

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Planning Committee

4 July 2012

**AUTHOR/S:** Planning and New Communities Director

---

### **S/0820/12/FL – PAPWORTH EVERARD**

**Refurbishment of existing buildings to create 24 self contained flats and demolition of existing structures before erection of a new building housing 11 self contained flats for assisted living (C2 Use) at Macfarlane Grieve House, Church Lane for Papworth Trust**

**Recommendation: Approval**

**Date for Determination: 20 July 2012**

#### **Notes:**

**This Application has been reported to the Planning Committee, as the Parish Council's recommendation of refusal conflicts with Officers' recommendation.**

**Members will visit this site on 3 July 2012**

**To be presented to the Committee by Andrew Phillips**

#### **Site and Proposal**

1. The site is located within the village framework. Approximately 50 metres to the east and 96 metres to the west are Conservation Areas. Immediately adjacent to the east boundary are four protected trees (Tree Preservation Orders).
2. The public highway defines the southern boundary. To the west and north are the roads of Short Lane and St Marys Terrace. The residential properties of St Marys Terrace are located to the northwest. The residential property of 6 Church Lane is located 18 metres to the east.
3. The proposal is to refurbish the two existing two storey buildings on site and the erection of a new two storey building following the demolition of the front single storey building.
4. The new two storey building seeks the creation of 9 single bedroom properties and 2 two bedroom properties; all these properties are fully self-contained. A communal room will be included at ground floor level. The entire building still falls within the use as a residential institution (C2 Use). The two existing buildings that are being refurbishment will have 24 self-contained flats (C2 Use) and will have a communal kitchen in the western building. The proposal will increase the total number of units on site by three.

#### **Planning History**

5. The following planning history is considered to be relevant.

**S/1848/94/F** – The redevelopment to provide 32 flat units for the disabled was approved.

**S/1988/01/F** – Extension and alterations to car park was approved.

### **Planning Policy**

6. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**

**ST/5** – Minor Rural Centres

7. **South Cambridgeshire Local Development Framework (LDF) Site Specific Policies DPD, adopted January 2010**

**SP/10** – Papworth Everard Village Development

8. **South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted July 2007**

**DP/1** – Sustainable Development

**DP/2** – Design of New Development

**DP/3** – Development Criteria

**DP/4** – Infrastructure and New Developments

**DP/5** – Cumulative Development

**HG/1** – Housing Density

**HG/2** – Housing Mix

**SF/6** – Public Art and New Developments

**SF/10** – Outdoor Playspace, Informal Open Space, and New Developments

**SF/11** – Open Space Standards

**NE/1** – Energy Efficiency

**NE/3** – Renewable Energy Technologies in New Development

**NE/6** – Biodiversity

**NE/12** – Water Conservation

**NE/15** – Noise Pollution

**CH/5** – Conservation Areas

**TR/1** – Planning for More Sustainable Travel

**TR/2** - Car and Cycle Parking Standards

### **Consultation by South Cambridgeshire District Council as Local Planning Authority**

9. **Papworth Everard Parish Council** - The Parish Council recommends refusal of the application. Please see appendix 1.

The Parish Council has subsequently updated these comments to add that following the additional information from the developer it still has concerns over the lack of remediation following the discovery of benzo(a)pyrene. In addition the Parish Council expresses its concern over the lack of consultation in regards to the contributions of public open space and community space provision. The Parish Council states it would have preferred a land allocation.

10. **Environment Health (Contaminated Land Officer)** – The Contaminated Land Officer states that they have received Phase 1 Desk Stud Report December 2011, the Phase 2 Site Investigation Report February 2012 and the Addendum Letter dated

11 May 2012 all by Ground Engineering Ltd, and has considered the implications of the proposals. The Contaminated Land Officer states that they are satisfied that a condition relating to further contaminated land investigation is not required.

