



Planning Committee Date	29 June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	20/01687/S73
Site	Land To The Rear Of 18 - 28 Highfields Road, Caldecote, CB23 7NX
Ward / Parish	Caldecote
Proposal	Removal of condition 17 (Improvement works to the footpath, crossing points and cycle parking stands) pursuant to planning permission S/2047/16/FL in view of the replacement with a financial contribution secured through a S106 Agreement
Applicant	Mr Neil Farnsworth
Presenting Officer	Michael Sexton
Reason Reported to Committee	Departure Application Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Footway improvement works between the Hall Drive junction and Clare Drive3. Other Matters
Recommendation	APPROVE subject to conditions / S106

1.0 Executive Summary

- 1.1 Full planning permission was granted on 14 September 2017 for the demolition of existing buildings and erection of residential development to provide up to 71 dwellings including 28 affordable dwellings with associated vehicle and pedestrian accesses and open space and a car park for school/community, under planning reference S/2047/16/FL.
- 1.2 Condition 17 of the permission required, prior to occupation of the 36th dwelling, the implementation of works to the footpath, crossing points and cycle parking standards as recommended in the 'Waterman Pedestrian Environment Review' and 'Cycle Parking Review' and completion in accordance with a Section 278 agreement with the Local Highways Authority. Any variation to the provision in the reports were to be agreed by the Local Planning Authority.
- 1.3 When the application was initially considered there were two other large housing applications within Caldecote, reference S/2510/15/OL (east of Highfields Road) and S/2764/16/OL (land of Grafton Drive). When all these applications were considered, it was the desire of the Transport Assessment Team to secure improvements to the substandard footway on the western side of Highfields between Grafton Drive and St Neots Road, with each of the three applicants undertaking works to relevant sections (S/2047/16/FL – condition 17; S/2501/15/OL – condition 18; S/2764/16/OL – condition 13).
- 1.4 However, following consideration of the implementation of the works required by condition 17 and consultation with Cambridgeshire County Council as the Highway Authority, the applicant, Cala Homes (Highfields Caldecote), is seeking to remove condition 17 and instead provide a financial contribution of £60,000 towards the cost for schemes for widening the footway on the western side of Highfields between the junction of Hall Drive, Bossets Way and Clare Drive to the north.
- 1.5 The Transport Assessment Team agrees that the measures contained within the Waterman report should not be progressed and that, as enabled within condition 17 of the permission, an alternative approach is required.
- 1.6 Officers are satisfied that the proposed removal of condition 17 is acceptable based on a financial contribution towards relevant works in its place, which would comply with the CIL tests and generally accord with relevant planning policy.
- 1.7 Officers recommend that the Planning Committee grants delegated authority to officers to issue a new planning permission, subject to the conditions and informatives set out in this report and conditional on the completion of a Section 106 agreement.

2.0 Site Description and Context

- 2.1 The site is located within the development framework boundary of Caldecote and surrounded by residential development. The site benefits from full planning permission for the erection of up to 71 dwellings, which has been partly completed and occupied.

3.0 The Proposal

- 3.1 The applicant seeks to remove condition 17 (highway improvements) of planning consent S/2047/16/FL and to replace the requirements of the condition with a financial contribution of £60,000, secured through a Section 106 Agreement.

4.0 Relevant Site History

Application Site

- 4.1 S/3348/18/NM – Non Material Amendment of Planning Permission S/2047/16/FL – Approved (17 September 2018).
- 4.2 S/2047/16/FL – Demolition of existing buildings, and erection of residential development to provide up to 71 dwellings including 28 affordable dwellings, with associated vehicle and pedestrian accesses and open space, and a car park for school/community use – Approved (14 September 2017).

Other Sites

- 4.3 S/2764/16/OL – Outline planning permission for the residential development of up to 58 dwellings with associated infrastructure landscaping and public open space. All matters reserved except for access – Appeal Allowed (20 December 2017).
- 4.4 S/2510/15/OL – Outline planning permission for up to 140 residential dwellings (Including 40% affordable housing) – Appeal Allowed (05 July 2017).

5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 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 to 2021
 S/7 – Development Frameworks
 S/10 – Group Villages
 CC/1 – Mitigation and Adaption 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
 HQ/2 – Public Art and New Development
 NH/2 – Protecting and Enhancing Landscape Character
 NH/3 – Protecting Agricultural Land
 NH/4 – Biodiversity
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 SC/2 – Health Impact Assessment
 SC/4 – Meeting Community Needs
 SC/6 – Indoor Community Facilities
 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
 TI/10 – Broadband

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
 Caldecote Village Design Guide SPD – Adopted January 2020
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 **Other Guidance**

5.6 Greater Cambridge Housing Strategy for 2019 to 2023

6.0 **Consultations**

6.1 **Caldecote Parish Council – Support**

6.2 We note that the proposal recommends a commuted sum s106. Caldecote Parish Council would like to know the amount, and where it will be spent?

