

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

6th May 2009

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/0175/09/O - IMPINGTON

Affordable Housing (23 Unit Exception Site) at Land to the South-East of, St Georges Court for HR Properties Ltd and Bedford Pilgrim Housing Association

Recommendation: Delegated Approval

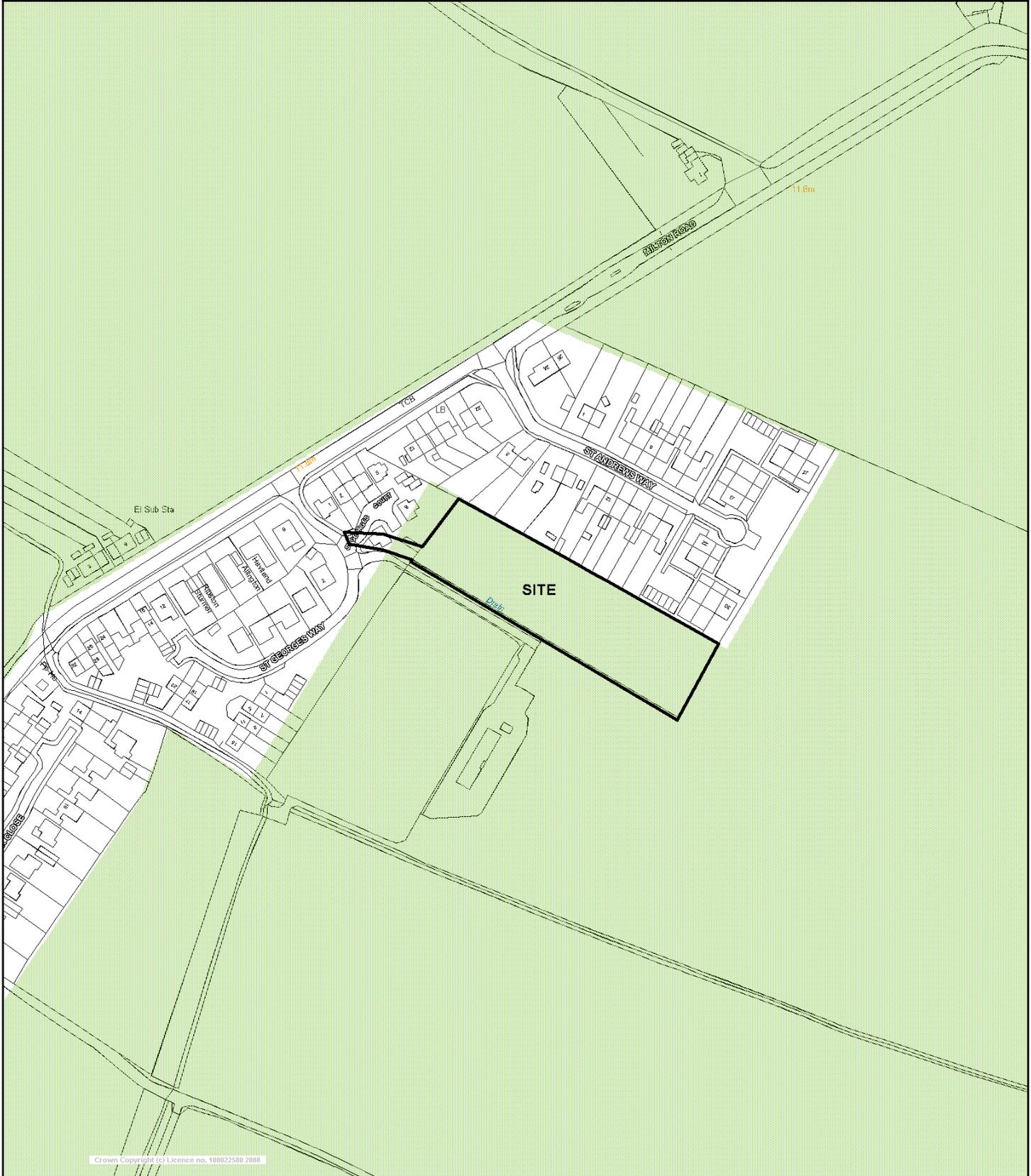
Date for Determination: 14th May 2009 (Major Application)

Notes:

This Application has been reported to the Planning Committee for determination because of the recommendation of refusal by Impington Parish Council does not accord with the officers' recommendation.