11. **Conservation** – The Conservation Manager states that the proposals have largely addressed the design and conservation concerns that they had raised in the past, or justified where an alternative approach has been taken. The improvements include breaking up elevations to reduce the sense and impact of monolithic blocks, and in reconciling, as far as it is possible, the need to reflect visually the fall of Church Lane while keeping consistent floor levels inside.
12. The Conservation Manager considers that the palette of materials chosen, in so far as these are specified, are acceptable. However, would like the later approval of materials and typical details covered by conditions including sample panels of brickwork and render.
13. The Conservation Manager is unsure if the composition of the left hand bay of the north east elevation is successful, though it is understood the need for the high cill height of the small window because of the kitchen units behind. The Conservation Manager suggests that the treatment of this bay is conditioned so that the composition can be improved, but would not object to the scheme if this condition was not possible.
14. **Urban Design** – The Principal Urban Design Officer considers that with the proposal impacting on two conservation areas it is right for the Conservation Manager to take the lead in addressing the details of the proposed design.
15. The Principal Urban Design Officer agrees with the Conservation Manager that a condition is required for final approval of materials, especially as the proposals contain some subtle variations and it is imperative that the appropriate materials are agreed to ensure they deliver the design intention. However, it is considered that concrete roof tiles are not appropriate in this location and suggest that clay tiles or natural slate is used.
16. The Principal Urban Design Officer states that the proposed development will not provide a difficult design precedent that would hinder the production of acceptable design solutions for the vacant land on the opposite, southern side, of Church Lane.
17. **Architectural Liaison Officer (Police)** – The Architectural Liaison Officer states that in terms of crime risk, analysis shows that there have been five recorded crimes for Church Lane in the last 12 months. These crimes have all been at the Papworth Trust Staff Accommodation and no crimes have been reported at Macfarlane Grieve House.
18. The submitted plans shows there is a lack of surveillance from active rooms (living or kitchen) of the car parking spaces, especially 10 – 15. However, car crime in the area appears low so maybe this is not such a concern as in higher crime areas.
19. **Planning Policy** – Planning Policy states that on the basis that this is largely a replacement of existing supporting housing with a similar number of supported units, it is not considered that it falls within the intents and purposes of the West Central Policy.
20. The scale of net increase in residential units also lies within the scale of development permitted under the Minor Rural Centre Policy. As such, it is not considered that the

proposal would be subject to the terms of Policy SP/10, particularly in terms of securing the mix of land uses, including financial contributions. However, the design of any proposals should have regard to the wider policy objectives that any development should respect the character of Papworth Everard village centre and this proposal provides an important opportunity to address townscape issues in Church Lane in an holistic way and improve the setting of two parts of the Conservation Area that it lies between.

21. **Tree Officer** – The Tree Officer states that the important trees on this site are located to the north east of the building and protected by Tree Preservation Order reference 01/10/SC. The trees are located on a grassed area separated from the building by a road access therefore should not be compromised by the refurbishment. Drawing A100 rev PA11 identifies the Root Protection areas for the trees but it is advised that protective fencing is installed along the kerb edging.
22. **Waste Recycling** – (12/06/2012) The Waste Recycling Officer stated that looking at their data MacFarlane Grieve House already has adequate bin provision for 35 properties that will mostly be lived in by single occupants.
23. **Contracts Officer (Waste Management & Street Cleansing)** - (18/06/2012) The Contracts Officer states that the proposed development requires four additional 1100 litre bins and the developer would need to finance these waste receptacles.
24. The Contracts Officer also states it is unclear on where the collection point is on site and expresses concern over how staff will move the large 4 wheeler bins to this location.
25. Finally there is concern over the proposed materials of the bin store and the Contracts Officer wants to ensure they are built with fire resistant materials.
26. (19/06/2012) The Contracts Officer explained that the additional increase in required bin provision is primarily due to the significant increase in two bedroom properties. The collection point, where the developer's staff would have to move the bins to, must be within 10 metres of a public highway.
27. The Contracts Officer also provided a breakdown of how the waste receptacle amount is calculated.
28. **Local Highways Authority** – The Local Highways Authority requests conditions to control visibility splays of 2.4 metres x 43 metres, no water to drain onto the public highway, bound material for the driveway to prevent debris spreading onto the public highway, close the existing link between Elm Way and Church Lane and to require the developer to provide a construction traffic management plan.
29. The Local Highways Authority also point out that it would be seeking the provision of a footway link from the existing highway footway on the western side of the site to be terminated at car parking space number 1.
30. The Local Highways Authority raises concern over the proposed location of the bin store and requests an informative relating to highway legislation.
31. **Landscape Officer** – The Landscape Officer states that it is disappointing to see so much of the central 'open space' devoted to car parking and circulation of cars and almost nothing to any kind of external sitting out/garden space. Cars going to the car park on the Elm Way side of the development will have to cross the central area with