6.3 **Environment Agency – No comments**

6.4 n/a.

6.5 **Environmental Health – No comments**

6.6 n/a.

6.7 **Highways England – No objection**

6.8 n/a.

6.9 **Housing Strategy Team – No comments**

6.10 n/a.

6.11 **Local Highways Authority – No formal comments received**

6.12 No objection (informal comments).

6.13 **Natural England – No comments**

6.14 n/a.

6.15 **Sustainable Drainage Engineer – No comments**

6.16 n/a.

6.17 **Tree Officer – No objection**

6.18 n/a.

6.19 Transport Assessment Team – Support

6.20 These comments are in relation to a S73 application to vary condition 17 of application S/2047/16.

6.21 At the time of the outline planning application there were three planning applications within Caldecote. The desire of the Transport Assessment Team was to secure improvements to the substandard footway on the western side of Highfields between Grafton Drive and St Neots Road, with each of the three applicants undertaking works to relevant sections. This was to encourage residents of the new developments to walk and cycle and to mitigate the impact of the developments and was discussed with this applicant at the time.

6.22 Two planning inspectors have agreed with this aspiration and applied relevant conditions to the two planning appeals for applications S/2510/15/OL (condition 18) and S/2764/16/OL (condition 13) in the respective appeal decision notices.

6.23 The Transport Assessment Team agrees that the measures contained within the Waterman report should not be progressed and that, as enabled in the condition, an alternative scheme is required.

6.24 We would therefore seek that the applicant completes the footway widening within Caldecote, by widening the footway to 2m between Bossets Way, (the northern extent of the Balfour Beatty works), and the southern extent of the Linden Homes works to the north shown on drawing C7135/CE2K at Clare Drive. This is a distance of 270m and is as per the above aspiration and would complete the footway widening works within Caldecote.

7.0 Third Party Representations

7.1 Seven representations of objection have been received from the following properties:

- 10 Furlong Way
- 33 Woodfield Road
- 44 Highfields Road
- 3 Brookfield Road
- 35 Woodfield Road
- 20 St. Martin's Road
- 8 Roman Drift

7.2 Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

- Covid-19 has increased need for walking, implementation of Condition 17 is necessary.

- Insufficient information to justify the removal of condition, if the matter is cost it is unacceptable that the burden should be passed to the public purse.
- No detail is provided on the council's plans 'to implement a wider development of transport links in the Caldecote area'
- Original commitment should be honoured.
- Removal will not fulfil the original planning obligation
- The financial contribution is not stipulated in the supporting documents.
- Unclear what the purpose of the financial contribution would be for.
- Without a crossing the access way from the development to the school is dangerous.

8.0 Member Representations

8.1 None

9.0 Local Groups / Other Organisations

9.1 None

10.0 Assessment

10.1 Principle of Development

10.2 The principle of the residential development of the site has already been established and implemented through planning consent S/2047/16/FL.

10.3 Therefore, there is no in principle objection to the proposed Section 73 application.

10.4 Footway Improvement Works (Condition 17)

10.5 Condition 17 of the 2017 planning permission states:

Prior to the occupation of the 36th dwelling on the site, the improvement works to the footpath, crossing points and cycle parking stands as recommended in the 'Waterman Pedestrian Environment Review' and 'Cycle Parking Review' dated 15 December 2016 and shall be completed in accordance with a S.278 agreement with the Local Highways Authority. Any variations to the provision in the reports should be agreed in writing by the Local Planning Authority.

(Reason - In the interest of highway safety and to improve pedestrian access routes in accordance with Policy DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

10.6 The Waterman Pedestrian Environment Review submitted in support of the original application was produced to provide details of the acceptability of Highfields Road to provide pedestrian access to the bus stops located

on St Neots Road, located to the north of Highfields Caldecote. It examined the footway links in terms of acceptable widths, crossing provision and accessibility features.

