

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 March 2012

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

S/0699/11 - CALDECOTE

Outline application for erection of 7 dwellings and new Vehicular Access at Land adjacent 6 Main Street, Caldecote for Mr C Richmond

Recommendation: Delegated Approval subject to the applicant meeting Local Highway Authority requirements.

Date for Determination: 31st May 2011

Notes:

This Application has been reported to the Planning Committee for determination, as the Officer recommendation is contrary to the response of Caldecote Parish Council.

Site and Proposal

1. The application site is located in the village framework of Caldecote, outside of the designated Conservation Area. The site comprises approximately 0.25 ha of land that is currently unused garden land to the modest bungalow at No. 6 Main Road. The area is predominately flat and unkempt with several dilapidated outbuildings. Established hedging defines the south and west boundaries abutting the neighbouring footpath and Main Road. The north and east boundaries are defined by fencing. The application site is 'L' shaped with a frontage of approximately 41 metres. An existing but unused access is located in this frontage just slightly north of the existing roundabout. A second access is located in the southern boundary adjacent the public footpath. The existing character is predominately open compared to its closer surroundings where recent residential development has been built up around it. No 6 Main Road is the last of the detached bungalows in this linear form of development before the clear rural separation between the two elements of Caldecote village.
2. The outline application proposes the erection of a 7 dwellings on land to the east, southeast and south side of No.6 Main Street, together with the formation of a new access to the existing dwelling. All matters, other than the means of access, are reserved for further consideration. The application includes illustrative layout, block plans and full elevations. These indicate how the dwellings would be sited in relation to its surroundings and to road (following the demolition of the existing outbuildings). The dwellings comprise a mixture of detached and semi detached two storey properties, some with garaging. Maximum ridge heights are proposed at 9.3m and eave heights of no more than 5.3m. The proposed dwellings would be accessed via an existing vehicular access that will need to be adapted to the existing road layout, with the illustrative block plan indicating that parking would be provided within the site for each individual property.
3. The application has been accompanied by a Planning Statement, Design and Access Statement and a Protected Species Assessment. The application was amended 21st December 2011 to address density, housing mix, road width and potential neighbour

amenity concerns raised by officers. The consultation period expired 12th January 2012.

Planning History

4. S/0570/87/F – Erection of 1 bungalow – Approved
S/1387/94/O – Residential development and new roundabout – Dismissed at appeal

Planning Policy

5. South Cambridgeshire LDF Core Strategy DPD, 2007:

ST/6: Group Village
 6. South Cambridgeshire LDF Development Control Policies DPD, 2007:

DP/1: Sustainable Development
DP/2: Design of New Development
DP/3: Development Criteria
DP/4: Infrastructure and New Developments
DP/6: Construction Methods
DP/7: Development Frameworks
HG/1: Density
SF/10: Outdoor Playspace, Informal Open Space and New Developments
SF/11: Open Space Standards
NE/1: Energy Efficiency
NE/6: Biodiversity
NE/15: Noise Pollution
TR/1: Planning for More Sustainable Travel
TR/2: Car and Cycle Parking Standards
 7. South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Open Space in New Developments – Adopted January 2009
Biodiversity – Adopted July 2009
Landscape in New Developments – Adopted March 2010
District Design Guide – Adopted March 2010
 8. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
 9. Circular 05/2005 (Planning Obligations) - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.
- ### Consultations
10. **Caldecote Parish Council** – Recommends refusal for the following reasons
 11. Is firstly surprised at the amended scheme to increase the number of units on site. The site access is via an existing mini roundabout on the junction of Highfields Road and Strympole Way. The Parish Council is planning to remove this (and other) mini

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roundabouts and replace with T-junctions. This impacts on the planned access to the site.

