



Planning Committee Date	18 December 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	20/04906/OUT
Site	Agricultural Building And Land To The Rear Of 38 Histon Road, Cottenham, CB24 8UD
Ward / Parish	Cottenham
Proposal	Outline planning application for the erection of up to 34 new residential units as a Social Housing Rural Exception Site in the Greenbelt and new pedestrian footway with all matters reserved except for access from Histon Road.
Applicant	Prime Crest Homes Ltd
Presenting Officer	Cuma Ahmet
Reason Reported to Committee	Application raises special planning policy or other considerations.
Member Site Visit Date	N/A
Key Issues	1. Extension of red line boundary to facilitate provision of new pedestrian footway; and 2. Remove requirement for a S106 planning obligation to secure secondary school contributions.
Recommendation	APPROVE subject to conditions and S106

Executive Summary

- 1.1 In September 2022, the Planning Committee resolved to grant outline planning permission (with all matters reserved) for ('up to') 34 new residential units for 100% social housing under its 'Rural Exceptions Site Social Housing' planning policy H/11 subject to the relevant conditions and Section 106 planning obligations.
- 1.2 Since the above resolution was made, there have been changes made to the scheme that requires the agreement of Planning Committee. This addendum report has been prepared specifically to report those proposed changes and therefore should be read in conjunction with the original committee report (hereafter referred to as 'main report') and its published minutes as attached at Appendix 1.
- 1.3 The changes that require agreement of the Planning Committee involves:
- extension of red line application boundary to facilitate provision of a new pedestrian footway on the west side of Histon Road; and
 - amendment to the S106 Heads of Terms which removes the requirement for financial contributions towards secondary education provision.
- 1.4 The justification of the principle of development and related technical planning issues originally reported remain relevant albeit are unchanged by either of the changes described in paragraph 1.3.
- 1.5 The proposed inclusion of a new pedestrian footway on the west side of Histon Road is a positive move that would support a safer pedestrian environment for existing and future residents of the village.
- 1.6 With respect to the removal of the requirement for financial contributions towards secondary school provision, the County Education department are satisfied that there will be sufficient capacity to accommodate children from this development.
- 1.7 In all other respects, the application proposals would remain unchanged.
- 1.8 Officers recommend that the Planning Committee agree to the above changes subject to additional planning conditions as reported below.

2.0 Site Description and Context

- 2.1 The location, description and site relevant features remain as originally reported and therefore is not repeated here. Members can find a full details of the aforementioned under paragraphs 2.0 - 2.4 of the main report at Appendix 1.

3. Proposed Changes

- 3.0 For all intents and purposes, the application proposals are the same as previously reported by officers to committee (see Appendix 1), notwithstanding the proposed changes to the red line boundary and the S106 heads of terms.
- 3.1 The original red line area site boundary on the site and location plan has been updated (see drawing no. 29520/P10 REV F) which will allow space for the inclusion of a new pedestrian footway. The pedestrian footway would extend from one side of the new access junction north to link with existing pedestrian infrastructure in Cossington Close. For avoidance of doubt, the design of the pedestrian footway design will need to be agreed separately by the Local Highway Authority post planning stages and delivered in full before first residential occupation.
- 3.2 The second proposed change involves the removal of the original requirement to secure education contributions towards secondary school provision. The merits of this are discussed further below.

4.0 Relevant Site History & Planning Policies

- 4.1 The planning history for the site has not changed.
- 4.2 The NPPF was updated in August 2023 although none of the changes made would materially impact on the current amendments or the original committee resolution made.
- 4.3 Local and neighbourhood planning policies, including SPD guidance as referred in paragraphs 5.1 – 5.7 of the main report also remains the same.

5.0 Re-consultations

- 5.1 Re-consultation with all consultees has been carried out in respect to the proposed changes.
- 5.2 Previous comments of each consultee can be found in paragraphs 6.0 – 6.37 of the main report at Appendix 1. New comments received as a result of the consultation on the proposed amendments are set out below.

5.3 Parish Council - Objects

- 5.4 County Council education comments on existing pupil capacity figures are out of date. There has been a lack of engagement with Cottenham Village College relating to their current and future needs. Waterbeach College is

potentially 7-8 years away from being able to admit new school children. Therefore, there is an immediate need to extend CVC to accommodate children from all the development in Cottenham and those living in Waterbeach.