- 10.7 The Review concluded that the overall quality of the footways reviewed were very good but provided a range of recommendations for improvement / highway maintenance issues. These recommendations included tactile paving to be considered at various crossing points and the possible installation of a formal crossing point over the Highfields Road carriageway close to the mini-roundabout junction with Clare Drive.
- 10.8 The Waterman Cycle Parking Review examined the existing cycle parking provision with reference to the St Neots Road bus stop and provided two recommendations for proposed cycle parking arrangements including a new cycle parking facility and the extension of the existing facility to provide an additional 3 Sheffield stands.
- 10.9 When the application was initially considered there were two other large housing applications within Caldecote, reference S/2510/15/OL (east of Highfields Road; Linden Homes development site) and S/2764/16/OL (land of Grafton Drive; Balfour Beatty Homes). When all these applications were considered, it was the desire of the Transport Assessment Team to secure improvements to the substandard footway on the western side of Highfields between Grafton Drive and St Neots Road, with each of the three applicants undertaking works to relevant sections (S/2047/16/FL – condition 17; S/2501/15/OL – condition 18; S/2764/16/OL – condition 13). This was to encourage residents of the new developments to walk and cycle and to mitigate the impact of the developments.
- 10.10 However, following consideration of the implementation of the works required by condition 17 and consultation with Cambridgeshire County Council as the Highway Authority, the applicant, Cala Homes (Highfields Caldecote), is seeking to remove condition 17 and instead provide a financial contribution of £60,000 towards the cost for schemes for widening the footway on the western side of Highfields between the junction of Hall Drive, Bossets Way and Clare Drive to the north.
- 10.11 These works would relate to footway widening within Caldecote, by widening the existing footway to 2 metres between Bossets Way (the northern extent of the Balfour Beatty works, S/2764/16/OL) and the southern extent of the Linden Homes works (S/2501/15/OL) to the north at Clare Drive, covering approximately 270 metres.
- 10.12 With respect to the contribution required, this has been calculated by Cambridgeshire County Council and agreed with the applicant.
- 10.13 Within the draft Section 106 Agreement, the “Highway Contribution” of £60,000 has been defined as:

The sum of £60,000 (sixty thousand pounds) to be used by the County Council to fund the enhancement of the footway/cycleway between the junctions of Bossert's Way and Clare Drive, Caldecote for a shared walking and cycle path.

10.14 The application has been subject to formal consultation with the Transport Assessment Team who agree that the measures contained within the Waterman Review should not be progressed and that, as enabled within condition 17 of the permission, an alternative approach is required.

10.15 In consultation with the Transport Assessment Team and the Local Highways Authority, the proposed removal of condition 17 and provision of a financial contribution towards highway works is not considered to result in harm to highway safety or issues to the wider highway network.

10.16 Officers are satisfied that the proposed removal of condition 17 is acceptable based on a financial contribution towards relevant works in its place, which would comply with the CIL tests and generally accord with relevant planning policy.

10.17 **Other Matters**

Other Conditions

10.18 34 conditions were attached to the 2017 consent, with condition 17 being the subject of this Section 73 application.

10.19 Condition 1 (time limit to implement) is no longer necessary as the permission has been implemented.

10.20 Condition 19, which set out that the proposed car parking area, if implemented in accordance with the scheme in the S106 agreement, shall only be used between restricted hours, is no longer necessary as the arrangements have not been implemented.

10.21 Condition 33 (archaeology) is to be removed as the County Council's Historic Environment Team confirmed that no further archaeological works are necessary given the lack of findings in the Written Scheme of Investigation submitted as part of application S/3277/17/DC.

10.22 All other conditions are to be re-imposed as per the 2017 consent, except for where the conditions require updating following more recent discharge of conditions applications, to ensure compliance with the relevant approved details.

10.23 **Planning Balance**

10.24 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise

(section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

- 10.25 The applicant is seeking to remove condition 17 of the 2017 consent and instead provide a financial contribution of £60,000 towards the cost for schemes for widening the footway on the western side of Highfields between the junction of Hall Drive, Bossets Way and Clare Drive to the north.
- 10.26 The Transport Assessment Team agrees that the measures contained within the Waterman Report, as secured by condition 17, should not be progressed and that an alternative approach is required. The proposed contribution of £60,000, secured by a Section 106 Agreement, would be used by the County Council to fund the enhancement of the footway/cycleway between the junctions of Bossert's Way and Clare Drive, Caldecote for a shared walking and cycle path.
- 10.27 There are no technical objections to the proposed removal of condition 17 and the provision of a financial contribution towards highway improvement works, nor concern raised that the proposal would result in harm to highway safety or issues to the wider highway network.
- 10.28 Officers are therefore satisfied that the proposed removal of condition 17 is acceptable based on a financial contribution towards relevant works in its place, which would comply with the CIL tests and generally accord with relevant planning policy.
- 10.29 Having taken into account the provisions of relevant planning policy, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the Section 73 application is recommended for approval.