12. The proposed levels of car parking are insufficient. Facilities such as post office, doctor, dentist, vet etc can only be accessed outside the village. Public transport provision to and from Caldecote is poor and the provision of only 1 space for plots 3 and 4 is inadequate. There is also no provision for visitor parking.
13. The Parish Council do not wish to take over the public space included within the development and this raises issues as to the maintenance and sustainability.
14. The affordable housing mix is not suitable for Caldecote. The current feel is affordable housing should be of a size with more bedrooms enabling those already in the village to move within the village as their families grow. The affordable housing shown here is two bedroomed housing which does not address any identified local need.
15. The properties are located very close to the boundaries of the plot and adjoining properties, particularly plot 1, 4 and 5. This leads to overlooking of neighbouring properties and in particular raises concerns with overshadowing of 3 Devonshire Mews. There are also no side elevations shown in the plans to help assess any potential overshadowing.
16. The inclusion of a 3-storey property in plot 1 would create a precedent in the street frontage in the village.
17. The development would appear to be backland development.
18. The Parish Council also has on going concerns, which impact any development, proposed with the following elements of the village infrastructure
 - The adequacy of the existing pumping station capacity (most recent drain problem on Highfields Road reported 19th April 2011) which regularly floods following periods of heavy rain
 - The availability of school places at both primary and secondary level for village children
 - The inadequacy of local transport
19. **The Ecology Officer** - Raises no objection. Requests condition to be in place to prevent removal of vegetation during bird breeding season and scheme of ecological enhancement.
20. **The Environmental Health Officer** – Raises no objection. Recommends conditions regarding construction hours.
21. **The Local Highways Authority** – The Highway Authority requests that the application be refused on the grounds of highway safety until the following information has been provided:
 1. That suitable inter-vehicle visibility splays within the guidance of Manual for Streets (1&2) can be achieved within land under the control of the applicant or within the adopted public highway.
 2. The design of the exiting mini-roundabout has been demonstrated to provide a suitable level of deflection for approaching vehicles in relationship to the proposed new site entrance and or a new designed layout if the above cannot be achieved.

Other comments: Given the size and nature of the development the Highway Authority will not seek to adopt the same.

A condition should be added for the developer to provide a footway 1.8m wide from the proposed access of the site to the exiting footway along Blythe Way, to enable pedestrians to safely access the village centre for the safe and effective operation of the highway

A condition should be added to any permission requiring that the proposed drive way 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.

A condition requiring that the proposed drive be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

22. **Rights of Way and Access Team** – raises no objection. It points out that the footpath along the southern boundary of the site must not be obstructed during construction if granted approval.
23. **Housing Enabling Officer** – Overall there are 5041 housing register applicants in South Cambridgeshire and 22,426 within the Cambridge sub region. There is little doubt of the need for affordable housing within the District, and the difficulties faced trying to meet the needs of the most vulnerable and those who wish to remain in our villages but cannot afford to do so. In view of the significant level of housing need in South Cambridgeshire, the Council will seek to secure 40% or more affordable housing on developments of two or more dwellings. The proposed development of 7 dwellings at the site adjacent to 6 Main Street Caldecote is offering 3 affordable dwellings and therefore does meet the 40% planning policy requirement as contained in HG/3.
24. There is no requirement for this site to be made available for people with a local connection to Caldecote, as the site is not an exception site. The dwellings would be open to all applicants who are registered on the Councils Home Link system. South Cambridgeshire District Council has a legal obligation to give reasonable preference to all applicants assessed and placed in the highest housing need.
25. The district wide targets for tenure of new affordable housing is 70% social rented and 30% intermediate housing, however the greatest demand is for social rented properties. There are no details as to the tenure mix of the affordable dwellings and so this would need to be agreed at a later date. The applicant proposes 1 x 1 bed unit, 1 x 2 bed unit and 1 x 3 bed unit. The proposed sizes are in accordance with the district profile. The properties should meet the Homes and Communities Agency, Design and Quality Standards and remain affordable in perpetuity.
26. **S106 Officer** – I note the applicant is not proposing a public open space contribution as an area of open space (play area) has been incorporated into the scheme.
 - It is not a policy requirement to provide onsite POS on any scheme less than 10 dwellings and Caldecote does benefit from several large areas of open space that

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are well located to serve this particular development. In that respect I have doubts as to the value of the area being provided, especially given the requirement to secure it's maintenance in perpetuity. As this issue has not been referenced (to my knowledge) in the application I would be keen to understand whether the Parish Council have been offered to adopt the play area, and if not what the applicants intentions are.