5.5 No objections are raised against the provision of a new footpath. Flooding however remains a concern for both existing and future residents in Cottenham.

5.6 **County Highways Development Management – No objection**

5.7 No in principle objection raised to the inclusion of a new pedestrian footway subject to an additional planning condition that would secure its provision prior to first residential occupation.

5.8 Previous agreed conditions 6, 8,9 15, 27, 28 and 29 in the main report would still apply.

5.9 **South Cambridgeshire District Council Housing Officer – No objection**

5.10 Supports the development for housing as there remains a continued (and demonstrable) local need for affordable housing.

5.11 **Sustainable Drainage Officer - No objection**

5.12 No objection raised. Previous officer comments (see paragraphs 8.71 - 8.80 of main report) and conditions 5 and 7 would still apply.

5.13 **Lead Local Flood Authority – No objection**

5.14 No objection raised. Previous officer comments (see paragraphs 8.71 - 8.80 of main report) and conditions 5 and 7 would still apply.

5.15 **Internal Drainage Board – No objection**

5.16 The IDB did not previously raise objections. Its comments and recommendations can be found respectively at paragraphs 6.11 and 8.79 of the main report.

5.17 **Environment Agency – No objection**

5.18 No objection raised. Previous recommended conditions and informatives in relation to the design of SuDS; pollution and foul water drainage controls; and strategy to deal with unexpected contamination would still apply.

- 5.19 **Anglian Water – No objection**
- 5.20 No objection raised. Previous comments and informatives would still apply- see paragraph 8.78 of main report.
- 5.21 **Cambridgeshire and Peterborough CCG – No objection**
- 5.22 No objections raised. Previously did not object to proposals although requested financial contributions towards primary healthcare provision to mitigate impacts arising from the development. See paragraphs 6.17 and 8.123 of the main report.
- 5.23 **Urban Design – No objection**
- 5.24 No objection in principle raised. Previous comments provided at paragraphs 6.19 and at paragraphs 8.48-8.57 of the main report.
- 5.25 **Contamination Officer – No objection**
- 5.26 No objection raised. Previous comments would still apply – see paragraph 8.127 of main report and condition 32.
- 5.27 **County Archaeology – No objection**
- 5.28 No objection raised. Previous comments would still apply – see paragraphs 8.129 – 8.131 of the main report and condition 10.
- 5.29 **Landscape Officer – No objection**
- 5.30 No objection raised. Previous comments would still apply – see paragraphs 8.52 – 8.56 of main report and inclusion of condition 18 and 19.
- 5.31 **Ecology Officer – No objection**
- 5.32 No objection raised. Previous comments at paragraphs 6.27 still apply.
- 5.33 However, due to the time elapsed since their original advice was given, noting specifically that the original PEA is now over 2 years old, it has requested that the following updated conditions be included:
- Construction Ecological Management Plan;
 - Updated site survey and PEA;
 - Clarification relating to BNG;
 - Enhancements including bird and bat boxes; and
 - Sensitive artificial lighting scheme.

5.34 **Tree Officer – No objection**

5.35 No objection raised. Previous comments and inclusion of condition 4 would still apply – see paragraphs 8.58 – 8.62 of main report.

5.36 **Environmental Health (Air Quality & Noise) – No objection**

5.37 No objections raised. Previous comments at paragraph 8.111 of the main report still apply and inclusion of conditions 9 and 32.

5.38 **South Cambridgeshire District Council S106 Officer – No objection**

5.39 No objection raised. Previous comments at paragraph 8.121 of the main report still apply.

5.40 **Cambridgeshire County Council S106 Officer – No objection**

5.41 No objection raised. CCC has advised that it is no longer seeking financial contributions of £216,117 for secondary school mitigation. The reasons for this are set out further below (see paras. 9.8 - 9.13).

5.42 Financial contributions towards early years education and libraries/lifelong learning are still required as was set out in paragraph 8.122 of the main report.

5.43 **Cambridge Fire & Rescue Services (Water & Planning) – No objection**

5.44 No objection raised. Request adequate provision is made for fire hydrants either via S106 or planning condition. Condition 17 secures a scheme for providing fire hydrants.