no clear separation of circulation needs. The Landscape Officer states that they are concerned that the cars parked in front of Block A will be reversing out onto the path leading to Block B. It is a pity that the car parking could not have been kept on the outside of the site and a lot of rooms will look out on a central area devoted to the car.

### **Representations by members of the public**

32. No representations have been received

### **Material Planning Considerations**

33. The key issues to consider in this instance are:
- Principle of Development
  - Visual Impact
  - Residential Amenity
  - Highway Safety
  - Parking Provision
  - Contaminated Land
  - Waste and Recycling Management

### ***Principle of Development***

34. The site is located within the village framework and the development area known as Papworth West Central (Policy SP/10). The creation of three additional residential properties is an appropriate development size within a Minor Rural Centre (Policy ST/5).
35. Policy SP/10 is seeking in the entirety of Papworth West Central to create a mix of community uses, employment and housing development. If this application was approved it would not prejudice the other development sites that would lead to this mixed use development, in particular the housing site to the south of Church Lane or the site adjacent the Bernard Sunley Centre.
36. The Parish of Papworth Everard currently has an overprovision of informal open spaces and for this reason the developer has not been asked to contribute towards additional provision. The developer has agreed to contributions towards the provision and maintenance of formal outdoor sport space and formal children's play space. While the proposed development is not for dwellings (C3 Use) it is considered reasonable to require a contribution, as the contributions could be used for instance in order to improve access to sports facilities.
37. In response to one of the Parish Council's concerns it must also be noted that the creation of three dwellings does not require any on site formal play space. The developer has shown on drawing A100 PA11 that there will be some informal outdoor spaces within the development. It is not considered reasonable to require the developer to make on site provision when general practice does not require this.
38. The developer has also agreed to provide the usual contributions in regard to Community Space provision. This contribution is considered reasonable as there is no reason why future residents of the development would not want to make use of the Village Hall. In response to one of the Parish Council's concerns the proposal for three C2 Use properties is not of sufficient size in order for it to be reasonable to require an onsite communal use. It is also not reasonable to require higher financial contributions when there is no evidence to support this.

39. The developer has submitted a S106 Agreement covering provision of outdoor playspace and community space but this has not yet been agreed by the Council's Legal Officer. Conditions covering the above requirements will be added but can be discharged once the legal agreement is signed.
40. The proposed development has a density of 90 residential units per hectare. This is a high density but it must be noted that the proposal is only leading to 3 additional properties on site. The density of the proposed development is not considered to be a significant issue in determining this application.
41. With the proposed development not being for individual dwellings Policy HG/2 is considered not to hold any weight in determining this application.
42. The proposal involves a solar collector array on the west side of the road and the developer is confident that this will provide at least 10% of the development predicted energy requirements from a renewable source. The Case Officer is still awaiting confirmation from the Team Leader of Sustainable Communities that the technical information that the developer has submitted shows the provision of 10% renewable energy. A condition will be added until the Team Leader of Sustainable Communities confirms that the submitted information gives a realistic chance of the renewable energy on site providing 10% of the predicted energy requirements.
43. The developer states that during the refurbishment and construction of the new building it will have efficient appliances and water butts to be located to collect rainwater from bin store roofs. The developer has provided a statement explaining that providing Rainwater Harvesting and Grey Water Recycling on the new build will cost in the region of £65,000. It is considered that with this cost it is not reasonable to require the developer to provide these additional water conservation methods when the proposed development will only lead to 3 additional residential units. A condition will be added to ensure that the developer complies with the Water Conservation Strategy within the Design and Access Statement.