10.30 **Recommendation**

10.31 **Approve** subject to:

- The planning conditions and informatives as set out below with minor amendments to the conditions as drafted delegated to officers.
- Satisfactory completion of a Section 106 Agreement as set out in the report with minor amendments delegated to officers.

11.0 Planning Conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans of planning permission S/2047/16/FL as listed on this decision notice.

Plans to be listed:

AA6205_2000 Rev B Site Location Plan.
AA6205_2001 Topography.
AA6205_2003 Rev L Masterplan.
AA6205_2004 Rev C Roof Plan.
AA6205_2006 Typologies Diagram.
AA6205_2007 Tenure.
AA6205_2008 Building Heights Plan.
AA6205_2009 Refuse Strategy.
AA6205_2010 Car and Cycle Parking Strategy.
AA6205_2011 Movement Strategy.
AA6205_2012 Character and Outlook.
AA6205_2013 Back to Back Distances.
AA6205_2014 Rev B Open Space Diagram.
AA6205_2015 Lifetime Homes.
AA6205_2017 Rev A Public and Private Space Diagram.
AA6205_2018 Rev B Surface Water Drainage Strategy.
AA6205_2020 Existing Site Sections.
AA6205_2022 Rev B Street Elevations 1.
AA6205_2023 Rev B Street Elevations 2.
AA6205_2024 Rev B Street Elevations 3.
AA6205_2025 Rev B Street Elevations 4.
AA6205_2026 Rev B Street Elevations 5.
AA6205_2040 Rev C House Type Dartfield.
AA6205_2041 Rev B House Type Guydon.
AA6205_2042 Rev B House Type Herscott.
AA6205_2043 Rev B House Type Hurwick.
AA6205_2044 Rev C House Type Larfield.
AA6205_2045 Rev C House Type Lenham.
AA6205_2046 Rev B House Type Natlend.
AA6205_2047 Rev B House Type Notley.
AA6205_2048 Rev C House Type Osmore.
AA6205_2049 Rev B House Type Furwick.
AA6205_2055 Rev A Ancillary Buildings.
AA6205_2056 Rev A Single Garages.
AA6205_2057 Rev A Double Garages.
AA6205_2060 Rev A Block A General Arrangement Plans.
AA6205_2061 Rev B Block A Elevations.
AA6205_2062 Rev A Block A Bin Cycle Store.
AA6205_2065 Rev A Block B General Arrangements Plans.
AA6205_2066 Rev B Block B Elevations.
151069 SK C 9000 Rev P3 Conceptual Drainage Layout.
L1042 - 2.1 - 1000 Rev P3 Landscape Masterplan.
L1042 - 2.1 - 1020 Rev P2 Tree Strategy.
L1042 - 2.1 - 1011 Rev P2 General Arrangements 1 of 3.
L1042 - 2.1 - 1012 Rev P3 General Arrangements 2 of 3.
L1042 - 2.1 - 1013 Rev P2 General Arrangements 3 of 3.

Reason: To facilitate any future application to the Local Planning

Authority under Section 73 of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the buildings hereby permitted shall accord with the approved details (S/3277/17/DC and S/3425/17/DC), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan, 2018.

3. The finished floor levels hereby permitted shall accord with the approved plans 0039-C-SW-GA-301 T1, 0039-C-SW-GA-302 T1, 0039-C-SW-GA-303 T1 and 0039-C-SW-GA-304 T1.

Reason: In the interests of residential/visual amenity, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

4. The boundary treatment of the north-eastern shared boundaries with No.4-5 Orchid Fare and No.78 Clare Drive shall be retained in accordance with the details agreed within reference S/3863/17/DC.

Reason: To mitigate the impact of the car parking areas on neighbouring residential amenity in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

5. Apart from that mentioned in condition 4, all other boundary treatments shall be completed in accordance with drawing numbers L1042-2.1-1011-P2, L1042-2.1-1012-P3, L1042-1013-P2, 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 2018.

6. All hard landscape works shall be carried out in accordance with the approved details in plan L1042-2.1-1011-P2, L1042-2.1-1012-P3, L1042-2.1-1013-P2, L1042-2.1-1000-P3, L1042-2.1-1020-P2-TREE Strategy. 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 of the South Cambridgeshire Local Plan 2018.

7. Landscaping shall be carried out in accordance with the details and timetable approved within reference S/4811/18/DC. 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 Policy NH/4 of the South Cambridgeshire Local Plan 2018.

8. The proposed development shall accord with the recommendations in the Tree Survey Report (dated October 2016) and plan Appendix_3brevA by Arboricultural Consultants and protection measures left in place until practical completion of the development. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.

9. The ecological enhancement scheme shall be carried out in accordance with the details approved under reference S/4811/18/DC.