Site and Proposal

1. The application site consists of an area of paddock land, which is generally flat with hedgerows to the north, east and southern boundaries. The site is approximately 0.56 hectares in area and is situated directly outside of the Impington village framework within the Cambridgeshire Green Belt. Impington is defined as a Rural Centre in the Core Strategy DPD and is considered one of the larger, more sustainable villages within South Cambridgeshire.
2. There is a residential cul-de-sac to the north of the site at St Andrews Way and the nearest dwellings lie within St Georges Court to the northwest. St Andrews Way contains a mixture of semi-detached and terraced dwellings with a dense landscape buffer to its southern boundary separating it from the application site. Access to the site at present is via a tarmac car parking area between nos.6 and 7 St Georges Court. To the southwest lies Middle White Farm a former piggery that is now used as a veterinary surgery. The site is approximately 850m from the nearest bus stop and the village college and nearest shop is approximately 1.9km to the south.
3. This proposal seeks outline approval for the determination of layout and access only, with scale, appearance and landscaping to be determined at a later date. This application was registered on the 12th February 2009 and proposes the erection of 23 affordable dwellings. The development would represent a residential housing density of approximately 43 dwellings per hectare, with a net gain in housing of 22 dwellings.
4. Access to the site is to be obtained via St Georges Court following the demolition of no.7 St Georges Court. Parking for 36 cars is to be provided along with cycle parking for 46 spaces and an additional 6 visitor spaces.
5. A revised layout plan and additional information was received on 20th April 2008, which illustrates the proposals capability to provide the housing mix required to meet local need. These revisions also provide the required kerb radii of 6m as requested by the Local Highway Authority.



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Scale 1/2500 Date 17/4/2009

Centre = 545276 E 263529 N

May Planning Committee

Planning History

6. Planning Application **S/1602/05/F** was approved for change of use from office to vets.
7. Planning Application **S/1936/06/O** was refused and dismissed upon appeal for residential development.
8. Planning Application **S/0237/07/O** for affordable housing was withdrawn.
9. Planning Application **S/1767/07/O** was refused and dismissed upon appeal for the outline consent of 20 affordable homes.

Planning Policy

10. Government Guidance
Planning Policy Guidance Note 2 “Green Belts” (**PPG2**)
Planning Policy Statement 3 “Housing” (**PPS3**)

East of England Plan 2008
SS1 Achieving Sustainable Development
SSR3 Green Belt

South Cambridgeshire Core Strategy 2007
ST/1 Green Belt
ST/4 Rural Centres

Local Development Framework Development Control Policies 2007
DP/1 Sustainable Development
DP/2 Design of New development
DP/3 Development Criteria
DP/7 Development Frameworks
GB/1 Development in the Green Belt
GB/2 Mitigating the Impact of Development in the Green Belt
HG/5 Exceptions Sites for Affordable Housing
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/3 Renewable Energy Technologies in New Development
NE/6 Biodiversity
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards

South Cambridgeshire Draft Design Guide SPD 2005
Open Space SPD 2009

Consultations

11. **Impington Parish Council** – S/0175/09/0 is like S/1767/07/O, which was substantially identical to application S/0273/07/O that was withdrawn before determination. As such the Parish’s response, one of recommending refusal, is unchanged in principle.

