

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 September 2011

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

S/0983/11 – MILTON

**Outline application for demolition of existing buildings, removal of existing pylons/masts from training grounds, and construction of up to 89 dwellings (including affordable housing), restoration of North Lodge, restoration of Humphrey Repton Landscape, provision of formal and informal open space including sports pavilion and children's play equipment, provision of associated landscaping and improvements to existing access
At EDF Depot, Ely Road, Milton, Cambridge
For Helical (Milton) Ltd.**

Recommendation: Delegated Minded to Approve

Date for Determination: 12 August 2011

A. Update to the report

Consultations

Joint Urban Design Team - The Urban Design Team understands this application relates to a brownfield site in Ely, Milton that had gained Outline and Reserved Matters approval for 101 retirement units. The Joint Urban Design Team has been heavily involved in all the design related discussions for this site during the past 4 years and advised on the development of the illustrative layout that was previously granted permission. The approved design layout fixes the key principals of development parcels in relation to the site entrance, response to the adjacent open space, Conservation Area, listed buildings and focal points within the site. Since early this year, the Urban Design Team has been involved in a series of detailed pre-application discussions with the applicants for development of 89 residential units along with the restoration of North Lodge, restoration of Humphrey Repton Landscape, provision of formal and informal open space including sports pavilion and children's play area, provision of associated landscaping and improvements to existing access on the same site.

As the proposed application is for an Outline Approval, the Joint Urban Design Team would look to limit its comments to the key design principles i.e. vision, parameter plans (land use, scale and massing, access and movement), also the constraints and opportunities plan, character areas, urban design framework, streetscape, active frontages and parking distribution across the site.

Vision. The vision of the development as an integrated and sustainable neighborhood set within an attractive environment that responds to the local character and landscape setting of Cambridgeshire is well supported. It incorporates the key design objectives and provides the basic structuring for the process to achieve a well-balanced design through use of 3d massing images shown on pages 10 and 11 of the Design and Access Statement. We can further see the commitment

to develop a high quality built environment that responds to its local character in the subsequent chapters two and four of the Design and Access Statement.

Contextual Analysis. The immediate context of the site is predominantly characterised by open fields towards the north, east and southeast. To the west lies access off Ely Road and a modern office development, which includes a large surface car park adjacent to the western boundary. To the southwest there is Milton Hall which is a Grade II listed building currently in use as office accommodation. The site, which was once part of the grounds of Milton Hall, comprises a total area of approximately 8.41 ha. North Lodge, located in the northern part of the Site, was formerly one of the Hall's entrance lodges. To the south of the site is All Saints Church and a Children's Hospice, beyond which is the built-up area of Milton village. To the north there is agricultural land that also includes stables. The Design and Access Statement provides a thorough appraisal of the site in relation to its context. Chapter 2, 'Assessments' of the Design and Access Statement, emphasises the contextual analysis study undertaken by the applicants thereby demonstrating a clear understanding of the vision for the development of this site. The applicant has assessed the existing facilities i.e. community facilities, education, healthcare and recreational facilities with transport links as shown in figures 2.1 and 2.2, for Milton. They have also assessed surrounding landscape features and site's immediate context in relation to key landmark buildings and their architectural styles and character. We believe the constraint and opportunities plan helps determine site's built environment parameters and provides valuable guidance in design development during discussions. We appreciate the efforts the applicant has made to understand the key surroundings in detail, which influences the constraints and opportunities plan illustrated in figure 2.5.

Access and Movement. The site is predominately divided along its east-west movement access, with some pedestrian links across North Lodge. The only vehicular access to the site is from Ely Road. This access road gives access to the parking area next to North Lodge before entering the main part of the Site. The road then merges into an entrance square, which then leads further into the development before culminating into a car park for the pavilion at the end of the development site. Because of a single vehicular connection, it was strongly felt that there was a need to prioritise movement for pedestrians and cyclists movement within the development. A hierarchy of routes comprising shared, segregated and recreational characteristics were carefully selected to connect to the points of access and maintain pedestrian priority. The provision of pedestrian and cycle routes and facilities seeks to build on the existing routes and facilities in order to integrate the development into the existing environment.