5.45 **Design Out Crime Officer – No objection**

5.46 No objection raised. Concerns have been raised in relation to the indicative layout shown and recommends that the design of the scheme at reserved matters stage carefully considers matters relating to natural surveillance; defensible spaces (delineate between public and private areas); external lighting of public realm; integration of pedestrian and cycle routes into layout and consideration of landscaping and planting. It encourages that the applicant considers submitting a Secured By Design residential 2023 application as it could attain accreditation with consultation.

5.47 **Sustainable Design – No objection**

5.48 No objection raised. Recommends conditions to secure further detail in relation to renewable energy provision; water efficiency and submission of a sustainability statement as part of the future reserved matters application.

6.0 Third Party Representations

6.1 Notification letters of the proposed amendments were sent to original objectors and a new planning site notice was also displayed.

6.2 10 letters of objection were received. Those in objection have raised the following issues:

- Existing infrastructure and services are stretched;
- Nothing done to address flooding issues;
- Substantial investment is needed to current drainage system;
- Traffic is horrendous on Histon Road;
- Misleading reference made to social housing as no definition exists;
- Not demonstrated that there is enough unmet demand for affordable housing in Cottenham to justify development in Green Belt;
- No grounds to remove requirement for secondary education contributions;
- Provides a habitat for number of species of wildlife;
- Development adds a further incongruous suburb to the village; and
- Removal of secondary contribution requirement would appear to pay for a new footway.

7.0 Member Representations

7.1 Not applicable.

8.0 Local Groups / Petition

8.1 Not applicable.

8.2 The above representations are a summary of the comments that have been received from the re-consultation. Full details of the representations are available on the Council's website.

9.0 Assessment

9.1 The Planning Committee has already resolved to grant planning permission for the abovementioned proposals subject to planning conditions and Section 106 that would secure a range of community related mitigations in September 2022.

9.2 The planning officer's previous advice in respect of issues relating to the principle of housing development in the green belt; affordable housing needs in Cottenham Village; the number, (indicative) type and mix of

housing including water management and flood risk and highway access design remains unchanged and are therefore not revisited or reassessed in this instance.

- 9.3 This addendum report focuses on the planning merits of the changes indicated in paragraph 3 of this report.

Red line boundary extended to facilitate provision of a new pedestrian footway onto Histon Road.

- 9.4 Noting the concerns previously raised in relation to the lack of adequate pedestrian infrastructure onto Histon Road, the Applicant has amended the red line application boundary, in consultation with officers, to enable a footway to be accommodated.

- 9.5 The provision of a pedestrian footway that would extend to the north from the proposed access junction to Cossington Close is considered a positive addition and would address earlier reported objections/concerns. The Local Highway Authority has supported the amendment and recommends it should be secured prior to occupation.

- 9.6 The above amendment complies with policy TI/2 of the Local Plan.

Remove requirement for a S106 obligation to secure secondary education contributions.

- 9.7 Following its previous recommendations, the County Council Education (CCE) department has indicated that it is no longer seeking to secure financial contributions towards secondary education to mitigate the impact of this development. Based on the current indicative housing size mix of the development, it has forecasts that 9 children would be generated.

- 9.8 CCE has acknowledged there is a forecast deficit of secondary school places at Cottenham Village College (CVC) and also states that it has no plans to extend the school. It's advice also forecasts that there will be a shortfall in the combined capacity of CVC and Impington Village College (IVC) between 2025-2030 (academic terms).

- 9.9 Notwithstanding the above, CCE expects this shortfall would be adequately mitigated (at least in the interim) by the forecast expansion of Northstowe Secondary College (targeted for opening in September 2024) and the opening of a new secondary school at Darwin Green (targeted for September 2026). Both of these are located within the secondary school catchment of Cottenham Village.

- 9.10 In the longer term, it states that the current oversubscribed demand for CVC and IVC will ultimately be redressed by the opening of the new secondary school in Waterbeach New Town (forecast for 2028-2029).

- 9.11 Whilst the current situation at CVC is not ideal, officers accept that the alternative capacity to be provided will be adequate in meeting the potential future demand generated by this development. Members should also be mindful that first occupation of the development (at the earliest) is likely to be 2-3 years away.
- 9.12 Planning obligations to secure financial contributions towards early years school mitigation are not affected by the above changes.
- 9.13 Overall, except for secondary school conditions, all previous Section 106 Heads of Terms reported at paragraphs 8.121 - 8.123 of the main report are to be secured.

