

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

2 November 2016

**AUTHOR/S:** Head of Development Management

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<b>Application Number / type of application:</b>	S/2647/15/OL
<b>Parish(es):</b>	Papworth Everard
<b>Proposal:</b>	Outline planning permission (with all matters reserved except access and strategic landscaping) for up to 215 dwellings, including affordable housing, and land reserved for nursery use (Use Class D1), open space including strategic landscaping, play areas, sustainable drainage features and associated infrastructure including foul sewerage pumping stations.
<b>Recommendation:</b>	Delegated approval subject to a S106 agreement
<b>Material considerations:</b>	Sustainability, Conditions, Informatives
<b>Site address:</b>	Land to East of Old Pinewood Way and Ridgeway, Papworth Everard
<b>Applicant(s):</b>	Bloor Homes Eastern
<b>Date on which application received:</b>	14 October 2015
<b>Site Visit:</b>	1 November 2016
<b>Conservation Area:</b>	No
<b>Departure Application:</b>	Yes
<b>Presenting Officer:</b>	James Stone, Principal Planning Officer
<b>Application brought to Committee because:</b>	The Parish Council's recommendation is different to that of officers and the proposal is a departure from the Local Plan
<b>Date by which decision due:</b>	11 November 2016

### A. Update to the report

#### **Agenda report paragraph number 101 -**

The fifth sentence in this paragraph states *'Therefore the application site meets the 'acceptable' 1000m walking distance referred to in the table above.'*

The table was removed from the draft report and is as below:

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Table 3.2: Suggested Acceptable Walking Distance.

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	Town centres (m)	Commuting/School Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

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3.33. Planning Policy Guidance Note 6 states that the acceptable distance from a supermarket car park to the town centre is about 200–300m (DOE, 1996). Further sources of information on acceptable walking distances are provide by IHT (1997 and 1999) and DETR (1998).

Table: The Institution of Highways and Transportation's (IHT's) 'Guidelines for Providing for Journeys on Foot'

#### **Agenda report paragraph number 117 – Agricultural Land**

The reference to the loss of Grade 2 agricultural land only carrying moderate weight is in the context of the Melbourn appeal (Appeal Ref: APP/W0530/W/15/3131724).

It should be reiterated that the Ridgeway site comprises less valuable agricultural land namely Grade 3b. (The Agricultural Land Classification system classifies land into five grades, with Grade 3 subdivided into Sub-grades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a).

#### **Agenda report paragraph number 193 - Conditions**

List of draft conditions provided below:

##### Conditions

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

REASON. The application is in outline only.

(2) All application(s) for the approval of the reserved matters for any application containing C3 dwellinghouses shall be made to the Local Planning Authority before the expiration of two years from the date of this outline permission. All application(s) for the approval of the reserved matters for any application containing D1 Nursery Use shall be made to the Local Planning Authority before the expiration of five years from the date of this outline permission unless otherwise agreed in writing.

REASON. The application is in outline only.

(3) The residential part of 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 for C3 dwellinghouses to be approved or the expiration of four years from the date of this outline permission, whichever is the later. The residential part of the development shall be completed in no more than two phases. The D1 Nursery part of 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 for D1 Nursery Use.

REASON. The application is in outline only.

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

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List provided by applicant:

- CSA 2571/104 C – Site Location Plan
- 616646/SK15 Rev C – Revised Access Drawing
- 616646/SK10 Rev E – Junction Design and Tracking
- CSA/2571/125 – Tree Planting to Ridgeway Access
- 4614-D-1 Rev B – TS + AIA Sheet 1 of 2
- 4614-D-2 Rev B – TS + AIA Sheet 2 of 2
- CSA/2571/123 Rev B – Off Site Woodland Planting Proposals
- CSA/2571/119 Rev F – Landscape Strategy
- CSA/2571/117 Rev C – Illustrative Masterplan
- 15405ea-01 and 15405ea-02 – Topographical Survey
- 616357/L/001 Rev P2 (Footpath Upgrade & Street Lighting GA – Footpath No.4)
- 616646/SK20 (Footpath Upgrade – Footpath No.3)
- Email from Paul Belton dated 28/04/16

Illustrative drawings

- CSA/2571/122 – Play Area Strategy Plan
- CSA/2571/124 A – Illustrative Landscape Treatment to Ridgeway Junction