Layout, Massing & Form. The illustrative layout in Figure 4.22 provides for up to 89 dwellings within the development area of 3.28 hectares, which gives an average density of 27 dph. The Master Plan (figure 4.22, D&AS) shows a development divided by the main street running along east-west axis, with perimeter blocks on each side. To the west of this main street lies the entrance square. The square is fronted onto by apartment blocks with maximum height of 12 metres resulting in a much tighter grain of development at this end whilst maintaining good sized back gardens, back-to-back privacy distances and integrated parking on the site and within the square. The height/scale of the buildings ranges from 1½ storeys to 3 storeys across the whole development, with 1½ storeys nearer to North Lodge and the location of 3 storey element strictly restricted to an area to rear of the modern extension wings to Milton Hall. The northwest part of the Site will accommodate predominantly terraces and occasional detached units located at key locations such as the gateway to the development. The northeast part of the Site predominantly

consists of large detached units. Elsewhere, the dwellings will be a mix of semi-detached and detached family houses. A Local Equipped Area of Play (LEAP) and of two junior football pitches are located at the eastern end of the development integrated well within the green structure and adjacent to the building form. Their location enables the majority of the development to be within a 400m walking distance. Buildings will front on to the play space providing natural surveillance over the space. The football pitches are positioned at the eastern end of the development, well located adjacent to the pavilion where they will minimise disturbance to residents. The layout, we believe creates a good level of overlooking and surveillance over the surrounding open space by creating a strong built form along the edges and main street of the development.

A number of urban design components i.e. Urban Form, Perimeter Block principles, car parking and character zones have been combined together and taken into consideration by the applicants to influence the design of this development to produce a high quality layout. In terms of Urban Form, importance has been given to location of key buildings; creation of an entrance gateway and evolving integrated public open spaces. Perimeter Block principles: minimum privacy distances, security, bike/bin storage and access, parking and active frontages have been taken into account. For Car Parking a variety of on-plot and off-plot parking solutions are integrated within the urban form, architecture and public realm, with minimal visual intrusion and obstruction to pedestrians. In terms of Character Zones; to help provide legibility and variety the site has been distributed into 3 distinct zones i.e. North Lodge, Main Street and Green Frontage (Parkland Edge).

We believe that at outline stage level, the applicants have successfully dealt with the various elements of urban design combining all of these mentioned above, together to achieve a well-balanced design layout for the site whilst capturing the concept of this development to become a high quality sustainable neighbourhood. Based on the Design and Access Statement submitted, we are now confident that applicants can achieve a well-designed inclusive neighbourhood for Milton on this site.

Architecture, Elevations & Materials. The Design and Access Statement, provides an in-depth architectural strategy with details of each character zone i.e. set backs, roofs, walls, windows, doors, porches and ventilation stacks for buildings. The strategy represents the principle that applies to the Site with the concept that the buildings are to respect the Milton Hall character, but with a modern approach. We appreciate that the applicants have responded to our comments about understanding the existing proportions of North Lodge. However as the current application is in Outline, the additional information the Urban Design Team will require would be submitted with the reserved matters or full application, and therefore would like to reserve its comments on architecture, materials and elevations until that stage. At the reserved matters application stage, we would like to see greater details from the applicants in terms of fenestration, material palette and colour palette. The elevations will need to respect its context in terms of heights, variation in roof heights, design and details; detail of façade, scale and proportions of the openings and details like window reveals, projections, sills etc. Street scenes and eye level perspectives will be requested at this stage.

Conclusion. We appreciate the applicant's continuous efforts in improving the scheme through joint discussions held at various stages that has now resulted in a much-enhanced Design and Access Statement and set of Parameter Plans for the Outline approval stage. We are glad that the applicants have shown serious commitment in understanding the concerns and effectively overcoming these with joint design solutions to achieve a feasible and attractive design layout for the site.

The SCDC District Design Guide (March 2010) Para 3.22 requires that all new developments should where possible reflect the form, scale and proportions of the existing vernacular buildings of the area and pick up on the traditional building styles, materials, colours and textures of the locality. The current proposal successfully includes the required analysis of its surrounding context, character and distances to local facilities and details of urban design elements like parking, character zones, urban form and perimeter block principles, etc. The Design and Access Statement has been effectively drafted to demonstrate the key stages of design evolution and development throughout the whole process. It also provides a comprehensive description of the Design Concept and Principles leading to the illustrative Master Plan for the Site, and provides information on the amount, scale, layout and appearance of the development, the landscape strategy, and the access and circulation principles. The level of detail is appropriate to the issues; context and scope of the application for outline planning permission, based on which the Urban Design Team recommends **approval**.

