



Planning Committee Date	10 May 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04280/OUT
Site	Land Rear of 40A Middleton Way, Fen Drayton
Ward / Parish	Fen Drayton
Proposal	Erection of 1no self-build dwelling as per self- build and custom housebuilding Act 2015
Applicant	Mr N Ingle
Presenting Officer	Tom Chenery
Reason Reported to Committee	Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	1. Development outside village framework boundary 2. Development within Special Policy Area (Former Land Settlement Association Area of Fen Drayton) 3. Self Build Dwelling
Recommendation	APPROVE subject to conditions and completion of legal agreement under s106 of the Town and Country Planning Act 1990 (As amended)

1.0 Executive Summary

- 1.1 The application seeks outline permission to demolish the existing outbuildings on site erect a self build dwelling to the rear of 40A Middleton Way, Fen Drayton. All matters are reserved.
- 1.2 Officers consider that although the proposal is outside of the development framework as it surrounded by other residential properties therefore, it would not result in encroachment into the open countryside.
- 1.3 Officers consider that the proposal would be located within the Former Land Settlement Associate Area of Fen Drayton and is a special policy area (Policy H/5) and would be contrary to this policy, however, as the proposal would provide for a self build plot, of which the Council has an under provision this, on balance, would outweigh any in principle objection.
- 1.4 As all matters are reserved for the application including access, layout appearance, landscaping and scale, these will not be considered within the application.
- 1.5 Should a reserved matters application come forward with an appropriately designed scheme it may be acceptable in terms of its impact on the character and appearance of the area, the amenity of neighbouring properties and any other relevant material considerations.
- 1.6 Officers recommend that the Planning Committee **APPROVE** the application subject to conditions.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Self Build Dwelling	X	Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Former Land Settlement Association Area	X	Outside Development Framework	X

*X indicates relevance

- 2.1 The application site comprises a parcel of land to the rear/south east of No.40A Middleton Way, Fen Drayton. The site is located outside of the development framework boundary of Fen Drayton and is located within the Former Land Settlement Association Area of Fen Drayton. The

development site would not be located within any defined Conservation Area, within the Green Belt or located in an area at risk of flooding.

2.2 To the south east of the site is a residential dwelling known as 40B Middleton Way, with No.40a Middleton Way to the north west and No. 41A Middleton Way to the south.

2.3 To the north of the site is the open countryside and the village of Fen Drayton. Beyond No.40B to the east/southeast of the site is agricultural fields and the open countryside.

3.0 The Proposal

3.1 Creation of a self build plot to enable the erection of 1no self-build dwelling as per self-build and custom housebuilding Act 2015.

3.2 The proposal seeks outline planning permission (all matters reserved) for the demolition of two buildings and the erection of a single residential self-build dwelling with associated garden amenity space and car parking.

4.0 Relevant Site History

Reference	Description	Outcome
S/1062/06/F	Change of use from Farm Shop to dwelling in association with dog training and erection of addition kennels and retention of existing kennels	Approved
S/0580/08/F	Removal of Condition 2 of Planning Permission S/1062/06/F	Approved
S/2128/17/FL	Proposed New Dwelling and Garage	Approved

4.1 The neighbouring dwelling to the west of the site (No.40 Middleton Way) gained permission to be converted from a farm shop to a residential dwelling.

4.2 Planning permission has also been granted for the erection of a residential dwelling to the south east of the site (40B Middleton Way) which was allowed as it complied with Policy H/5 of the Local Plan.

4.3 A new dwelling to the south west of the site 41B Middleton Way was also granted planning permission due to its compliance with Policy H/5 of the Local Plan.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