Documents to be approved

- Agricultural Land Classification Survey - 16 2 15
- Air Quality Assessment - August 2015
- Archaeological Evaluation Report - October 2015
- Archaeological Assessment - April 2015
- Phase 1 Contamination Assessment Report - September 2015
- Soakaway Infiltration Tests - 18th March 2015
- Design and Access Statement - October 2015

- Addendum to Design and Access Statement - June 2016
- Extended Phase 1 Habitat Survey Report - September 2015 (v5)
- Energy Statement Rev 4 - 30th September 2015 and explanation on energy use in covering letter from Paul Belton dated 26/01/2016
- External Lighting Report Rev 03 - 19th August 2015
- Technical Noise Report Rev 2 - September 2015
- Planning Statement (Incorporating Health Impact Assessment)
- Statement of Community Involvement August 2015
- Sustainability Statement 03 - 29th September 2015
- Pre Design Site Waste Management Plan Rev 2 – September 2015
- Transport Assessment Rev C – October 2015
- Travel Plan Rev A – September 2015
- Utilities Report Rev 05 – 30 September 2015
- Arboricultural Impact Statement Highway Access - 13th June 2016
- MLM Transport Assessment Rev C (SJC/616646/JIR) - October 2015
- MLM Technical Note Rev B - January 2016
- MLM Technical Note 3 Rev D - April 2016
- MLM Technical Note 3 Rev E - May 2016
- MLM Letter Dated 11th July 2016 – Transport Modelling
- Landscape and Visual Appraisal CSa/2571/01B - August 2015
- Flood Risk Assessment and Drainage Strategy Rev 5 - 27th April 2016
- Designers response to Cambridgeshire County Council - 27th April 2016
- Tree Survey and Constraints Plan – 3/3/2015

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 commence, unless agreed in writing by the Local Planning Authority, until such time as a Site Wide Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority and which Site Wide Phasing Plan shall inter alia contain sufficient information to show how each relevant phase of development shall accord with the section 106 triggers, where applicable. The development shall be carried out in accordance with the approved

phasing contained within the Site Wide Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development in accordance with DP/1 Sustainable Development of the adopted Local Development Framework 2007.

#### General conditions

(6) Unless otherwise agreed in writing by the local planning authority, a scheme for the provision of fire hydrants shall be submitted to the local planning authority for approval with all reserved matters applications seeking approval for layout. Each phase of the development shall be carried out in accordance with the approved details for that specific phase and the approved scheme for the provision of fire hydrants for each phase shall be fully operational prior to the first occupation of any dwellings within that phase.

REASON: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors

(7) Prior to the commencement of development within each phase of the development, a scheme detailing the provision of open access ducting for fibre optic cables to serve a range of telecommunication services for that phase of the development, shall be submitted to and approved in writing by the Local Planning Authority, including site infrastructure plans. The scheme shall ensure that a site-wide network is in place and provided as part of the development and that the developers are required to complete the infrastructure to facilitate the provision of fibre optic cable to each dwelling upon the occupation of each dwelling. The development of the site hereby permitted shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that all future residents have access to modern telecommunications and information technology to facilitate home working in accordance with Policy DP/1 of the adopted Local Development Framework 2007. The condition is required prior to the commencement of development to ensure that the fibre optic cable can be laid underground before dwellings and other infrastructure are erected/installed.

(8) Notwithstanding the provisions the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the land set aside for nursery use shall be used only for that use and for no other purpose (including any other purposes in Class [ D1 ] 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) unless agreed in writing by the Local Planning Authority.

REASON:

(a) To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.

(b) To ensure the adequate provision of land for nursery education.

(9) 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. The condition is required pre-commencement to ensure that the play areas are adequately incorporated into the development.

(10) No development shall take place within each phase of the development until details of the proposed children's play areas to be provided in that phase of the development, including the number and type of pieces of play equipment, have been submitted to and approved in writing by the Local Planning Authority. The approved play areas shall be laid out and equipped as approved before the first occupation of any part of the development within that phase 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. The condition is required pre-commencement to ensure that the play areas are adequately incorporated into the development.

(11) Design statements shall be submitted specifying the Life Time Homes Standard for:

Each affordable dwelling type, with details submitted for approval to the Local Planning Authority with each reserved matters application for layout in relation to any development parcel containing affordable residential dwellings.

5% of all market homes, with details submitted for approval to the Local Planning Authority with each reserved matters application for layout in relation to any development parcel containing market residential dwellings.