12. The Parish Council recommends refusal on the following grounds:
 - a) The Housing Needs Survey is out of date, suggests requirements for a mix of housing sizes not demonstrated to be met by the application, and presents a confusing picture of demand and not necessarily need;
 - b) The application fails to meet Policy HG/5 1(d), in that it is not site is well related to facilities and services within the village;
 - c) The application fails to meet Policy HG/5 1(c), in that the site of the proposal is not well related to the built-up area of the settlement;
 - d) The application fails to meet Policy HG/5 1(c), in that it does not demonstrate secure arrangements for ensuring that all the dwellings within the scheme provide affordable housing in perpetuity for those in housing need;
 - e) The site, by its distance from all services and facilities is not suitable for affordable housing according to government guidelines, and the access to these facilities is also unsafe for pedestrians and cyclists.
 - f) The Parish Council believes alternative appropriate sites can be brought forward in the next 12 months;
 - g) The application fails to meet Policy ST/4 Para 2, in that it does not demonstrate that there are adequate services, facilities and infrastructure in Histon & Impington;
 - h) There is inadequate parking for the number of cars that would reasonably be expected to be needed by residents. By its location this will be a car using development.
 - i) The details provided are incomplete; may be contrary to SCDC requirements and some details of the design are unsafe.
13. **Affordable Housing Panel** – Meeting of 31st March 2009: the panel disagree with the principle that the amount of affordable housing proposed would outweigh the unsuitable location of the proposed site. In turn the panel felt very strongly that should the application be approved it would undermine Policy HG/5 setting a precedent for future unsuitable sites.
14. Officers confirmed that, subject to suitable amendments addressing the outstanding matters at the time of this meeting being received, officers would be minded to recommend approval of the application.
15. *The full comments from the Parish Council and the Affordable Housing Panel can be found within the Appendix to this report.*
16. **Local Highway Authority** – The visibility splays are acceptable as they conform to the design precepts of the Manual for Streets. The applicant has provided sufficient empirical data to demonstrate that St Georges Road can be classified as a lightly trafficked lane.
17. As the internal layout satisfies the minimum requirements of the Highway Authority and as it has already been dimensioned, it is acceptable to the Highway Authority.
18. The Highway Authority will seek to adopt the carriageway and footways.
20. **Environment Agency** – The site is within Flood Zone 1 and it is considered that are no other Agency related issues the Agency does not wish to comment on the proposal.
21. **Old Western Internal Drainage Board** – No comment.

22. **Housing Development** – The team fully support this application for affordable development on this site. The site would be for local people and would therefore cater and help address local need. The Housing Needs Survey which was completed in 2005, indicated that in the next two years from the date of the survey there was a need for 64 properties with a further 66 being required within 2-5 years.
23. The site is an exception site and Policy HG/5 supports the provision of 100% affordable housing on small sites within the Green Belt. The provision of 23 units on this site would assist in meeting some of the need identified, provided that it can satisfy planning colleagues on the other criteria that is used by planning to assess whether this site can be brought forward for affordable housing development.
24. There is no detail regarding tenure split, or property types within the application and this would be expected to be consulted upon once a more detailed application has been agreed.
25. **Environmental Health** – Problems may arise from noise and suitable conditions restricting the use of power-operated machinery during construction should be imposed. Furthermore, informatives should be imposed requiring details of pile driven foundations “if proposed” and stating that no bonfires or burning of waste can take place without the consent of the environmental health officer.
27. **Landscape Design** – I should like to see the buffer planting strip removed and the land incorporated into the rear gardens of plots 1-5. The houses need to be moved back (NE) slightly to release land which could be shared to improve the front view of the end blocks (1-5 and 16-23). These boundaries that face on to house frontages should all be brick so that permanent planting can clothe them to form a high quality outlook from the end blocks.
28. There seem to be unnecessary duplication of paths, which could release more land. This would be particularly valuable in front of 6-15 as it is essential that there is space for planting to soften the fronts of the buildings. If there are to be trees in front of plots 6-15, which is desirable, the foundations need to be built to accommodate them as they are too close to the buildings currently. A detailed landscape plan will be required in due course.
29. **Trees & Landscaping** – Details of boundary treatments will be required to be submitted under a landscaping scheme.
30. **Ecology** – The Ecology Officer’s main interest in the site is the hedgerow on the southern boundary. It should be maintained in its current statement during the course of construction. Protective measures (i.e. fencing) should be in place to secure this. The hedgerow must not be removed or damaged if maintenance work to the ditch is required. A condition requiring a scheme of nest box provision should be attached.
31. **Sustainability Officer** – The detail submitted with this application in relation to sustainability is poor, nevertheless, the site does, from the plans submitted, appear to lend itself to a layout which maximises solar gain. This is briefly mentioned within the Design and Access Statement as something that will be picked up on in the detailed development of the design. With this in mind, and considering the list of topics that it is specified will be assessed in this process, we would expect the following requirements/standards to be delivered as a minimum for the site:
 - a) Code for Sustainable Homes Level 3 for all residential properties.