Agenda report paragraph number 1 – Site and Proposal

In the third line, it should be noted that the access to the site is on the east side of Ely Road.

Agenda report paragraph number 24 – County Council Archaeologist Comments

The agent has commented that the County Council Archaeologist did not have all the reports submitted when she commented on the application, in particular a revised desk based assessment which incorporates the results of the previous archaeological investigations on the site and includes the proposed mitigation strategy. In particular, the agent notes that the mitigation strategy comprises of an archaeological excavation across the proposed development footprint and an archaeological watching brief during the removal of all the pylons across the site. Across the remainder of the site the archaeological remains will be preserved in situ. This will entail: Football pitches: no artificial drainage systems will be installed and the pitches will be drained naturally. The pitches will be made level by raising the ground level – there will be no excavation. The Lake works: The lake will be dredged and cleared but will not be extended as set out in the landscape report. Drainage: No drainage runs will be extended beyond the proposed development footprint and what is already existing on the site. Landscaping and planting: ground levels will be raised in areas of new planting to avoid any intrusive works. As this is the Outline state the levels are unknown at this stage. A Management Plan will be put in place to ensure that the archaeological remains are preserved in situ. Further comments are therefore anticipated from the County Archaeologist and will be reported verbally if received by the date of the meeting. However, an archaeological condition is already proposed to be attached to any grant of permission.

Agenda report paragraph number 27 – Landscape Design Officer Comments

The agent has responded stating that further advice will be sought from their consultants on the matter of water quality. However, the EA are satisfied with the drainage proposals.

The landscape strategy plan in the Design and Access Statement (page 51) identifies a pedestrian route which provides access to the southern side of the Lake. The parameter plans will be updated to reflect this. The balancing pond to the front of North Lodge, adjacent to the site access, is an existing feature which has become overgrown and will be reinstated.

Agenda report paragraph number 28 – Principal Conservation Officer Comments

The agent has responded as follows:

- Landscape is a matter for determination at the reserved matters stage, therefore the location of individual trees will be considered at the reserved matters stage.
- The density of the development only averages 27 dwellings per hectare, it is therefore difficult to see how the development appears 'cramped'.
- As set out above, the balancing pond to the front of North Lodge, adjacent to the site access, is an existing feature which has become overgrown and will be reinstated. Landscape is a reserved matter therefore the detailed landscape design of the pond will be considered and controlled by the District Council at the reserved matters stage.
- The approved parameter plans for the Retirement Development allowed for two storey buildings within the area around North Lodge and this was assessed as acceptable. The proposed 1.5 storeys is lower and follows the design approach we discussed during pre-application meetings and is set out in the supporting Design and Access Statement.
- The masterplan on pages 68 and 69 of the Design and Access Statement clearly identifies the extent of the permitted retirement development, which the proposals fall within. The proposals do not extend further along the site's eastern boundary.
- A 3D graphic of the buildings and the arrangement next to North Lodge is clearly illustrated on page 63 of the Design and Access Statement and clearly shows the wooded backdrop.

Agenda report paragraph number 38 – Openness of the Green Belt

The agent has expressed concern about "just to compare the proposals against what already exists on the Site, since the principle of redevelopment has already been established through the permitted Retirement development. I therefore think it is more accurate to advise Members that the extent of the proposals follows what has already been approved. The previous proposals for the retirement development were assessed as improving the Openness of the Green Belt through the removal of the pylons and power lines. The current development proposals secure these same improvements. The proposals will improve the Openness of the Green Belt."

Agenda report paragraph number 44 – Housing provision (market housing mix)

The agent has responded in relation to Policy HG/2 as follows:

"The Policy clearly separately refers to developments of more than 10 dwellings and advises in these instances that a mix of units will be sought to provide a range of accommodation having had regard to a number of issues. It expressly doesn't seek to apply the mix which development of up to dwellings must meet and does not suggest that the mix for up to 10 dwellings should be used as 'guide' rather a starting point. This follows the guidance in the Inspector's Report, into the Development Control Policies DPD (see paragraph 6.5), which determined that it was not appropriate to apply the proposed mix to developments of more than 10 units because greater flexibility is necessary for major developments, such as this.