Each affordable or market dwelling type within that development parcel shall not be occupied until a statement confirming compliance with the approved Life Time Homes Standard has been submitted in writing to, and approved in writing by, the

Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure adaptable mobility standards in accordance with the South Cambridgeshire Local Development Framework.

(12) The submission of any reserved matters applications relating to residential development, pursuant to this outline permission, shall include a schedule of the mix of market dwellings proposed within that parcel demonstrating how the proposed mix relates to the overall mix of market dwellings within the development site as a whole, taking into account local knowledge of market demand and the requirement to provide 5 market bungalows across the site. Each development parcel for residential development shall be constructed in accordance with the approved market mix and provision of bungalows for that parcel.

REASON: To ensure that the overall mix of dwellings across the site contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs in accordance with Policy HG/2 of the adopted Development Control Policies DPD (July 2007).

(13) No dwelling or building shall be above two storeys or 9m in height unless otherwise agreed in writing by the Local Planning Authority.

REASON. To ensure that the proposal is not detrimental to the rural character of the area in accordance with Policy DP/2 of the adopted South Cambridgeshire Development Control Policies DPD (July 2007).

#### Drainage conditions

(14) No development shall commence until a site wide foul water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

All reserved matters applications for each phase of development shall be accompanied by a drainage strategy to illustrate how the phase specific drainage strategy will be in accordance with the approved site wide strategy. No dwellings shall be occupied on each phase of development until the works have been carried out in accordance with the foul water drainage strategies so approved unless otherwise approved in writing by the Local Planning Authority.

#### REASON

To prevent environmental and amenity problems arising from flooding. The foul water strategy is required prior to the commencement of development to ensure that development incorporates the necessary infrastructure to prevent the increased risk of flooding and/or pollution of the water environment and to ensure no surface or ground water infiltration

(15) Development shall not begin until a site wide surface water drainage strategy based on sustainable drainage principles and an assessment of the hydrological and

hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority and Lead Local Flood Authority. The scheme shall be based on the parameters set out in the outline drainage strategy detailed within the submitted Flood Risk Assessment (dated 27 April 2016, ref: SJC/616357/JRC) prepared by MLM Consulting Engineers Ltd. In particular:

1. Any surface water arising from impermeable areas north of the ridgeline crossing the site (referred to in the submitted FRA as 'north network' will be restricted to the 1 in 1 greenfield runoff rate (i.e. 2.2 l/s/ha)
2. Any surface water arising from impermeable areas south of the ridgeline crossing the site (referred to in the submitted FRA as 'southern network' will be restricted to greenfield equivalents:
  - a. 1 in 1 - 2.2 l/s/ha
  - b. 1 in 30 - 6.2 l/s/ha
  - c. 1 in 100 - 9.1 l/s/ha
  - d. 1 in 100 + climate change - 9.1 l/s/ha

The strategy shall include details of all flow control systems and the design and location of all SuDS features and detailed calculations to demonstrate the SuDS system has appropriate capacity to ensure there is no increase in flood risk either on or off site. The development shall be carried out in accordance with the approved details.

#### REASON

To ensure that the principles of sustainable drainage are incorporated into this proposal and to prevent the increased risk of flooding.

(16) Any reserved matters application shall include a detailed surface water drainage scheme relevant to the reserved matters site for which approval is sought. This shall demonstrate how the management of surface water within the reserved matters application site for which approval is sought accords with the approved details of the site wide surface water drainage strategy.

#### REASON

To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

(17) Prior to the occupation of any buildings, details of the implementation; maintenance and management of the site wide surface water drainage scheme (including all SuDS elements) shall be submitted to and approved by the local planning authority and Lead Local Flood Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

1. a timetable for its implementation, and
2. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

#### REASON

To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development.



To reduce the flood risk to the development as a result of inadequate maintenance.  
To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

#### Historic Environment conditions

(18) No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) Approval of a Written Scheme of Investigation to include the excavation and recording of archaeological remains and an appropriate outreach element;
- (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
- (iii) Completion of a Post-Excavation Assessment report (PXA) and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
- (iv) Completion of the programme of analysis and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
- v) Production of an archive report and the preparation of site archive for deposition at the Cambridgeshire Archaeological Archive facility, or another appropriate store approved by the Planning Authority;
- vi) Preparation of suitable materials for secure local display in an appropriate public space.