- b) A detailed demonstration that the site will deliver a high degree of measures to increase the energy efficiency of all new properties, for example through location, layout, orientation, aspect and external design - including the carefully designed use of thermal mass, air circulation and heat recovery ventilation systems.
 - c) Installation of renewable energy technologies that will provide at least 10% of the site's predicted energy requirement. We would expect this to be assessed in terms of a 10% reduction in CO₂ emissions. All on-site energy requirements need to be included (e.g. street lights, car parks communal areas, lifts etc). A feasibility study should be carried out to assess the best renewable energy technologies to be deployed. Energy consumption should be calculated according to the methodology set out in the London Renewables Toolkit. A table should be completed to show both the baseline energy consumption and carbon dioxide emissions generated by the development, as well as energy consumption and carbon dioxide emissions generated after energy efficiency measures have been applied. This should include SAP calculations and estimates for all other on-site energy requirements, justification of selected renewable energy option(s) and a demonstration how they will deliver at least 10% of the site's predicted energy requirement. Detailed information illustrating how the layout/visual implications will be integrated into the development should also be included.
 - d) Full account to be taken, and the necessary measures/technologies put in place, to ensure that the dwellings are proofed against the effects of climate change that are likely to compromise future living standards or lead to expensive (and potentially high carbon) retrofitting – e.g. overheating, water shortages and flooding.
32. **Sports Development** – No formal comments have been received but the revised layout was discussed with Jane Thompson “Cultural Services Manager” who indicated verbally that the onsite provision in addition to financial contributions towards off site provision appeared acceptable.
33. **Drainage Manager** - No comments have been received
34. **Urban Design** – No comments have been received
35. **Environmental Services** - No comments have been received
36. **Anglian Water** – Have confirmed that the applicant will have to make a request to the water authority under the appropriate section of the Water Industry Act. They have provided advice by way of suggested informatives within their report.

Representations

37. Bedfordshire Pilgrims Housing Association have confirmed in writing that the site will in line with housing need meet the required housing mix to provide families on low income levels an opportunity to remain living in the village in which they grew up.
38. **Local Member - Cllr Mike Mason** - I believe that that I have made my own representations as a local member very clear to the panel. These views have been consistent from the outset and I copy below an email sent following the first application for this site. In the changed from Local Plan 2 to LDF policies I do not believe there has be any material change of wording which would change my view. However as indicated by the Parish Council representatives (and their evidence was noted as unchallenged by the inspector) the whole traffic, safety of pedestrians and distance from village facilities are key in terms of sustainability and in my view should carry more weight as objections. I would add only that if the objectors, the Parish Council and myself were able to persuade

the Committee to refuse this application then we would be willing to attend and make these representations direct to an Inspector at any subsequent appeal. As such if this were to occur I would make the request that any such appeal be determined by at a hearing rather than by written representation. This is not the first time that I have made such a request and I do so again because I believe that a strong case could be made to support any decision of refusal. It would appear to me the previous Inspector by making an unaccompanied site visit may have missed some vital points on the matters referred to above. I attach a copy of the document sent to Scrutiny Committee members.