Reason: To enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

10. The hedgerow on the eastern boundary of the site dividing the site from East Drive shall be retained except at the point of pedestrian access, and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To protect the hedge which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

11. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

12. The vehicular and pedestrian visibility splays shown in the Transport Assessment A01 shall be retained clear from obstruction over a height of 600mm.

Reason: In the interest of highway safety in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

13. The parking and turning areas shown on drawing number AA6205/2010 Revision 0 shall be retained for such purposes.

Reason: In the interest of highway safety in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

14. The relevant dwellings on the development, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with AA6205/2010revA.

Reason: To ensure the provision of covered and secure cycle parking in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

15. The Travel Plan shall be implemented in accordance with the details approved within reference S/1822/18/DC.

Reason: To reduce car dependency and to promote alternative modes of travel in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

16. The development hereby permitted shall be carried out in accordance with the traffic management plan details approved under reference S/3828/17/DC.

Reason: In the interests of highway safety in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

17. The surface water drainage scheme approved within reference S/3425/17/DC shall be constructed and completed in accordance with the approved details.

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 S/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

18. The foul water drainage scheme approved within reference S/3425/17/DC shall be constructed and completed in accordance with the approved detail.

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 S/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the specified elevations of the dwellings on Plot 1-6 (north), 9-15 (north), 36 (west), 43 (north), 55 (west), 69 (west and east) at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the privacy of adjoining occupiers in accordance with Policy HQ/1 of the of the South Cambridgeshire Local Plan 2018.

20. Apart from any top hung vent, the proposed first floor windows in the specified elevations of the dwellings on), 69 (west and east), hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

21. The first-floor balcony serving the living area and bedroom of Flat Type 1, plots 1 and 8, hereby permitted, shall be fitted with a 1.7m high obscured steel screen on the side facing No.30 Highfields Road prior to the occupation of that unit. The development shall be retained as such thereafter.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

22. 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 2018.

23. Measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development shall be carried out in accordance with the approved details (S/3277/17/DC), unless the local planning authority approves the variation of any detail in advance and in writing.

Reason: To protect the amenities of nearby residential properties in accordance with Policies SC/10, SC/14, and HQ/1 of the South Cambridgeshire Local Plan 2018.

24. The construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution shall be carried out in accordance with the approved details (S/3828/17/DC), unless any variation has first been agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties in accordance with Policies SC/10, SC/14 and HQ/1 of the South Cambridgeshire Local Plan 2018.

25. External lighting shall be installed in accordance with the details approved within reference S/3277/17/DC.

Reason: To minimise the effects of light pollution on the surrounding area in accordance with Policies HQ/1 and SC/9 of the South Cambridgeshire Local Plan 2018.

26. The garage(s), hereby permitted, shall not be used as additional living accommodation and no trade or business shall be carried on therefrom.

Reason: To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

27. The Site Waste Management Plan approved under reference S/3277/17/DC shall be implemented in full throughout the demolition and construction phases.

Reason: To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan 2018.

28. The provision of fire hydrants to serve the development shall be carried out in accordance with the details approved within reference S/3277/17/DC.

Reason: To ensure an adequate water supply is available for emergency use.

29. Any piling works shall be carried out in accordance with the details approved within reference S/3277/17/DC.

Reason: To protect the amenities of nearby residential properties in accordance with Policies SC/10, SC/12, SC/14 and CC/6 of the South Cambridgeshire Local Plan 2018.

30. The development shall be accord with the renewable energy and water conservation scheme approved under planning reference S/1822/18/DC.

Reason: To ensure an energy efficient and sustainable development in accordance with Policies CC/1, CC2, CC3 and CC/4 of the of the South Cambridgeshire Local Plan 2018.

12.0 Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 14 September 2017 and **<INSERT DATE>**.
2. Any materials brought onto site for the purpose of gardens or landscaping must be certified as clean and uncontaminated and the information provided to the Council.
3. 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.
4. 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 Local Highway Authority for such works.

5. Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Lead Local Flood Authority (LLFA). The LLFA seeks to avoid culverting and its Consent for such works will not normally be granted except as a means of access.
6. The granting of planning approval must not be taken to imply that consent has been given in respect of the above. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
7. Construction or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of main rivers. Please note that the Council does not regulate ordinary watercourses in internal drainage board areas.

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: 20/01687/S73, S/4811/18/DC, S/3348/18/NM, S/1822/18/DC, S/3863/17/DC, S/3828/17/DC, S/3425/17/DC, S/3277/17/DC, S/2047/16/FL, S/2764/16/OL and S/2510/15/OL.