#### REASON

To ensure the implementation of investigation, recording, reporting and publication of heritage assets in accordance with policy CH/2 of the adopted Local Development Framework 2007. The WSI is required prior to the commencement of development to ensure that development does not destroy heritage assets before they are recorded.

(19) Prior to the commencement of development in each phase of development hereby permitted full details of an electric vehicle charging infrastructure strategy and implementation plan for that phase of the development, to include details of the number, location, installation and management of the electric vehicle charging points having regard to parking associated with various planning class uses with the provision of electric vehicle cabling infrastructure, shall be submitted to and approved in writing by the LPA. The electric vehicle charging points shall be implemented prior to occupation of any dwellings within each phase of development and maintained in accordance with the approved strategy / plan and details.

REASON. In the interest of reducing carbon dioxide emissions, in accordance with the South Cambridgeshire (LDF) Development Control Policies DPD (2007), policy NE/1, NE/2 and NE/3. Details of electrical vehicle charging are required prior to the commencement of development to ensure that the required infrastructure is compatible with the development.

#### Sustainability conditions

(20) Notwithstanding the information contained within the Sustainability Statement (29 September 2015) submitted as part of this application, no residential development within each phase of the development, pursuant to this outline permission, shall commence until a scheme detailing water conservation and management measures for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that potential consumption of potable water by persons occupying a new dwelling does not exceed 110 litres per person per day. Each dwelling for the relevant phase of development shall thereafter be constructed in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use by incorporating practicable water conservation measures in accordance with Policy NE/12 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

(21) Prior to or concurrently with the submission of each reserved matters application for residential units, pursuant to this outline permission, a statement shall be submitted for that phase of development demonstrating compliance with the Low Carbon Strategy (as set out in the Sustainability Statement dated 29 September 2015, the Energy Statement dated 30 September 2015 and the letter detailing amended details from Carter Jonas dated 26 January 2016) and shall be agreed in writing by the Local Planning Authority.

Each phase of development shall be carried out in accordance with the approved details.

REASON: To ensure an energy efficient and sustainable development in accordance with Policy NE/1 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

(22) Unless otherwise agreed in writing by the Local Planning Authority, all reserved matters applications for layout pursuant to this outline permission, shall provide an Energy Delivery Strategy which shall demonstrate how at least 10% of the expected energy requirements for that phase of the development will be delivered from renewable sources or low carbon technologies.

All reserved matters applications shall be implemented in accordance with the approved strategy.

REASON: To ensure an energy efficient and sustainable development in accordance with policies NE/1 and NE/3 of the adopted Development Control Policies DPD (July 2007).

(23) Prior to or concurrently with the submission of each reserved matters application containing residential units, pursuant to this outline permission, a statement shall be submitted demonstrating compliance with strategies to reduce energy use (as set out in the Energy Statement, September 2015 and Sustainability Statement, September 2015) and shall be agreed in writing by the Local Planning Authority. The statement shall also include details about the use of locally sourced and recycled materials wherever possible.

All development shall be carried out in accordance with the approved details.

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.

#### Environmental Health Conditions

(24) No development shall commence, unless otherwise agreed in writing, until:

- a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved in writing by the Local Planning Authority.
- b) 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.
- c) 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.
- d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- e) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material 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 in accordance with Policy DP/1 of the adopted Local Development Framework 2007

(25)

i. No construction work and or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

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

iii. No development shall commence for each phase of the development until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period of that phase of the development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

iv. No development (including any pre-construction, demolition or enabling works) shall take place within each phase of the development until a comprehensive construction programme for that phase of the development confirming the construction activities to be undertaken in each phase and a timetable for their execution has been submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods. The details are required prior to the commencement of development to ensure that the amenity of the locality is protected.