39. *Copies of Cllr Mason's email dated (relating to comments upon the previous application) can be found attached within the appendix to this report.*
40. 4 letters of representation have been received, 3 of which outline the following objections:
 - a) The surrounding area is not built up and this proposal would result in an urban jungle at the bottom of our garden in St Andrews Way;
 - b) The noise from the construction and occupation of the development would be detrimental;
 - c) There is an abundance of wildlife within the site, which would be lost by virtue of this development;
 - d) There have been enough houses built within the Arbury Park development;
 - e) The view and value of our property would be affected;
 - f) Access to the area is limited and parking in the area is already congested;
 - g) There is bird life "in risk" within the site, which would lose their habitat;
 - h) The location is unsuitable for key-workers as the site is some distance from locations such as the hospital;
 - i) The location could not be further from local shops, schools and bus services;
 - j) Why develop the Green Belt when there are other sites more suitable;
 - k) No.10 St Andrews Way would suffer a loss of privacy as the development introduces properties that would overlook our back garden and rear of the house;
 - l) It is deeply offensive that another planning application has been registered so soon after the last was declined. What is the point of a system that appears to favour development by attrition?
 - m) There is insufficient infrastructure within the village to support this development;
 - n) The roads into the village are busy and dangerous with no safe route for children with large sections of roads without pavements;
 - o) The development would result in residents being forced to use their cars, which would result in increase traffic movements through the village adding to existing situation even worse;
 - p) The traffic survey submitted was carried out during a half term period;
 - q) Local drainage is appalling with the road in St Andrews Way regularly flooding during heavy rainfall;
 - r) The sewage system is poor, further housing within the vicinity would place greater strain on the existing inadequate amenities;
 - s) The development would detract from the openness of the site contrary to Green Belt Policy;
 - t) Necessary infrastructure and affordable housing has been provided elsewhere within the village such as Orchard Park;
 - u) The ancient hedge, which separates the north side of the allocation site from St Andrews Way, should not be removed;
41. The remaining 1 letter of representation outlines the following in support of this application:

- a) There is a dire need for affordable housing nationally and in particular locally;
- b) Central Government has issued a very optimistic building schedule for the next few years and the last thing that's needed is the scuttling of otherwise reasonable plans for just this type of development;
- c) This plan was submitted once before and despite the recommendation of officers was rejected by the Parish Council for minor reasons;

Planning Comments – Key Issues

Green Belt

42. The site is within the Green Belt and as stated within Planning Policy Guidance Note 2: Green Belts (PPG2) the construction of new buildings inside a Green Belt is inappropriate unless it is for certain purposes. These purposes include limited affordable housing for local community needs under development plan policies according with Planning Policy Statement 3: Housing (PPS3). PPS3 indicates that the provision of affordable housing in rural communities, where viable and practical should consider allocating and releasing sites solely for affordable housing. Using such sites as rural exception sites allows an exception to the restrictions on building within the Green Belt and this proposal is therefore not considered inappropriate development.

Sustainability & infrastructure

43. The inspector's report on the previously refused planning application S/1767/07/O makes reference to the fact that the walk from the site to the village college is convenient along the footpath. It is also noted that the college provides a range of facilities including community education and sports. Notwithstanding this, it is also noted that the nearest junior, infant and nursery school are a considerable distance away. The Parish Church is also identified as close by with the provision of limited services and events. It is also acknowledged that the inspector refers to the access to these services as along a narrow footpath adjacent to a busy road.
44. The site is upon the northern fringe of the village and abuts the village edge. The scale of the development is considered at the higher end (23 units) for an exception site; however, given that the village is a rural centre and other similar schemes have been implemented successfully in smaller villages the development is considered appropriate in comparison to the scale and character of the village. It is acknowledged that the site is not particularly well related to the built up core of the village, however, the village centre is accessible by foot, public transport and the motorcar.
45. It has been documented by the inspector's report that Impington has sufficient services and facilities to cater for this development. Although the means of access to these facilities are limited it is clear that by the site and village's rural nature residents will rely on the use of the motorcar. Despite the limited infrastructure for access to the village core, the inspector commented in detail on public safety in terms of the highway network and the only issue raised was the impact of on street parking. Parking is addressed in a separate section below.

Housing Need

46. Bedfordshire Pilgrims Housing Association (BPHA) has provided written confirmation that they are fully supportive and are on board to deliver this scheme should it be approved. They acknowledge the required housing need within the village and state they are willing to meet the required housing mix and tenure as identified by the housing development officer.