A full explanation is provided in the supporting Planning Statement in support of the housing mix, which identifies that the mix has been shaped by the site's local context, since it lies within the Green Belt, partially lies within a Conservation Area, is located within the setting of two listed buildings and forms part of an historic garden.

Located within the setting of two Listed Buildings on the edge of the village, the site does not lend itself to higher density residential development, which would be typical of developments with a higher proportion of 1 and 2 bedroom properties. The site's

location in the Green Belt is also another limiting factor which must also be taken into consideration, and restricts the ability to accommodate apartment blocks, which would be intrusive and thus have an unacceptable urbanising affect. The development proposals do include the provision of apartment blocks, but the location of these is restricted to the area of the Site, which already benefits from a consent for apartments under the permitted retirement development. As is to be expected the apartments blocks contain all the 1 and majority of the 2 bedroom properties.

The mix of proposed units has also been developed to respond to the different character areas, which have different densities, as described in the accompanying Design and Access Statement to ensure the creation of a legible environment that functions well and creates an environment in which people want to live.

Overall the housing mix has been the product of a careful balancing exercise to deliver a development that respects the site's unique setting. The layout has been the subject of several pre-application meetings, with the result that Officers support the proposals (subject to some minor matters which can be dealt with through the reserved matters) and are confident through that the design approach set out in Design and Access Statement that it will deliver a high quality environment. To increase the number of smaller units would radically change the design approach currently endorsed by Officers and would be to the detriment of the character of the scheme which currently respects a number of competing factors. “

Agenda report paragraph number 55 – Highways and Access

The agent has clarified that the applicant has agreed to extend the existing cycleway from Milton to serve the site, and confirms that permissive footpaths links will be reinstated.

Agenda report paragraph number 61 – Landscape and Ecology

There is no need to update the parameter plans. These issues will be dealt with by condition.

B. Further Information received after publication of the agenda report.

The agent has commented on the report and provided clarification as above, and also notes:

“The application we submitted was robust and extremely comprehensive. However, it appears that not all consultees have read all the documents, since all their comments are covered and dealt with in the application submission. My client would like to highlight that significant effort and expense is spent on producing such applications and for these not to be fully taken into account is hugely frustrating and disappointing. Furthermore, we spent hours together during pre-application discussions negotiating the scheme, the end result of which reflected significantly the wishes and aspirations of various Council Officers, as set out in the supporting Design and Access Statement. Lastly, the application is in outline with all matters reserved and much of the detail that is raised by your colleagues is for determination at a later planning stage.

We want to reiterate that the Site benefits from an extant planning permission for more units than this application proposes, we follow the same development area and in some areas, such as around North Lodge, the heights of buildings are lower than that permitted previously. Moreover, the development secures the same benefits for the Parish Council despite fewer units being proposed.”

C. Further officer comments / summary.

The main issues in relation to this proposal are the impact on the Green Belt and historic environment. The extant planning permission is a significant factor to be taken into consideration when assessing the current proposals. Additionally, officers are of the opinion that the Very Special Circumstances noted in paragraph 68 and 69 of the main report clearly outweigh the harm to the Green Belt that could result from the definition of the proposal as "inappropriate development". In terms of the impact on the setting of Listed Building and the Conservation Area, there are clearly some issues which require further work at the detailed application stage. In particular the development in the vicinity of North Lodge is especially sensitive and will require further design meetings before detailed planning applications are submitted, but the principle of some housing development in this area is accepted. Indeed the approved scheme includes 1½ storey housing in closer proximity to North Lodge. It also included five 3-storey blocks of flats in addition to 1½ and 2 storey housing, whereas the proposed new scheme has a lesser impact on the Green Belt by distributing the bulk of the development more evenly at a lower level, rather than in bulky blocks with gaps between them. In particular it pays greater respect to the context of the site in relation to Milton Hall and the Repton Landscape. Officers are therefore satisfied that this new proposal represents an improvement on the existing planning permission.

The agent has responded on the matter of market housing mix (affordable housing mix is not covered by Policy HG/2 as it is determined by housing need). As noted under the comments on paragraph 44 above, the site's unique constraints mean that it has been necessary to balance the size of units against the design requirements for the development. Whereas the retirement scheme did not include garages and also limited parking, the provision of general housing obviously requires the provision of garages and parking to meet the Council's standards. This results in the coverage of more of the developable space on the site, hence the reduction in numbers of units from 100 to 89. Nevertheless, the continuing discussions around the design and layout of the scheme will affect the eventual number of units and their size, which is why a range is currently proposed. It is suggested that the mix shown so far is sufficient to demonstrate that around 89 dwellings could be accommodated within the developable area of the site, and that eventual mix be reserved for a later detailed application.