(26) Prior to the commencement of development, pursuant to this outline permission, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The site wide CEMP shall include, but not be limited to, the following:

- a) Proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007.
- b) Archaeological protection and mitigation measures to be implemented during the construction process

- c) A detailed method statement for the removal or long-term management / eradication of any Japanese knotweed on the relevant parts of the site – to include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
- d) Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures
- e) Details of haul routes within the relevant parts of the site
- f) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractors compound during the construction period to be agreed on a phased basis
- g) Collection and Delivery times for construction purposes
- h) Dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction / engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant / equipment.
- i) Noise and vibration (including piling) impact / prediction assessment, monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site – Part 1 and 2 (or as superseded)
- j) Where relevant results of a noise assessment of the potential impact of construction noise , details of suitable mitigation measures as appropriate (in accordance with relevant standards and best practice)
- k) Details of best practice measures to be applied to prevent contamination of the water environment during construction
- l) Measures for soil handling
- m) Details of concrete crusher if required or alternative procedure
- n) Details of odour control systems including maintenance and manufacture specifications
- o) Maximum noise mitigation levels for construction equipment, plant and vehicles
- p) Site lighting for the relevant part of the site
- q) Screening and hoarding details
- r) Access and protection arrangements around the site for pedestrians, cyclists and other road users
- s) Procedures for interference with public highways
- t) External safety and information signing notices
- u) Liaison, consultation and publicity arrangements, including dedicated points of contact
- v) Complaints procedures, including complaints response
- w) Membership of the considerate contractors' scheme.
- x) The provision of safe walking and cycling routes through the construction site including the management of existing Public Rights of Way, as well as routes serving completed phases of the development
- y) A Travel Plan setting out measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport.
- z) Piling method statement detailing mitigation measures, where piling is proposed.

REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with 'Policy DP/6 Construction Methods' of the adopted Development Control Policies DPD (July 2007). The CEMP is required prior

to the commencement of development to ensure that development is not harmful to the amenity of the area.

(27) If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

REASON. To ensure that risks from land contamination to the future users of the land, site construction workers and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.

(28) Details of the location and type of any power driven plant or equipment, excluding office equipment and vehicles, but including renewable energy provision sources, equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from building(s) as well as the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing by the local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenity of residents in accordance with 'Policy NE/15 Noise Pollution' of the adopted Development Control Policies DPD (July 2007).

(29) Within any reserved matters applications for development parcels with foul water pumping stations, a scheme for and details of equipment for the purpose of extraction and filtration or abatement of odours, shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use is commenced and shall be retained thereafter. Any approved scheme shall not be altered without prior approval.

Any approved filtration/extraction system installed shall be regularly maintained in accordance with the manufacturer's specification to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority.

REASON: To protect the amenity of nearby residential premises in accordance with the National Planning Policy Framework (NPPF) and policy DP/3 Development Criteria of the adopted Local Development Framework 2007.

(30) Noise from any foul water pumping installations shall not exceed a rating noise level greater than 5dB below the prevailing background noise level at 1m from any

façade of any existing or proposed noise-sensitive receptor, when assessed in accordance with the methodology set out in BS 4142:2014.

REASON. To protect the amenity of nearby residential premises in accordance with the National Planning Policy Framework (NPPF) and policy DP/3 Development Criteria of the adopted Local Development Framework 2007.

(31) Prior to the first occupation of each phase of the development an artificial lighting scheme for that phase of the development, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

The approved lighting scheme for each phase of the development shall be installed before the first occupation of that phase of development and shall be maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

REASON: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with Policy NE/14 - Lighting Proposals of the adopted South Cambridgeshire Development Control Policies DPD (2007). The lighting details are required prior to the commencement of development to ensure that such details can be satisfactorily incorporated into the scheme.

(32) Unless otherwise agreed in writing by the local planning authority, any reserved matters application for layout shall be accompanied by a Waste Management & Minimisation Strategy (WMMS).

The Waste Management & Minimisation Strategy (WMMS) shall demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include, but not be limited to, the following:

- a. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- b. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development

- c. Proposals for the management of municipal waste generated during the occupation stage of the development, to include
- the design, provision, management, maintenance and renewal of internal and external waste systems for the segregation, storage and collection of recyclables, non-recyclables and compostable materials e.g. internal storage caddies, external underground waste systems, wheeled bin system etc.
  - access to storage and/or collection points by users and waste collection vehicles
- d. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- e. Arrangements for the commissioning of underground waste systems if appropriate, prior to occupation.
- f. Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- g. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- h. A timetable for implementing all proposals
- i. Provision for monitoring the implementation of all proposals

No development shall take place within each phase of the development until the Waste Management & Minimisation Strategy (WMMS) for that phase of the development has been approved in writing by the Local Planning Authority. The approved strategy shall thereafter be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

REASON: To ensure that waste is managed sustainably during the occupation of the development in accordance with National Planning Policy for Waste and objectives of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003). The condition is required pre-commencement to ensure that the play areas are adequately incorporated into the development.