47. The proposed development is identified as a 100% affordable housing exception site and the applicant has confirmed their willingness to enter into a section 106 legal agreement to ensure that the affordable housing proposed would cater for those in housing in need in perpetuity. This agreement would give Impington residents or those connected to the village the chance to be allocated such housing depending on their suitability in accordance with the current affordable housing mechanisms.
48. It has been identified that current need within the village requires predominantly 2 and 3 bedroom dwellings. The layout proposed would allow for an adequate mix of 2 and 3 bedroom properties within the criteria for minimum floor space. The housing development officer has suggested a preferred layout of 15 x 2-bedroom units and 8 x 3-bedroom units. The applicant has been asked to address this and illustrate upon a revised layout that such a layout could be provided. Given the current financial market, it is considered that the housing should be 100% social rented to ensure a full capacity of accommodation.

The revised layout plan is deemed to address the required mix and housing need.

Access

49. The Local Highway Authority have confirmed that the proposed access would provide sufficient visibility splays as they would conform with the design principles of the Manual for Streets. The additional information submitted in relation to traffic generation is deemed satisfactory in demonstrating that St Georges Road can be classified as a lightly trafficked lane. Notwithstanding this further information is required to illustrate the kerb radii at 6m at the site entrance. The revised plan now addresses this issue, however, no comments from the Local Highway Authority have yet been received confirming this matter.

Car Parking

50. The development would warrant the maximum level of parking as the site is in a rural location where car dependency is likely to be high. Despite Impington being defined as a Rural Centre, the site lies outside of the core of the settlement where public transport is not as readily accessible. Therefore 23 dwellings at the maximum standards would require 34.5 spaces for residents along with short-term visitor spaces. The development proposes 36 spaces along with an additional 6 visitor spaces. This is considered acceptable and in line with the standards set out in Policy TR/2 and therefore would address reason for refusal 2 in both planning application S/1767/07/O and the inspector's report.

Amenity

51. The proposal would involve the demolition of no.7 St Georges Court in order to facilitate a vehicle access clear of no.6 St Georges Court. Planning application S/1767/07/O and the subsequent appeal decision both resulted in refusal to the proposal on the grounds of the detrimental impact of vehicular movements between nos.6 and 7. The demolition of no.7 is considered to provide an adequate gap between the access road and no.6 to provide a lightly trafficked lane without resulting in a detrimental impact upon the amenity that the occupiers of no.6 currently enjoy.
52. The application site is protected from views to the north by built development within the village framework encompassed by St Andrews Way. Furthermore, the periphery of the site benefits from a natural landscaped boundary. The proposed housing layout would meet the criteria of the South Cambridgeshire Design Guide draft SPD, 2005, in that

the proposed dwellings would be located suitable distances away from housing within St Andrews Way and St Georges Court. The development is therefore considered to not result in the detriment of the character and rural landscape of the village.

Other matters

53. Whilst this application seeks the determination of access and layout only it is essential that the development can provide adequate amenities to provide for public open space and landscaping.
54. The revised layout plan does provide the sufficient space for an area of Local Area for Play (LAP) and an Informal Play Space (IPS) in accordance with the Open Space SPD adopted in 2009. These areas will be afforded some natural surveillance by the surrounding housing and are considered to be reasonably well located as they are distributed evenly throughout the development. Both spaces meet the minimum activity zone of 100msq and would allow for 5m buffers from residential dwellings. The detail of these spaces will be agreed under the landscaping detail to be determined at the reserved matters stage.
55. The sum required from the developer to provide for off site open space would equate to £47,142.67. Impington is identified as having a shortfall in both play space and sports provision. The applicant has been made aware of this requirement and has no objection.
56. The landscaping shown within the layout plan is indicative and the final landscaping details for both hard and soft landscaping are to be agreed at the reserved matters stage. It is felt that there is sufficient scope to provide adequate landscaping for a development of this scale within this current layout.
57. The revised layout now provides a 11m turning area at the end of the access road, which is considered sufficient to allow refuse vehicles to turn and exit the site within a forward gear. It is acknowledged that the Council's Environmental Services team have not commented on this application, nevertheless, the scheme does meet the required building regulation standards for emergency vehicle access.
58. Although no comments have been received from the Authority's Drainage Manager, suitable conditions in relation to surface and foul water drainage will be attached to this consent in line with the comments made by the Drainage Manger upon planning application S/1767/07/O to which no objections were raised.