D. Conditions.

1. Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access 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. The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

(Reason - The application is in outline only.)

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

Drawing 32 – Planning Application Boundary Plan;

Drawing 31 – Building Heights Parameter Plan;

Drawing 19 rev C – Land Use Plan;

Drawing 33 – Housing Mix and Building Heights Parameters Charts. The “Open Market Housing Mix” table shown on this plan shall not form a part of the permission.

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

5. No development shall take place until full details of both hard and soft landscape works and a programme of 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. In particular, the details shall include:

- i) De-silting of the lake and its restoration;**
- ii) Retention and reinforcement of the tree belt located on the south western boundary between the site and All Saints Church;**
- iii) Landscape measures to restore the parkland setting and lake to emulate the original design of the former Humphrey Repton landscape;**
- iv) Provision of litter and dog-waste bins as appropriate; and**
- v) Provision of education interpretation boards.**

(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.)

6. All hard and soft landscape works shall be carried out in accordance with the approved details and programme of works. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

7. In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

8. No demolition, site clearance or building operations shall commence until tree protection comprising weldmesh secured to standard scaffold poles driven into the ground to a height not less than 2.3 metres shall have been erected around trees to be retained on site at a distance agreed with the Local Planning Authority following BS 5837. Such fencing shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

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

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

10. No development shall take place until details of the proposed children's play area including the number and type of pieces of play equipment have been submitted to and approved in writing by the Local Planning Authority. The play area shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority.

(Reason - To provide outdoor play space in accordance with Policies DP/3 and SF/10 of the adopted Local Development Framework 2007.)

11. 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.)

12. 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.)

13. 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.)

14. No development approved by this permission shall be commenced until:

a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

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

c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by 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; and to prevent the increased risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007).

15. 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. It shall also specifically include a bat

mitigation strategy. 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.)

16. No development shall begin until a scheme for the provision of bird nest and bat boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the boxes have been provided in accordance with the approved scheme.

(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

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

(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

18. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

19. 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.)

20. No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

21. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Contractors' access arrangements for vehicles, plant and personnel;
- ii) Contractors' site storage area(s) and compounds(s);
- iii) Parking for contractors' vehicles and contractors' personnel vehicles;

Development shall not be carried out other than in accordance with the approved details.

iv) Details of the control of any mud, debris etc entering the adopted public highway;

v) Details of a designated route to and from the site for all deliveries, avoiding the village of Milton;

vi) Details of any phasing of the construction of the development, including the works within the whole of the application site.

(Reason - In the interests of residential amenity and highway safety in accordance with Policies DP/3 and DP/6 of the adopted Local Development Framework 2007.)

22. No development including demolition or enabling works shall take place until a Site Waste Management Plan for the demolition and construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.

(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)

23. No development shall begin until details of schemes for the provision of education, public art, recreation and community facilities infrastructure to meet the needs of the development in accordance with adopted Local Development Framework Policies DP/4, SF/6, SF/120 and SF/11 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure that the development contributes towards the provision of education, public art, recreation and community facilities in accordance with Policies DP/4, SF/6, SF/120 and SF/11 of the adopted Local Development Framework 2007.)

24. No development shall take place 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.)

25. 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 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.)

26. No development shall begin until details of a scheme for the undertaking of a condition survey of Ely Road, and upgrading of the shared footway / cycleway from the access to the first traffic calming feature southwards along Ely Road have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure the safe and efficient operation of the adopted public highway and that the development provides a safe and efficient route for cyclists from the site to the village of Milton in accordance Policies DP/4, TR1 and TR/4 of the adopted Local Development Framework 2007.)

27. No development shall take place until a scheme for generating not less than 10% of the predicted energy requirements (assessed in terms of a 10% reduction in SAP carbon dioxide emissions) of the development from renewable sources has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, in accordance with any agreed timescale, and thereafter maintained.

(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.)

Contact Officer: Kate Wood – Team Leader (East) Development Control
Telephone: (01954) 713264