(33) No development shall take place within each phase of the development until a scheme for the siting and design of the screened storage of refuse for that phase of the development 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. The scheme is required



pre-commencement to ensure that it is adequately incorporated into the development.

(34) There shall be no burning of any waste or other materials on site.

REASON: To protect the amenity of local residents in accordance with Policy NE/16 Emissions of the adopted South Cambridgeshire Local Development Framework Development Control Policies 2007.

(35) Prior to the commencement of development in each phase of development a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development shall be submitted to and approved in writing by the Local Planning Authority. The relevant phase of development shall subsequently be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/16- Emissions & DP/6- Construction Methods.

#### Landscaping/Trees/Biodiversity Conditions

(36) All applications for reserved matters shall include a plan detailing how the application accords with the quantum of strategic landscaping to be provided across the site as illustrated on plan CSA/2571/119 Rev F.

REASON: To ensure the provision of adequate strategic landscaping.

(37) No development within each phase of the development shall take place until full details of both hard and soft landscape works for that phase of the development have been submitted to and approved in writing by the Local Planning Authority. Submitted landscape details shall include plans, drawings and sections at an appropriate scale together with supporting text to describe the following:

- i) Details of existing landscape features on or adjacent to the site (ponds, ditches, footpaths, significant changes in level etc) showing those to be removed or retained, and proposals for the protection of retained landscape features during construction.
- ii) Details of existing vegetation on or adjacent to the site (trees, hedgerows, meadow, wetland planting etc) showing vegetation to be removed or retained, and proposals for the protection of retained vegetation during construction.
- iii) Details for all soft landscape areas, including specifications for all proposed trees, hedges, shrub and herbaceous planting, turfed and seeded areas and wetland or aquatic planting, including the precise location of all trees and planted areas, plant species, stock sizes, numbers, and planting and sowing rates.

- iv) Details of all hard landscape areas, including specifications for all proposed hard surfacing, boundary treatments, landscape structures, all street furniture, play or sports equipment and landscape lighting.
- v) Details of all proposed SUDS features and associated structures set within hard or soft landscape areas, including falls and gradients, and the expected depths of any areas of permanent water.
- vi) Details of the proposed methods and standards for the implementation of all soft landscape works, including specifications for ground preparation, soils, mulches, tree pit dimensions and tree staking or guying methods in soft areas, tree guards, landscape sundries and rabbit and deer protection.
- vii) Details of the proposed methods and standards for the implementation of all hard landscape works, including specifications for ground preparation, subgrade construction, and tree pit dimensions and tree staking or guying methods in hard areas.
- viii) Details of the proposed establishment, maintenance and aftercare for all trees, plants and soft landscape areas.
- ix) Details of the proposed maintenance and aftercare of all hard landscape elements
- x) Details of the proposed maintenance and aftercare of all SUDS areas.

All hard and soft landscape works shall be carried out in accordance with the approved details. All landscape works, including areas of structural landscape, public open space and landscape within SUDS areas, shall be completed prior to the occupation of any part of the development, or in accordance with a phased programme agreed in writing with the Local Planning Authority.

REASON. To ensure that retained existing hard and soft landscape elements are protected during construction and that the implementation and management of proposed hard and soft landscape elements are successfully co-ordinated with the construction process. 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. Details of landscaping are required prior to the commencement of development to ensure that landscaping can be satisfactorily incorporated into the scheme.

(38) All soft landscape areas shall be monitored annually for a period of five years from completion. If within a period of five years from the completion of the soft landscaping works, any tree, shrub or plant, or area of turf is removed, uprooted, dies, becomes significantly diseased or fails to exhibit reasonable growth, then a replacement tree shrub or plant or area of turf of the same species and specification as the original shall be provided in the same location during the current or next available planting season, 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.

(39) Prior to the occupation of any dwellings a scheme for the provision, maintenance and management of four replacement oak trees (in accordance with approved plan CSA/2571/125) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a timeline for works and shall also include details of watering during dry weather and in the growing season. The maintenance and management of the four replacement oak trees shall occur for a period of at least five years unless otherwise agreed in writing by the Local Planning Authority.

REASON. To ensure adequate mitigation for the loss of two oak trees along the Ridgeway in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.

