Considerations fall to whether it is possible to accommodate an acceptable form of development in residential amenity terms.
39. To the west of the site lies the neighbouring properties at Nos. 4 and 6 East Drive. The proposed dwellings would be situated behind these dwellings. The previous application was refused as it was considered that there was no comfort the proposal would not give rise to an overbearing effect and overlooking to the neighbouring properties at Nos.4 and 10 East Drive and their rear private garden amenity areas This was because of the close proximity and tandem layout of the proposed dwellings in relation to the common boundary with 10 East Drive and the fact that the dwellings could be one and a half storeys in height.
40. The two proposed dwellings are now sited directly behind Nos. 4 and 6 East Drive and the application site no longer adjoins the boundary with No. 10. The nearest proposed dwelling would be at least 43 metres away. Given the distance and the angle between existing and potential first floor windows, any loss of privacy through overlooking into windows or rear private garden space would not be detrimental.
42. The application site now adjoins the common boundary with the existing dwelling at No. 8 East Drive and its garden. The nearest proposed dwelling would be inset from this boundary by approximately 4 metres and there would be a separation of at least 40 metres between existing and potential first floor windows, any loss of privacy through overlooking into windows or rear private garden space would not be detrimental.
43. Given the distance and the angle between existing and potential first floor windows, any loss of privacy through overlooking into windows or rear private garden space would not be detrimental.
44. With respect to the impact on 4 and 6 East Drive, the proposed dwellings would be sited further away from the rear of these properties. There is a separation of at least 35 metres from the rear of these existing properties and the proposed front elevation of the proposed dwellings. The proposed siting of the dwellings would inset from the rear boundary of the existing dwellings by approximately 10 metres. In this location, it is considered that the proposed dwellings would not be visually overbearing and would not result in any detrimental loss of privacy through overlooking.
45. Officers consider this current application has overcome the previous reason for refusal and is acceptable in terms of impact on the amenities of surrounding residential properties.

46. Overall, the proposal is in accordance with policy HQ/1 (n) of the South Cambridgeshire Local Plan 2018 in this respect.

Residential Space Standards

47. Policy H/12 of the Local Plan requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document with their gross internal floor areas. Should the proposal benefit from support and planning consent it would be reasonable and necessary to impose a condition that any future reserved matters application adheres to the requirements of Policy H/12 of the Local Plan.
48. The indicative footprint of each dwelling is approximately 103sqm. This is in line with the standards for a six person, two storey dwelling or seven person one storey dwelling.

Parking/Highway Safety

49. The Local Highway Authority have raised no issues in relation to the proposal and have not recommended conditions as East Drive is not an adopted public highway. The proposed primary and secondary accesses are not considered to result in a detrimental impact to highway safety.
50. Policy TI/3 of the South Cambridgeshire Local Plan 2018 states that two car parking spaces should be provided per dwelling with one space allocated within the curtilage of residential dwelling.
51. It is likely that this could be achieved. This will be a subject to any reserved matters application.

Drainage

52. The applicant has proposed at least one viable solution to deliver a sustainable drainage system and this is in principle accepted by the local planning authority. The proposal is in accordance with South Cambs adopted Policies CC/7 Water Quality, CC/8 Sustainable Drainage and Policy CC/9 Managing Flood Risk.

Planning balance and conclusion

53. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that outline planning permission should be granted.

Recommendation

54. Officers recommend that the Planning Committee approve subject to conditions

Conditions

- 1 Prior to the commencement of any development, details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

(Reason - The application is in outline only.)

- 3 The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

(Reason - The application is in outline only).

- 4 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).

- 5 The dwellings hereby approved shall not exceed one and a half storeys and shall not exceed the ridge height of the existing properties at 4 and 6 East Drive.

(Reason - To ensure that the appearance of the site does not detract from the character of the area or harm amenities of adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan September 2018.)

- 6 The dwellings shall comply with the Residential Space Standards set out under Policy H/12 of the South Cambridgeshire Local Plan or successor and demonstrated through the provision of floorspace details within the submission of any reserved matters application.

(Reason - To ensure an appropriate level of amenity for future occupiers in accordance with policy H/12 of the adopted Local Plan 2018.)

- 7 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:

- i) Risk assessment of potentially damaging construction activities.

- ii) Identification of "biodiversity protection zones".
- iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- iv) The location and timings of sensitive works to avoid harm to biodiversity features.
- v) The times during which construction when specialist ecologists need to be present on site to oversee works.
- vi) Responsible persons and lines of communication.
- vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.)

- 8 No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

(Reason - To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).

- 9 No development hereby permitted shall be commenced 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 the development is occupied. The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by MTC Engineering (reference 2667 - DS - April 2021) and shall also include:
- a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - b) A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - c) Ground investigation to confirm infiltration rates and ground water levels in accordance with BRE 365

- d) 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;
- e) Full details of the maintenance/adoption of the surface water drainage system;
- f) Measures taken to prevent pollution of the receiving groundwater and/or surface water

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

- 10 Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason - To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and Policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

- 11 No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.

The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018).

- 12 During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy SC/10 of the South Cambridgeshire Local Plan September 2018.)

- 13 The landscaping details required in condition 1 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. 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.

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/4 of the South Cambridgeshire Local Plan September 2018.)

- 14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that dwelling is occupied in accordance with the approved details 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 South Cambridgeshire Local Plan September 2018.)

- 15 No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwellings.

(Reason - In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)

- 16 The dwelling(s) hereby approved shall not be occupied until the dwelling(s) have been made capable of accommodating Wi-Fi and suitable ducting (in

accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

(Reason - To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

- 17 The dwelling(s) hereby approved shall not be occupied until the minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) has been complied with.

(Reason - To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.)

Appendices

None.

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 Supplementary Planning Documents (SPDs)
- Planning File References: 20/04702/OUT

Report Author:

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Telephone