Miscellaneous

- 9.14 The Council's Ecologist's advice has been noted and accepted. Should the development proceed, it is recommended that additional planning conditions for a demolition and construction ecological management plan; updated Preliminary Ecology Assessment; submission and agreement of a Biodiversity Net Gain plan; and artificial lighting strategy are included. It is also proposed to substitute Condition 16 (Bird Boxes) with the updated wording recommended set out below which essentially widens the remit for potential ecological enhancements.
- 9.15 The sustainability officer's request for a planning condition to secure a sustainability statement at reserved matters stage is agreed. Further conditions in relation to renewable energy provision and water efficiency measures are secured (Conditions 22 and 25) albeit minor modifications to wording.
- 9.16 Third party objections set out in paragraph 6.2 above are noted. However the proposed changes assessed in this addendum report do not change officer's previous considerations concerning the principle of development (see paras.8.1-8.10), flooding issues (see paras. 8.71-8.80) and traffic impacts and safety on Histon Road (see paras 8.81-8.89).
- 9.17 Concerns raised in relation to the demand for affordable housing not being adequately demonstrated were previously considered in detail at paragraphs 8.12, 8.15, 8.18, and 8.22-8.32 of the main report. The Council's Housing Officer has reaffirmed that despite a significant level of affordable housing has been delivered in Cottenham there still remains a rising number of applicants who are still in need and have a local connection to the village.
- 9.18 Third party concerns relating to the removal of financial mitigations for secondary school provision have been addressed above.

9.19 **Planning Balance**

9.20 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).

9.21 Even with the abovementioned changes, the overall balance remains in favour of granting planning permission as previously reported.

9.22 The application proposals would still provide affordable housing which meets an identified local need, which would meet the exception tests indicated within policy H/11 and paragraph 149 of the NPPF in respect to new development in the Green Belt.

9.23 Other potential impacts including drainage, ecology, urban design, and transport issues are adequately addressed through appropriate planning conditions.

9.24 Therefore, in accordance with the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the amendments are recommended for approval.

9.25 **Recommendation**

9.26 **Approve** subject to:

- The planning conditions as set out below, which includes the changes/additions stated in the original minutes (see Appendix 1) and with minor amendments to the conditions as drafted delegated to officers; and

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoT's) (as amended) with minor amendments to the Heads of Terms as set out delegated to officers.

Planning Conditions

1. **Reserved Matters**

No development shall commence until details of the appearance, landscaping, layout 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.

2. **Reserved Matters (Time Limit)**

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).

3. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans.

Reason: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Prior to commencement

4. **Details of Tree Protection**

Details of the specification and position of fencing, or any other measures to be taken for the protection of any trees from damage during the course of development, shall be submitted to the local planning authority for its written approval, and implemented in accordance with that approval before any equipment, machinery or materials are brought onto the site for the purpose of development (including demolition).

The agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with this condition, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority.

Reason: To protect the visual amenity of the area and to ensure the retention of the trees on the site.

5. **Surface Water Drainage**

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan. The scheme shall be based upon the principles within the agreed Flood Risk Assessment & Drainage Strategy prepared by MTC Engineering (Cambridge) Ltd (ref: 2740-FRA&DS-RevC) and

shall also include:

- a) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- b) Detailed drawings of the entire proposed surface water drainage system, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- c) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- 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) Demonstration that the surface water drainage of the site is in accordance with DEFRA non_statutory technical standards for sustainable drainage systems;
- f) Full details of the maintenance/adoption of the surface water drainage system;
- g) Permissions to connect to a receiving watercourse or sewer;

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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts.

6. Future management and maintenance of the proposed streets

No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

The Local Highway Authority will not seek to adopt the proposed development until the required Agreement Section 104 has been entered into with AWS in respect to maintenance of apparatus that directly relates to the drainage of surface water

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

7. **Surface Water Runoff during construction**

No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts.

8. **Traffic management plan**

No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:

- (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
- (iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
- (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Reason: in the interests of highway safety

9. **Demolition Construction Environmental Management Plan**

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public

Holidays, unless in accordance with agreed emergency procedures for deviation.

- d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i) Use of concrete crushers.
- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

10. **Archaeology - written scheme of investigation**

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a. the statement of significance and research objectives;
 - b. b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c. c) The timetable for the field investigation as part of the development programme;
 - d. d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material
- Informatives: Partial discharge of the condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Reason To ensure that the significance of historic environment assets is conserved in line with NPPF section 16.