### ***Visual Impact***

44. The proposed new building has to be designed to ensure that future residents' lives are not made unnecessary difficult, while protecting the visual appearance of the local area.
45. The proposed new building will bring a stronger building line on Church Lane and the design of the building has a contemporary style. This building is also in line with the existing two storey building that is being refurbished (Block A).
46. Church Lane has a mix of single storey and two storey properties facing the road, thus the creation of a new two storey property will not be an alien feature within this streetscene.
47. The proposed development seeks to use both brickwork and render in order to break up the mass of the building, as well as to provide visual interest. The Case Officer has a similar concern over the materials as the Principal Urban Designer and Conservation Manager, as the quality of the materials will play an important role in defining if the site has a positive impact on the surrounding area. In particular there is concern over the description of the proposed material being a plain tile on the submitted plans. The developer does state within the Design and Access Statement that they are considering having a Sandtoft Britlock slate (80% recycled slate) roof.

This new building requires a strong dark roof material in order to provide the contrast with the proposed light render and brickwork. It is considered that the Ibstock Ivanhoe Cream and Sandtoft Britlock slate should work on site but conditions should be added to both agree materials and to require sample panels on site in order to ensure that this development is of a high quality.

48. The Parish Council states that the proposed development if approved would set a poor precedent to the future development on the south side of Church Lane. However, the comments of the Principal Urban Design Officer are noted and accepted. This development will not cause any difficulty for officers seeking an appropriate high quality design on the other side of Church Lane.
49. The comments of the Tree Officer are noted and accepted. A condition can be added to seek details of tree protection measures before development commences.
50. The proposed development at the current time does not have a detailed landscaping scheme. However, this concern can be overcome by the addition of the standard landscaping conditions.
51. The developer has stated that they have not yet resolved their proposed public art scheme and request that a condition is added. It is considered that this is reasonable and a condition can be duly added.
52. The proposed design of the development is considered to be acceptable, subject to conditions.

### ***Residential Amenity***

53. The Parish Council's and Landscape Officer comments of unattractive views are not a material consideration. In addition the smallest distance between the refurbished buildings and the new proposed building is approximately 9 metres, this distance is similar to properties found either side of a road and for this reason it is not considered that the developers are creating properties with low residential amenity for occupants. It should also be noted that most of the rooms that will be facing onto the parking area are through the refurbishment of the existing blocks, which is outside of the control of the Local Planning Authority.
54. The proposed development would provide very limited garden space within the site and no sit on balconies are proposed. While this would be unacceptable for individual dwellings (C3 Use), the developer has explained that the development has been led in improving the indoor quality of life following consultation with the existing residents. The developer also explains that it is very unlikely that young children will be living on site, who would need to have garden space in order to play in.
55. The only residential property that this development is likely to affect is 6 Church Lane, which is set approximately 20 metres away and the 1<sup>st</sup> floor windows are approximately 25 metres from the proposed new two storey building. It is considered that because of this distance between the development and the existing property of 6 Church Lane that the proposal will not have any detrimental undue overbearing or loss of privacy.
56. The Design and Access Statement shows that the proposed development will only have a significant impact on the amount of sunlight the property of 6 Church Lane receives during the afternoons of the winter months. This loss of light is mainly to the rear garden of 6 Church Lane, which is unlikely to be significantly used during these

winter months. It is considered that the proposed development will not cause a significant loss of light to 6 Church Lane.