- If the District Council were happy to approve the scheme with an area of public open space provided, it remains that the applicant is required to satisfy the 'sport space' element of the open space SPD. In my experience it may be more beneficial to consider a slight alteration to the scheme so that the areas are provided as front gardens between plots 3, 4 and 5 and to redesign the car parking arrangement. This would, however, result in the requirement for a payment towards open space contribution. This is to be paid prior to occupation of 4th dwelling.
- **Community facilities**
In respect of development control policy DP/4 a payment is required in respect of indoor community facilities. This is to be paid prior to occupation of 4th dwelling.
- **S106 monitoring**
A contribution of £250 in respect of s106 monitoring is required. This is to be paid prior to commencement of development. This does not include the cost of drafting the agreement, which will be undertaken by the District Councils legal department with the fee depending on the time involved.
- **Household waste receptacles**
The cost of providing household waste receptacles is £486.50. This is to be paid in full prior to occupation of any unit.

27. **Tree Officer** - No objections. Landscaping conditions required.

Representations

28. 4 Letters of objection have been received in total following receipt of the application and the recent amendments made 21st December 2011. The main points raised are
- I. The hedge line between plots 6 and 8 does not afford the level of privacy suggested by the Design and Access Statement and therefore any windows overlooking the house or garden would significantly impact on privacy.
 - II. Loss of light and overbearing impact to 3 Devonshire Mews
 - III. Play Area too close to the rear boundary fence of properties
 - IV. Potential overdevelopment, particularly with reference to parking provision.
 - V. Access into the development behind or into the adjacent track to Hardwick Woods is a missed opportunity
 - VI. Suggestion of the Council to allow access into neighbouring sites would impact on privacy of those residing in Cavendish Way.

Planning Comments

Principle of the development

29. CS Policy ST/6 classifies Caldecote as a Group Village, the policy recognises Caldecote as amongst those villages that are in generally less sustainable locations and having fewer services and facilities allowing only some of the basic day-to-day

requirements of their residents to be met without the need to travel outside the village. Residential development and redevelopment within the village frameworks is restricted to not more than eight dwellings within the village framework. Development may exceptionally consist of up to about 15 dwellings where this would make best use of a Brownfield site.

30. The proposed development equates to a density of approximately 28 dwellings per hectare. Policy HG/1 of the Local Development Framework requires new residential developments to achieve a minimum density of 30 dwellings per hectare, unless material considerations indicate a different density of development would be more appropriate. This wording reflects the change in emphasis following the revisions to PPS3 and the removal of garden land from the definition of 'brownfield' land. Policy HG/1 used to only permit lower densities of development if there was exceptional justification for such an approach, but the word 'exceptional' has since been removed from the policy wording. The principle of the development is considered acceptable.

Impact on the character of the area

31. The site is close to the settlement edge and currently provides a green rural exit from the village heading south to the more historic part of Caldecote. The site benefits from mature hedge boundaries and is rural in character compared to its more densely inhabited east and west counterparts. When entering from the south from Main Road, the street scene is predominately green and rural in character with existing built development predominately hidden from immediate view.
32. Whilst all matters other than access are reserved for further consideration, the application does include an illustrative layout plan that indicates how dwellings may be accommodated on the site. The illustrative block plan demonstrates that it would be possible to erect dwellings on the site whilst maintaining sufficient gaps around the properties in order to ensure development would not appear overly cramped within the street scene. The layout aims to develop the site in line with the existing surrounding context. It follows the front building line of the existing bungalow and other properties in Main Street and also those in Devonshire Mews and Cavendish Way located to the rear. Caldecote has a mixture of properties and new development is apparent throughout this part of the village. It is not considered that new development on this plot would lead to development that would be out of character.
33. The density of the plot is similar to that of the newer development in Blythe Way, Devonshire Mews and Cavendish Way where backland development has taken place and therefore considered to be reflective of local character in this part of the village.