11. **Low Emission Strategy**

No development shall commence until a site-based Low Emission Strategy (LES) is submitted to and approved in writing by the Local Planning Authority. The LES shall include the following:

- a. Provision of Electric Vehicle Charging Points
- b. Provision of additional Sustainable Transport Measures in line with the Greater Cambridge Sustainable Design and Construction SPD 2020.
- c. An implementation plan for each of the proposed measures
The development shall be carried out in accordance with the approved LES and retained as such.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020 (section 3.6. Pollution)

12. **Preliminary Ecological Appraisal
Prior to the commencement of the development (including all
vegetation**

clearance and demolition), an updated Preliminary Ecological Appraisal shall be carried out within the site by a suitably qualified ecologist. A report of the findings including a suitable mitigation strategy if required shall be submitted to the local planning authority and approved in writing. Thereafter the development shall be carried out in accordance with the approved details.

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

13. **Construction Ecological Management Plan**

No development shall take place (including demolition, ground works, vegetation clearance - including for provision of access) 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:

- A) Risk assessment of potentially damaging construction activities.
- B) Identification of “biodiversity protection zones”.
- C) 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).
- D) The location and timings of sensitive works to avoid harm to biodiversity features.
- E) The times during which construction when specialist ecologists need to be present on site to oversee works.
- F) Responsible persons and lines of communication.
- G) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- H) 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 ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Prior to occupation / above ground level

14. **Materials**

No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of

buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

15. **Waste Storage**

No development shall take place above ground level until a scheme for the on-site storage facilities for waste, including waste for recycling, has been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins will be stationed for use by the resident. The quantity and capacity of the bins per property The walk distances for residents to the kerbside including the specific arrangements to enable collection from the kerbside or within 5m of the adopted highway/ refuse collection vehicle access point. Any designated Bin Collection Points, if practically needed. Details of the management arrangements if bins need to be moved to one designated collection points No residential unit shall be occupied until the approved arrangements for that particular unit have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

16. **Landscape and Ecological Management Plan (LEMP)**

No approved dwelling shall be occupied until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority The LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and

implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

17. **Cycle storage**

No development shall take place above ground level, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

18. **Bird Boxes**

Prior to the commencement of development above slab level a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

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

19. **Fire Hydrants**

No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved scheme has been implemented.

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

20. **Landscaping**

No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) existing hedgerow to be protected and retained, and new mixed native hedgerows to be planted upon the eastern and western boundaries
- b) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
- c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

- d) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.
- e) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

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 2018.

21. **Landscape Implementation**

All hard and soft landscape works shall be carried out and maintained 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 as soon as is reasonably practicable, 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 2018.

22. Carbon emissions reduction

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 dwelling.

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.

Lighting Strategy (biodiversity)

23. Prior to occupation a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

**a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.**

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

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

24. Pedestrian footway

The footway extension along Histon Road, as indicatively shown on drawing 29520/P10 F, shall be constructed prior to first occupation. Reason: In the interest of highway and pedestrian safety.

Compliance Conditions

25. Water efficiency

Prior to or concurrently with the submission of the first reserved matters application, a water conservation strategy shall be submitted to for approval in writing by the Local Planning Authority. This shall include details of the potable water demands generated by the development and a water efficiency specification detailing measures to achieve a design standard of potable water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To respond to the serious water stress facing the area and ensure that development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire Local Plan 2018 Policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020. Cambridge Water revised draft Water Resources Management Plan, September 2023).

26. Wi-Fi

The dwellings hereby approved shall not be occupied until the dwelling to be occupied has 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.

27. Reserved Matters restriction on dwelling numbers

Reserved matters applications shall not exceed 34 dwellings, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the design and density of the development and amenity for surrounding / future occupiers is safeguarded.

28. Reserved Matters restriction on height, development offset from northern site boundary by 10m

Reserved matters applications for new dwellings shall not exceed 2 storeys in height, and the northern building line shall be offset from the boundary by a minimum of 10m unless otherwise agreed in writing by

the local planning authority.

Reason: In order to safeguard the character and appearance of the surrounding area is safeguarded. in accordance with policy NH/8 of the South Cambridgeshire Local Plan 2018.