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/7 Development Frameworks

S/10 Group Villages

CC/1 Mitigation and Adaptation to Climate Change

CC/3 Renewable and Low Carbon Energy in New Developments

CC/4 Water Efficiency

CC/6 Construction Methods

CC/7 Water Quality

CC/9 Managing Flood Risk

HQ/1 Design Principles

NH/2 Protecting and Enhancing Landscape Character

NH/4 Biodiversity

H/5 Fen Drayton Former Land Settlement Association Estate

H/8 Housing Density

H/9 Housing Mix

H/12 Residential Space Standards

H/17 Re-use of Buildings in the Countryside for Residential Use

E/14 Loss of Employment Land to Non Employment Uses

SC/9 Lighting Proposals

SC/10 Noise Pollution

SC/11 Contaminated Land

TI/2 Planning for Sustainable Travel

TI/3 Parking Provision

TI/8 Infrastructure and New Developments

TI/10 Broadband

5.3 Supplementary Planning Documents

Sustainable Design and Construction (Adopted January 2020)
Greater Cambridge Biodiversity (Adopted February 2022)
Cambridge Water and Flood SPD (Adopted November 2018)
Fen Drayton and Former Land Settlement Association Estate SPD
(Adopted May 2011)

- 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:

District Design Guide SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

Fen Drayton Parish Council:

- 6.1 Objection – On the grounds that:
- Application is in breach of the Fen Drayton Land Settlement SPD as it covers buildings that do not qualify or are applicable under the policy.
 - Proposal would set a precedent that will be exploited.

Cambridgeshire County Council (Highways Development Control)

- 6.2 No adverse effect upon the Public Highway should result from this proposal.

Environmental Health (Contamination)

- 6.3 No objection subject to recommended planning conditions

Environmental Health (Waste and Environment)

- 6.4 No Objection subject to recommended planning conditions

Trees

- 6.5 No Objection

Sustainable Drainage Officer

- 6.6 No Objection subject to recommended planning conditions

6.7 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 Third Party Representations

7.1 No representations have been received

7.2 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 Assessment

Principle of Development

8.1 The application seeks outline planning permission for the erection of a dwelling following the demolition of several outbuildings on the site.

8.2 Development outside of the framework boundary

8.3 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

8.4 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations. It also states that the plan includes some flexibility for reusing existing buildings.

8.5 The application site is bound by a number of residential dwellings and there are also several buildings on site. Although the site is outside the village development framework and therefore, in the countryside, the site itself is not open and of an undeveloped rural character.

8.6 As highlighted the supporting text within Policy S/7 states that development framework boundaries help ensure the countryside is protected from gradual encroachment and guard against incremental growth in unsustainable locations.

8.7 Due to the prevalence of residential dwellings that surround the site and the relative short distance (800m) from the application site to the village of Fen Drayton that could be carried out by foot or by cycle, the site would not encroach into the open countryside and would form part of an existing

cluster of residential dwellings in relatively close proximity to the village of Fen Drayton.

- 8.8 The proposal for a dwelling in this location is therefore, considered to be acceptable in principle having regard to the character of the area and would not conflict with the aims of the adopted development plan when considered as a whole.

Fen Drayton Former Land Settlement Association Estate

- 8.9 Policy H/5 states; planning permission for the redevelopment of existing buildings (excluding glasshouses) will be permitted provided that the development complies with several criteria including being ground breaking form of sustainable development, the buildings are no longer needed for agricultural purposes and the development would not occupy a larger footprint than the existing buildings that are being replaced.
- 8.10 The Fen Drayton Former Land Settlement Association SPD provides further detail on which buildings are eligible under section 4. This section defines a building as a structure that: has a physical attachment to the ground; has a roof and three or more walls; and cannot be easily removed from the site or around the site. The SPD and Policy H/5 specifically excludes glasshouses as the redevelopment of glasshouses would result in significant changes to the character of the area and would not be consistent with the LSA being considered part of the countryside.
- 8.11 Appendix 2 and 3 of the SPD specifically identifies one of the existing buildings to be removed as an ineligible building. The other building is also considered to be ineligible for the purposes of Policy H/5 and the SPD in this regard.
- 8.12 The application is therefore, reliant on other material considerations that would weigh in favour of the development.
- 8.13 The application site consists of 2 outbuildings which the applicant confirms used to be a workshop/garage for cars. The applicant has stated that the outbuildings were erected prior to 2012 and were purposely built for a car service/ repair business. There is no evidence planning permission was obtained for this use of the land which subsequently ceased in 2020.
- 8.14 Evidence available to the Council in the form of Google maps imagery indicate that the outbuildings were built prior to September 2012. The applicant has confirmed that the outbuildings are used for the storage of residential paraphernalia. As the buildings are located within the residential curtilage of 40A Middleton Way it appears that the lawful use of the land and buildings falls within residential use.