Residential amenity issues

34. Concerns have been raised by the Parish Council and local residents regarding the proximity of the proposed units to the existing neighbouring properties. The application is for outline only and further details regarding layout would need to be submitted and considered at reserved matters stage. The indicative layout does show, particularly plots 2, 3 and 4 located close to neighbouring boundaries. This has been raised as part of the negotiations and changes have been made to overcome potential overlooking between the existing properties 6 and 8 Main Street and plots 1 and 2. Whilst the arrangement of plots 1 and 2 are constrained with 6 and 8 Main Street the applicant has aimed to address potential problems that may affect neighbour amenity and it is considered that these relationships could be easily improved through design. The Parish Council specifically refer to plots 1, 4 and 5,

however the distances these plots are from other units is reflective of other surrounding properties and not considered a reason for refusal.

35. The illustrative drawings submitted with the current application indicate dwellings with a maximum 9.3m ridge height and with maximum 5.3 m high eaves. Whilst these scale parameters are considered acceptable in most cases there is some concern that the units proposed at plots 3 and 4 would be overly tall in height, particularly in relation to the proximity and orientation of the units to the existing property at No. 3 Devonshire Mews. These units could have the potential to cause harm to the occupiers of this property and therefore design will play a big part in addressing this. It is considered that properties of this height are not acceptable in this location as part of any forthcoming application and should be designed out.
36. Representations have also made comment about the permeability through the site. Some have suggested a missed opportunity and others have suggested it would lead to a significant loss of privacy. Officers, at the pre-application stage suggested this as a favourable option to allow for pedestrian/cycle access. However, it would seem the applicant does not favour this approach in any case.
37. No specific points have been made with regard to the openings in each of the proposed units, however, the DDG adopted 2010 indicates the required distances between boundaries, windows and flank walls. Under paragraph 6.68 it states that it is preferable that a minimum distance of 15m is provided between windows and the property boundary. The majority of the plots are marginally short on this requirement. Plot 1 provides 7.8m from rear wall to boundary wall; however, it does not overlook any private amenity space in the indicative layout. Plots 3 and 4 meet the above-mentioned requirement. Plot 5 measures 7.5 metres from rear wall to boundary but the rear elevation faces over the neighbouring public footpath. Plot 6 measures 12m from rear wall to boundary but 15 metres from window to flank wall of plot 5. Plot 7 measures a very small 7m from the rear wall to the boundary but overlooks the indicative parking area for plots 6 and 7 to the rear of the property. Plot 2 is the only unit that is considered to be significantly short on the required distances at 10.6m between rear boundary and rear elevation and potentially cause problems with overlooking. The house on plot 2 has been designed with limited openings to address this shortfall. Whilst there are shortages in the distances required by the DDG it is considered that the indicative design of the units has addressed any potential problems with regard to overlooking or being overbearing.
38. With regards to the amenities that would be enjoyed by future occupiers of the proposed dwellings, the adopted District Design Guide recommends a two-bedroom house in a rural setting to have a private garden space of 50m², whilst 80m² is recommended for three-bedroom properties. The rear garden sizes indicated in the illustrative drawings generally meet the recommended guidelines. Plot 7 is marginally short of this requirement.
39. The Environmental Health Officer has recommended that conditions be added to any consent to protect residents from noise during the construction period. Controlling hours of use of power-operated machinery is a standard requirement and it is recommended that this condition be imposed. However, the requirement for driven pile foundations is more appropriately covered through an informative of any planning consent.