29. **Reserved Matters Nationally Described Space Standards / external amenity space**

Reserved matters applications shall demonstrate that all of the residential units proposed will be designed and constructed as far as practically possible to meet the Nationally Described Space Standards and District Design Guide 2010 with regard to external amenity space

Reason: In order to safeguard the amenity of future occupiers.

30. **Reserved Matters Building Regulations M4(2) compliance**

Reserved matters applications shall demonstrate that as far as practically possible 5% of the dwellings within the development (except those completed to M4(3) requirements) hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4(2) 'accessible and adaptable dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

Reason: To ensure that the proposed development is adequately accessible for future occupiers.

31. **Fall of the access**

The proposed access be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: in the interests of highway safety

32. **Material of the access**

The proposed access be constructed using a bound material to prevent debris spreading onto the adopted public highway. Reason: in the interests of highway safety

33. **Visibility splays**

The two 2.0 x 2.0 metres visibility splays be provided and shown on the drawings. The splays are to be included within the curtilage of each new car parking space that is to exit directly onto the proposed adopted public highway. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. Please also show the splays for each parking space or block thereof. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high if the development is brought forward for adoption by the Highway Authority.

Reason: In the interest of pedestrian and highway safety in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018.

34. Emission Ratings

- a. No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, (i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 40\text{mg/kWh}$), have been submitted to and approved in writing by the local planning authority.
- b. If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:
 - (i) Spark ignition engine: less than or equal to 150 mg NOx/Nm^3
 - (ii) Compression ignition engine: less than 400 mg NOx/Nm^3
 - (iii) Gas turbine: less than 50 mg NOx/Nm^3
- c. The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.
- d. The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced and retained as such.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

35. No site clearance during bird nesting season

No removal of trees, scrub or hedgerow shall take place in the bird breeding season between 1 March and 31 August 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 S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

36. Unexpected contamination

If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development (unless otherwise

agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority

Reason: To ensure that risks from land contamination to the future users of the land and 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.

37. **BNG Plan**

Prior to or concurrently with the approval of first reserved matters a Biodiversity Net Gain (BNG) Plan shall be submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include:

- i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;**
- ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;**
- iii) Identification of the existing habitats and their condition on-site and within receptor site(s);**
- iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;**
- v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.**

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

38. **Sustainability Statement**

Prior to or concurrently with the submission of first reserved matters a Sustainability Statement shall be submitted for approval in writing by the Local Planning Authority.

Reason: In accordance with policies HQ/1 and CC/1 of the South Cambridgeshire Local Plan 2018, Greater Cambridge Sustainable Design and Construction SPD 2020 and Chapter 14 of the National Planning Policy Framework 2023 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.

39. **Details of the access road and pedestrian crossing shall be submitted to and agreed in writing with the local planning authority. The details shall then be implemented in accordance with the agreed details.**

Reason: In the interest of pedestrian and highway safety in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan 2018.

Informatives

1. **Permission for works in the highway**
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 Highway Authority for such works

2. **Tracking for refuse vehicles**
At the reserved matters stage the Highway Authority will require that the applicant provide the tracking for refuse vehicle within the proposed turning areas to demonstrate that such a vehicle may enter and leave the proposed development in a forward gear shall be constructed, surfaced and made available for use and shall be retained for that sole purpose.

Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

3. **IDB Consent**
This site falls within the Old West Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

4. **Pollution Control**
Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
5. **Anglian Water Informative 1**
Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
6. **Anglian Water Informative 2**
Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
7. **Anglian Water Informative 3**
Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
8. **Anglian Water Informative 4**
Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
9. **Anglian Water Informative 5**
The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.
10. **Demolition Notice**
Before the existing buildings are demolished, a Demolition Notice will be required from the South Cambridgeshire Hall Cambourne Business

Park Cambourne Cambridge CB23 6EA T: 08450 450 500 F: 01954 713149 Dx: DX 729500 Cambridge 15 Minicom: 01480 376743 www.scambs.gov.uk 2 Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.

11. **Piling**

In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

12. **Air Source Heat Pumps**

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

13. **Disturbance during construction**

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance

action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.

14. **Secure By Design (Residential)**
The Applicant is encouraged to make an application for Secure By Design Residential 2023 accreditation following consultation.
Please contact the Design Out Crime Officer at email:
cpdt@cambs.pnn.police.uk.