- 8.15 The NPPF identifies that residential gardens are not considered previously developed land. Policy H/16 of the Local Plan refers to the development of residential gardens. This states that development of land last used as residential gardens for new dwellings will only be permitted where the development is a one for one replacement of a dwelling in the countryside under Policy H/14 and/or there would be no significant harm to the local area having regard to a number of specific criteria such as; the character of the area; siting, scale and design of the built form; residential amenity; safe vehicle access; on site parking provision and any impact on heritage assets and biodiversity.
- 8.16 Although the proposal is not a replacement dwelling, officers are satisfied that the development of a dwelling in this location would not cause significant harm to the local area having regard to the criteria set out in Policy H/16(b).

Self-Build

- 8.17 Paragraph 62 of the 'National Planning Policy Framework' (2021) highlights the need for different groups in the community to be assessed and reflected in planning policies, including "people wishing to commission or build their own homes".
- 8.18 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.
- 8.19 South Cambridgeshire District Council has a statutory duty under section 2A of The Self-Build and Custom Housebuilding Act 2015 which requires the Council gives suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the Authority's area. Therefore, weight needs to be given to the delivery of self-build dwellings should the Council have a shortfall in delivery.
- 8.20 The table below shows the number of people added to the register for each base period and the number of planning permissions granted within 3 years from the end of each base period. This shows that there is currently a shortfall in the number of permissions granted compared to the number of people added to the register.

Assessment Period	Number of people added to register (within base period)	Permissions Granted (3 years following base period)
Base Period 1: 01/04/16 to 30/10/16	69	69
Base Period 2: 31/10/16 to 30/10/17	89	89
Base Period 3: 31/10/17 to 30/10/18	135	14
Base Period 4: 31/10/18 to 30/10/19	204	64
Base Period 5: 31/10/19 to 30/10/20	157	-
Base Period 6: 31/10/20 to 30/10/21	189	-
Base Period 7: 31/10/21 to 30/10/22	130	

- 8.21 Strategic sites coming forward, on Northstowe and Waterbeach (including Urban Splash on Northstowe) are likely to significantly help meet the identified demand.
- 8.22 The demand for self-build dwellings is measured by the number of new applicants entered on the self-build register in each base period; and that number must be match by new suitable permissions granted within 3 years of the end of each relevant base period. The above table shows that the number of applicants on the register from base periods 3 and 4 have not been met and that there has been a significant shortfall in both periods.
- 8.23 There have been two relatively recent appeal decisions within the district in relation to self build applications (outside village development frameworks) which have been allowed with Inspectors giving material weight to the substantial shortfall in self build plot provision when weighing the planning balance. However, there has also been an appeal dismissed noting that the proposal was outside the village development framework and would cause harm to the character and appearance of the area. As such, each case is

treated on its merits having regard to the Development Plan and other material planning considerations such as the provision of self build plots.

- 8.24 The significant shortfall in self-build plots from the 2 preceding base periods is acknowledged and although this proposal would only provide the opportunity for 1 additional self build dwelling, it nevertheless weighs in favour of the development.

Conclusion

- 8.25 The proposal is not considered to comply with Policy S/7 or H/5 of the Local Plan, policies which specifically relate to the application site.
- 8.26 However, it is considered to satisfy the requirements of Policy H/16, with the application site located amongst a cluster of existing dwellings. As such, it is not considered a dwelling in this location would result in the encroachment of development into the open countryside. The proposal would also make provision for a self-build dwelling which adds weight to supporting the principle, on balance, when considering the NPPF and adopted development plan as a whole.