57. The proposal does not give rise to any other residential amenity concerns.

### ***Highway Safety***

58. The comments from the Local Highways Authority are noted and accepted in part. It is considered that the requested condition relating to the driveway will already be controlled under the landscaping scheme. The remaining conditions and informative will be duly added.

### ***Parking Provision***

59. There are currently 32 residential properties (C2 Use) on site with 7 parking spaces. This gives an average of 1 parking space for every 4.5 residential properties. The proposal increases the number of residential properties to 35 and the number of parking spaces to 15, thus providing 2.3 parking spaces per residential property.
60. The developer has also stated that due to the nature of the development car ownership should be low. The developer continues to state that it is unlikely that all the staff will be on the site and that cycling is strongly encouraged (six bicycle spaces provided). The developer also makes the point of other parking facilities owned by Papworth Trust in the locality but this is not being granted any weight, as the proposed C3 land use development could be sold to a different care home company without requiring the Council's consent.
61. It is considered that other uses falling within a C2 Use Class may have a significantly different requirement on parking provision. It is, therefore, considered reasonable to limit the use of the proposed development to what has been applied for.
62. It is considered that the location of the proposed car parking should not give rise to any increase in car related crime, as mentioned by the Architectural Liaison Officer.
63. The proposed development significantly improves the parking provision on site, which should lessen the pressure of on street parking along Church Lane.

### ***Contaminated Land***

64. The comments from the Contaminated Land Officer are noted and accepted, no conditions are considered necessary in order to continue investigating and cleaning the site.

### ***Waste and Recycling Management***

65. There is some conflict in comments from the Waste and Recycling Officer and the Contracts Officer (Waste Management & Street Cleansing). It is considered that it is likely that the current bin provision shown on drawing number A100 PA11 will not be sufficient for the additional amount of people that could live on site. However, the additional requirement for bin provision comes primarily from the refurbishment works. The internal refurbishment of Blocks A and B is leading to fewer but larger residential units; this does not require planning permission. In discussions with the developer it has been agreed that a condition be added to the consent to enlarge the northwest bin store. With the primary reason for the requirement of additional bins



being from works that do not require planning permission, it is not considered reasonable to charge the developer for any additional bins.

66. The developer has stated it is the duty of their staff to transport the bins to the appropriate location for pick up by the Council. It is considered appropriate to add an informative to ensure that future users of the site understand that the Council is not responsible for the collection of the waste from the bin stores (in particular the one adjacent to Block C). In the interests of clarity a condition will be added to ensure that a collection point for waste is identified before occupation of Block C.
67. The developer has not provided the elevation details for the bin store located between Blocks A and B; this can be reasonably dealt with by condition.

### **Other Matters**

68. The Papworth Everard Parish Council has mentioned insufficient consultation during the pre application process from the developer and considers that its pre application comments did not inform the submitted application. This is a matter between the Parish Council and the developer, for this reason it is not considered to be material in the determination of this application.

### **Recommendation**

69. It is recommended that the Planning Committee approves the application subject to The following Conditions and Informatives

#### **Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)
2. The development hereby permitted shall be carried out in accordance with the following approved plans: A100 PA11, A130 PA11, A131 PA11, A102 PA11, A112 PA11, A122 PA11 and A200 PA11.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
3. Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the premises shall be used for Supported Independent Living accommodation and for no other purpose (including any other purposes in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).  
(Reason – To ensure that the development does not require a greater parking provision under different uses falling with the C2 Use Class in accordance with Policies TR/1 and TR/2 of the adopted Local Development Framework 2007.)
4. No development shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have