Highway safety

40. Main Street is a classified road that is subject to a 30mph speed limit. It is proposed that the existing access would be used by the new development. However, this access has not been used for some time and the road layout has changed considerably as part of the newer developments in Caldecote. The access width and positioning has been located in accordance with advice from the Local Highway Authority.
41. The Parish Council suggests that potential future changes to the road layout will not allow the proposed development to use this roundabout, as it will be removed. I do not consider this a reason to refuse a scheme. The development could help in encouraging the proposed changes the Parish Council requires and road layout could be revised accordingly.
42. Parking provision equates to 11 spaces in total. Most units have two spaces each; units 2, 3 and 4 have one space. Visitor parking for a development of this size requires a maximum of 1.75 spaces. Car parking standards suggest that new development provides an average of 1.5 spaces per dwelling and up to a maximum of 2 spaces per 3 or more bedrooms in poorly accessible areas. The Parish suggests that Caldecote is poorly accessible and therefore a maximum requirement would be needed. If the development provided the maximum parking provision for the site the number of spaces would equate to 12 spaces, one short of what is currently provided. In light of the comment made by Parish Council about the unwanted open space marked on the indicative layout plan, I am confident that another space could be provided if required.
43. Whilst the Highways Authority has recommended refusal for the proposed scheme in its current form it is considered that the applicant could meet the highway requirements to overcome this recommendation. If the details requested by the LHA are forthcoming there is no reason to refuse on grounds of Highway Safety in this instance.

Ecology and landscape issues

44. The Council's Ecology Officer comments are noted. Visits to the site found no evidence of the presence of bats. The development is not therefore considered to have significant impacts upon ecology and wildlife interests.
45. The new access would involve the removal of a section of existing hedgerow along the front boundary. The loss of a part of the front boundary hedge is not considered to cause significant harm to the character of the area whilst the Trees Officer is satisfied that the development can be accommodated on site without comprising existing trees.

Affordable Housing

46. The application proposes 3 of the 7 units to be available for affordable housing. The comments of the Housing Enabling Officer are duly noted and it is apparent that the district is very much in need of affordable housing. The comments of the Parish Council are also noted. Whilst the Parish Council feel that the mix proposed is not reflective of what the village needs specifically, the wider need is still very apparent across the district and the proposed offering is in accordance with policy requirements.

Infrastructure

47. The proposal would result in the need for financial contributions towards the provision and maintenance of open space, towards indoor community facilities and household waste receptacles in accordance with the requirements of Policies DP/4, SF/10 and SF/11 of the Local Development Framework. The level of contribution would depend upon the number of bedrooms proposed and could not therefore be calculated until the submission of a reserved matters application. However, a condition to secure such contributions would be necessary as part of any outline permission. The applicants' agent has confirmed, in writing, the clients' agreement to such payments.
48. While the Parish Council has queried the availability of school places and public transport the County Council has not requested contributions in this case. With regard to the capacity of the pumping station, this is noted and a condition regarding surface and foul water drainage to be agreed prior to development commencing is included as part of the approval.

Conclusion

49. The scheme proposes a development that is in line with HG/1 density requirements, the proposed mix of housing is reflective of the policy HG/2 and the percentage of affordable housing is in line with HG/3. The indicative layout shows that 7 new units on this site could be located in a manner that is reflective of its surroundings and could favourably add to the housing need requirement within the District. Design on certain plots will need to be carefully considered at the Reserved Matter stage to address proximity and overlooking but I am of the view that the indicative designs prove this can be achieved. In some areas on the plot it is considered that ridge heights will have to reflect the needs of neighbouring units with regard to sunlight and being overbearing. As this scheme is outline and the main considerations are scale and access I am of the view that both these areas can be appropriately addressed and therefore the scheme should be recommended for approval subject to the applicants meeting the requirements of the Local Highway Authority and the following conditions.

Recommendation

50. Approval:
1. Approval of the details of the layout of the site, the appearance of the dwellings, and the landscaping (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason – This 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.)