Design, Layout, Scale and Landscaping

- 8.27 Policy HQ/1 sets out detailed criteria to ensure high quality design is delivered as part of new development, seeking to ensure development is appropriate to its context in terms of scale, mass, form, design, siting, landscaping and materials.
- 8.28 The scale, appearance, layout, and landscaping of the site are matters reserved for later approval.
- 8.29 Middleton Way is characterised as a long track with sporadic residential dwellings on the southern side of the road. Some dwellings benefit from large agricultural parcels of land with associated agricultural outbuildings and glasshouses. Others benefit from large plots but are wholly residential.
- 8.30 The immediate area of Middleton Way is characterised by a number of dwellings in a cluster that surrounds the application site. Dwellings are two storey in scale with a mixture of architectural stylings. The original residential dwellings have a notable absence in architectural styling, however, newer dwellings benefit from a more modern styling with dormer windows and outriggers at ground and first floor level. They are also typically rendered.
- 8.31 The Fen Drayton Former Land Settlement Association Estate SPD has specific design guidance relating to the development of new dwellings. It is expected that any development, irrespective of whether they are acceptable in principle under Policy H/5, should follow the design guidance set out in this document and the South Cambridgeshire District Design SPD. Policy

HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

- 8.32 The SPD states that dwellings are generally two storeys and that development does not have a greater impact on its surroundings than the existing development. New dwellings should be no higher than two residential storeys plus a roof (9 meters maximum). It goes on to state that any new buildings should be located having regard to their impact on the surrounding landscape and character as well as the need for them to be groundbreaking and experimental in sustainability terms. Any rural character of the policy area should be protected in the siting of any new buildings.
- 8.33 Section 5 of the SPD states that all development proposed must be able to be incorporated within a footprint no larger than the existing footprint. It would therefore be expected that any dwelling should be of a scale no less than the combined footprint of the buildings to be demolished.
- 8.34 Given the application is for Outline planning permission with all matters reserved, the aspects of scale and appearance will be determined at the reserved matters stage should planning permission be granted.

Residential Amenity

- 8.35 Policy HQ/1 (n), sets out that 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.
- 8.36 The proposal is for Outline planning permission with all matters reserved and as such no proposed elevations or siting of the dwelling have been put forward.
- 8.37 As a result, it is not possible to assess whether the proposal would cause harm to neighbouring properties in terms of protecting residential amenity.
- 8.38 As identified above, there are a number of residential properties that bound the site, No. 40a to the north west which is located some 23m away, No. 40B Middleton Way some 30m to the east and a residential dwelling to the south approx. 8m away. Due to the separation distances from No.40a and 40b any proposal is unlikely to negatively impact upon their amenity or living conditions however, a full assessment would be required at the reserved matters stage.

Carbon Reduction and Sustainable Design

- 8.39 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.
- 8.40 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 8.41 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.
- 8.42 As all matters are reserved, the design of the dwelling and how sustainability has been incorporated has not been submitted and is not part of the consideration of the application.
- 8.43 Nonetheless, the applicant has stated that the proposal would incorporate several sustainable design features such as: Passive solar design features; Building envelope to Passivhaus standards; Energy efficient electrical appliances; Efficient lighting and fittings; Mechanical ventilation with heat recovery and Air Source Heat Pumps.
- 8.44 In order to ensure the proposal complies with the sustainability requirements of dwellings within the Former Land Settlement Association Estate as highlighted in Policy H/5 and the SPD, it is necessary to add a condition that requires the scheme to comply with such requirements.
- 8.45 Subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Highways/Car Parking

- 8.46 The application would gain access from Middleton Way to the north. All matters are reserved including access and as such no details have been provided.
- 8.47 Paragraph 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.

- 8.48 The Local Highway Authority has been consulted on the scheme and has raised no objection to the proposal.
- 8.49 Policy TI/3 of the Local Plan requires a dwelling of 3 bedrooms or more to provide at least two off street allocated parking spaces. The plot is of an ample size that it would be possible to provide at least two off street parking spaces within any scheme and as such would comply with the guidance set out in this policy.
- 8.50 The proposal is not considered to cause any highways safety implications. Subject to conditions, the proposal is compliant with Local Plan policies HQ/1 and TI/3 and highway safety impacts are acceptable. The proposal accords with NPPF paras. 110 – 111

Planning Obligations

- 8.51 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 8.52 The proposal will require a legal agreement under s106 of the Town and Country Planning Act 1990 (As amended) to be signed to ensure the dwelling is built and occupied as a self-build dwelling.