been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

5. No development shall commence until a sample panel of the proposed materials shall be constructed on site, to a specification previously agreed with the Local Planning Authority, to enable the Local Planning Authority to agree the materials including the joint detail and the mortar mix. Development shall commence in accordance with the agreed details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
6. Prior to the commencement of use of Block C (see drawing number A100), hereby permitted, a renewable energy strategy shall be submitted to the Local Planning Authority. The scheme should include technology for renewable energy to provide at least 10% of the predicted energy requirements for the development and shall include timescales for its implementation. The development shall be carried out, and maintained in perpetuity, in accordance with the approved details including the timescale therein. (Reason – To comply with the aims of Policy NE/3 of the South Cambridgeshire Local Development Framework, Development Control Policies 2007)
7. No development shall begin until details of a scheme for the provision of Outdoor Playspace Space to meet the needs of the development in accordance with adopted Local Development Framework Policy SF/10 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 Outdoor Playspace and Informal Open Space in accordance with Policies DP/4, SF/10 and SF/11 of the adopted Local Development Framework 2007.)
8. No development shall begin until details of a scheme for the provision of Community Space in accordance with adopted Local Development Framework DP/4 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 Community Space Provision in accordance with Policy DP/4 of the adopted Local Development Framework 2007.)
9. The occupation of Block C shall not commence until the water conservation scheme defined within the Design and Access Statement has been implemented, unless otherwise agreed in writing with the Local Planning Authority. (Reason - To ensure that a suitable water conservation scheme is implemented in accordance with Policy NE/12 of the adopted Local Development Framework 2007.)

10. No development shall commence until a detailed timetable for the design and implementation for the provision of public art, has been submitted to and agreed in writing by the Local Planning Authority. The public art shall be installed in accordance with the approved scheme and within the time periods specified within that scheme unless otherwise agreed by the Local Planning Authority.  
(Reason - To ensure the design of the development reaches a high standard in accordance with Policy SF/6 of the adopted Local Development Framework 2007.)
11. No development shall commence until details of the detached bin store located in the northwest corner of the site have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason - Insufficient information was submitted with the application in regards to the design of this bin store to assure the Local Planning Authority that the development will comply with Policies DP/2 of the adopted Local Development Framework 2007.)
12. Before the occupation of Block C a scheme for the suitable provision of waste receptacles on site, including a timetable and details of the collection point shall be submitted to and agreed in writing with the Local Planning. The development shall commence in accordance with the agreed details.  
(Reason - To ensure that there is sufficient waste receptacles on site and that the Council has sufficient information in order to collect the waste.)
13. Prior to the first occupation of the development visibility splays of 2.4m x 43m shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan within the Design and Access Statement. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.  
(Reason - In the interests of highway Safety.)
14. The proposed driveway must 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 - For the safe and effective operation of the highway.)
15. The existing access that links between Elm Way and Church Lane within the site shall be permanently and effectively closed and the footway/highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 28 days of the bringing into use of the new access, unless otherwise agreed in writing with the Local Planning Authority.  
(Reason - In the interests of highway safety.)
16. No demolition or construction shall commence until a traffic management plan has been agreed with the Local Planning Authority. The following points shall be addressed:
  - i) Movements and control of muck away lorries (all loading and unloading should be undertaken of the adopted public highway).
  - ii) Contractor parking, that shall be fully within the curtilage of the site.
  - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway).

iv) Control of dust, mud and debris (please note that it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway).  
(Reason - In the interests of highway safety.)

17. No development shall commence until a plan is submitted showing the public footpath to the west of the vehicular access is connected to parking space 1, as shown on drawing A100 PA1. The path shall be built in accordance with the agreed details, including timeframe, in writing with the Local Planning Authority.  
(Reason - To ensure pedestrian safety.)
18. 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 accordance with BS5837 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/1, DP/2 and NE/6 of the adopted Local Development Framework 2007.)
19. 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, 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.)

### **Informatives**

- (a) The Council's refuse team will only transport four wheeler bins up to 10 metres. For this reason any collection point on site should be within 10 metres of an adopted public highway.
- (b) The granting of 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.

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

- South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007
- South Cambridgeshire Local Development Framework (LDF) Site Specific Policies DPD, adopted January 2010
- South Cambridgeshire Local Development Framework (LDF) Development Control Policies DPD, adopted July 2007

**Case Officer:** Andrew Phillips – Planning Officer  
Telephone: (01954) 713169