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4. The development hereby permitted shall be carried out in accordance with the following approved plans: Site location Plan njh 6038 franked 5 April 2011, 3B Rev B franked 21 December 2011 (the means of access and scale only). (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
5. The layout, elevations and floor plan details of the new dwellings indicated on drawing numbers 4, 5a Rev A, 6, 7, 8a Rev A, 10 Rev A, 11a Rev A and 12a Rev A are for illustrative purposes only.
(Reason – The application is in outline only).
6. The landscaping details required under condition 1 above 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 planting details and details of all site boundaries 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.)
7. 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.)
8. No development shall commence until details of the following 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

Surface Water Drainage

(Reason - To ensure satisfactory drainage of the site).

Foul water drainage

(Reason – To ensure satisfactory drainage of the site)

Finished floor levels of the building(s) in relation to ground levels.

(Reason - To ensure that the height of the buildings is well related to ground levels and is not obtrusive.)

9. No development shall commence 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:

The numbers, type and location of the site of the affordable housing provision to be made;

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- (b) The timing of the construction of the affordable housing;
- (c) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
- (d) 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 affordable housing in accordance with Policy HG/3 of the South Cambridgeshire Development Control Policies Development Plan Document 2007.)

10. No demolition, removal of vegetation or development shall be carried out on site between 14th February and 14th July inclusive in any year, unless otherwise agreed in writing by the Local Planning Authority and a scheme of mitigation implemented.
(Reason – To avoid causing harm to nesting birds and in compliance with 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 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason – To protect the occupiers of adjacent properties from an unacceptable level of noise disturbance during the period of construction in accordance with the requirements of Policy NE/15 of the adopted Local Development Framework 2007)
12. Prior to the installation of lighting, full details of a lighting scheme for the site and/or lighting of plots within the site shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include a site plan(s) showing the location of all external lighting, details of the various types of lighting to be erected, height, type, position and angle of glare of any final site lighting / floodlights, the maximum ground area to be lit, the luminance of the lighting including an isolux contours plan and measures to prevent light spillage from the site. No external lighting shall be installed anywhere on the site other than in complete accordance with the approved lighting scheme and maintained thereafter.
(Reason - In the interests of the amenity of nearby residents and to help prevent light spillage from the site, to ensure the appearance of the development is satisfactory in accordance with the requirements of policy DP/2 and NE/14 of the adopted Local Development Framework 2007)
13. No development shall begin until details of a scheme for the provision of recreational, community facilities, and household waste receptacles infrastructure, to meet the needs of the development in accordance with adopted Local Development Framework Policies DP/4, 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 adequate infrastructure is available to support the development in accordance with Policies DP/4, SF/10 and SF/11 of the adopted Local Development Framework 2007 and to the Supplementary Planning Document, Open Space in New Developments, adopted January 2009)

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14. Visibility splays shall be provided on both sides of the proposed new access and shall be maintained free from any obstruction over a height of 600mm within an area of 2m x 2m measured from and along respectively the highway boundary.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
15. The new dwellings, hereby permitted, shall not be occupied until the proposed new vehicular access, and parking and turning areas have been provided in accordance with the details. The access, parking and turning areas shall thereafter be retained in accordance with the approved details.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
16. Prior to occupation the developer shall provide a footway 1.8m wide from the proposed access of the site to the exiting footway along Blythe Way, to enable pedestrians to safely access the village centre for the safe and effective operation of the highway.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
17. The access shall be constructed with adequate drainage measures to prevent surface water run-off onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highways Authority.
(Reason – To prevent surface water discharging to the public highway, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
18. 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.)

This development involves work to the public highway that will require the approval of Cambridgeshire County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. It is the applicants responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

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

South Cambridgeshire Local Development Framework (LDF) 2007
Circular 05/2005 – Planning Obligations
Circular 11/95 – The Use of Conditions in Planning Permissions
Planning application references: S/0699/11

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