Conclusion

59. The proposed location of this development and its access to the core of the village is considered adequate to suitably serve a development of this scale. In addition it is acknowledged that the proposal would have an impact upon the rural character of this part of the village whilst resulting in an increase in traffic movements to the area. Whilst acknowledging such impact the resultant harm has been considered in depth and afforded sufficient weight. Nevertheless, the resultant benefit that the proposal would bring to the village in addressing much required housing need has also been considered in detail. In balance it is considered that the site does accord with the relevant policies within the development control policies DPD and that the community benefit of the provision of much needed affordable housing would warrant a recommendation of approval.

Recommendation

60. Approve - Application dated 30th January 2009 as amended by layout plan date stamped 21st April 2009.

Conditions

1. Approval of the details of the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. (Reason - The application is in outline only.)
2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. (Reason - The application is in outline only.)
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)
5. The existing hedge upon the southern boundary of the site shall be retained and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless agreed otherwise in writing by the Local Planning Authority. (Reason - To protect the hedge, which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
6. No demolition, site clearance or building operations shall commence until a scheme for the protection of the southern hedgerow during construction has been submitted to and approved by the local planning authority. Development shall be carried out in accordance with these approved details. (Reason - To protect the hedge, which is to be retained in order to enhance the development,

biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

7. No development shall begin until details of a scheme for the provision of outdoor sports and playing space and informal open space infrastructure to meet the needs of the development in accordance with Policies SF/10 and SF/11 of the Local Development Framework Development Control Policies 2007 has been submitted to and approved in writing by the LPA. (Reason: To ensure the development provides a suitable level of public open space for occupants of the development, in accordance with Policies SF/10 and SF/11 of the South Cambridgeshire Local Development Framework 2007.)
8. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)
9. Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. (Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
10. Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority. (Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)
11. During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
12. No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the

Local Planning Authority. (Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

13. No development shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage [for each dwelling] shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained. (Reason - To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
14. No development shall take place until an energy audit has been submitted to and approved in writing by the Local Planning Authority. The energy audit shall include:

An assessment of the predicted carbon dioxide emissions of the development once occupied;

A review of alternative methods for reducing the predicted carbon emissions of the development once occupied and their anticipated effectiveness;

Proposals for measuring the effectiveness of the chosen methods for reducing the predicted carbon dioxide emissions of the development once occupied; and

Consideration of how the layout, orientation, design and materials used in the construction of the development can affect the consumption and use of energy.

No development shall be carried out other than in accordance with the approved energy audit. (Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)
15. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - i. The numbers, type and location on the site of the affordable housing provision to be made;
 - ii. The timing of the construction of the affordable housing;
 - iii. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - iv. The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.

(Reason - To ensure the provision of an agreed mix of affordable housing in accordance with Policy HG/3 of the adopted Local Development Framework 2007.)

16. Prior to the commencement of the development hereby approved a water conservation strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented. (Reason – To comply with Policy NE/12 Water Conservation of the South Cambridgeshire Development Control Policies DPD, 2007.)
17. The development, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. (Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TR/2 of the adopted Local Development Framework 2007.)
18. The proposed access and turning areas shall be provided before the development hereby permitted is occupied and thereafter retained as such. (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
19. The development, hereby permitted, shall not be occupied until parking and turning space has been laid out within the site in accordance with the approved layout drawing. (Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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

- South Cambridgeshire Draft Design Guide SPD 2005.
- Public Open Space SPD, 2009
- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- East of England Plan 2008
- SS1 (Achieving Sustainable Development)

Contact Officer: Mike Jones – Senior Planning Officer
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