Planning Balance

- 8.53 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).

Summary of harm

- 8.54 The proposal would not be located within a defined development framework boundary and would not comply with Policy S/7. Furthermore, the proposal would seek to erect a dwelling within the Fen Drayton Former Land Settlement Association Estate but would not utilise existing eligible buildings and would not comply with Policy H/5 of the Local Plan.

Summary of benefits

- 8.55 The proposed dwelling would be located within a cluster of existing dwellings and therefore, would not result in encroachment into the open

countryside and would not harm the established character of the area. Furthermore, it is considered to comply with Policy H/16 of the Local Plan.

- 8.56 The proposal would provide a self-build dwelling to which the Council has identified a significant shortfall within the last 2 base periods which weighs in favour of the development.
- 8.57 The proposal would be capable of providing a dwelling which would meet the sustainability requirements set out in the Local Plan policies and relevant SPDs.
- 8.58 Having taken into account the provisions of the development plan as a whole, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval.

9.0 Recommendation

9.1 Approve subject to:

The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

Satisfactory completion of a legal agreement under Section 106 of the Town and Country Planning Act (1990) (As amended) which includes the Heads of Terms (HoT's) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

10.0 Planning Conditions

- 1 Application(s) for 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. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 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.

- 3 The proposed dwelling shall not be of a greater footprint than the combined footprint of the existing outbuildings to be demolished.

Reason: To ensure the proposal does not have a negative impact on the character and appearance of the area and does not harm the established countryside character of the site in accordance with Policy HQ/1 of the South Cambridgeshire District Local Plan (2018)

- 4 The outbuildings on site shall be demolished prior to the commencement of the above ground work of the proposed dwelling.

Reason: To protect the character and appearance of the area in accordance with Policy HQ/1 Condition securing demolition of buildings and cessation of any car / mot garage use from the site (once demonstrated to be the lawful use)

- 5 No development above slab level shall take place until a scheme has been submitted that demonstrates carbon neutrality (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies. The approved renewable/low carbon energy technologies used to achieve carbon neutrality shall be fully installed and operational prior to the occupation of the development. Full detailed design stage SAPs demonstrating carbon neutrality for both regulated and unregulated carbon emissions, and details of a maintenance program, shall have previously been submitted to and approved in writing by the local planning authority. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented development and thereafter maintained in accordance with the approved details.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 6 The dwelling 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 ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 7 No development shall commence until details of the appearance, landscaping, layout, access and scale (hereinafter called the 'reserved matters') have been 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.

- 8 Prior to construction of the dwelling above slab level, a Biodiversity Net Gain (BNG) Plan shall be submitted to and approved in writing by the local planning authority. The BNG Plan must include details as to how a measurable net gain in biodiversity will be accomplished. The approved BNG Plan shall be fully implemented prior to first occupation of the dwelling.

Reason: To enhance ecological interests in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and Biodiversity SPD 2022.

- 9 No laying of services, creation of hard surfaces or construction of the dwelling shall commence until a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be submitted to and agreed in writing with the local planning authority. The works shall be implemented in accordance with the approved details.

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/7, CC/8 and CC/9 of the South Cambridgeshire District Council Local Plan (2018) and Section 14 of the National Planning Policy Framework (2021).

- 10 Prior to commencement of development, other than demolition, an assessment of the risks of contamination associated with the site shall be submitted to and agreed in writing by the local planning authority. This assessment shall include the following components as required:

a) A detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.

b) Subject to the findings of (a), a scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority

c) Subject to the findings of (b), detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 11 Prior to the first occupation of the dwelling hereby permitted, the works specified in any remediation method statement detailed in Condition 10 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

If, during remediation or construction works, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the dwellings hereby approved.

Reason - To ensure that risks from land contamination to the future users of the land neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 12 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy HQ/1 of the Local Plan

- 13 Prior to the commencement of any piling, a Construction Environmental Management Plan shall be submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:

a) full details of any piling technique to be employed,

b) contact details for site manager, including how these details will be displayed on site.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy HQ/1 of the Local Plan 2018