(40) Prior to the commencement of development a woodland planting scheme for the provision, management and maintenance of off-site native woodland, in accordance with drawing no. CSA/2571/123 Rev B, shall be submitted to and approved in writing by the Local Planning Authority. The approved woodland planting scheme shall include a timeline for implementation and shall be fully implemented in accordance with the approved details.

REASON. To ensure the adequate protection of the Papworth Wood SSSI in accordance with Policies NE/6 and NE/7 of the adopted Local Development Framework 2007. Details of the woodland planting scheme are required prior to the commencement of development to ensure that there is adequate time for planted trees to mature before first occupations in order to provide the required mitigation to the SSSI.

(41) All reserved matters applications for layout, where residential dwellings are to be provided, shall include a plan illustrating the provision of Schwegler Swift Boxes on 10% of dwellings and the provision of Schwegler Sparrow Terraces on a further 10% of dwellings.

The Swift Boxes and Sparrow Terraces shall be fully installed before the occupation of each dwelling identified for ecological enhancement, and shall meet the following criteria unless otherwise agreed in writing by the Local Planning Authority:

For Swift Boxes:

- 1) Be located a minimum of 5m above ground floor level;
- 2) Be located beneath the eaves of the dwelling identified on the above plan and be as close to the eaves of the specified dwellings as possible;
- 3) Be built-in to the specified dwellings (not externally fixed).

For Sparrow Terraces:

- 1) Be located a minimum of 3.5m above the ground.
- 2) Be located in a position so as to avoid the full heat of the mid-day and afternoon sun.
- 3) Be built-in to the specified dwellings (not externally fixed)

REASON: To ensure adequate ecological enhancement at the site in accordance with Policy NE/6 of the adopted Local Development Framework 2007.

(42) No works or development shall be carried out in each phase of the development until the local planning authority has approved in writing a tree protection plan and strategy for existing trees to be retained in that phase and/or any other tree that might be affected during the construction of that phase of the development in accordance with British Standard BS5837. The tree protection plan and strategy that shall be based upon the detailed final layout of that phase of the proposed development. All works in each phase of development shall be carried out in accordance with the approved tree protection plan and strategy for that phase.

REASON. To ensure that trees are protected on site with regard to the adopted Trees and development sites SPD (2009). The condition is required before the commencement of works to ensure that no existing trees are harmed by works on site.

(43) The protection of any tree to be retained in accordance with the approved plans and particulars shall be achieved as follows:

(a) no equipment, machinery or materials shall be brought onto the site for the purposes of the development until such time as tree protection fencing and other tree protection measures that may be prescribed in the approved tree protection plan and strategy (condition 1) has been erected;

(b) if the tree protection measures are broken or removed during the course of carrying out the development it shall be promptly repaired or replaced to the satisfaction of the local planning authority;

(c) the tree protection measures shall be maintained in position to the satisfaction of the local planning authority until all equipment, machinery and materials have been moved from the site; and

(d) within any area physically excluded by the tree protection measures in this condition, nothing shall be stored, placed or disposed of on above or below the ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority.

REASON. To ensure that trees are protected on site in accordance with the adopted Trees and development sites SPD (2009).

(44) No works or development shall be carried out until the local planning authority has approved in writing a soft landscaping and tree planting scheme for the strategic landscaping elements of the development. The scheme shall include a five-year management plan and specification for the care and maintenance of the approved soft landscaping scheme which shall include watering, nutrition, mulching, weed control, formative pruning, maintenance of supporting hardware and fittings.

The approved landscaping scheme shall be completed within the planting season (October to March) following first occupation of a dwelling on the development.

The approved soft landscaping management plan shall apply for a period of five years and shall come into effect and be implemented from the date of the planting of the approved soft landscaping scheme.

REASON. To ensure adequate landscaping on site in accordance with the adopted Landscape in new developments SPD (2010). The condition is required prior to the commencement of works to ensure that strategic landscaping is satisfactorily incorporated in to the development.

(45) If, within a period of five years from the completion of the development, any of the trees or shrubs retained in accordance with the approved tree protection plan and strategy or planted in accordance with the approved soft landscaping scheme, or any tree or shrub planted as a replacement for any of those trees or shrubs, is cut down, felled, uprooted, removed or destroyed, or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective,

(a) the local planning authority shall be notified as soon as reasonably practicable; and

(b) another tree or shrub of the same species and size shall be planted at the same location, at a time agreed in writing by the local planning authority, unless the local planning authority agrees in writing to dispense with or vary the requirement.

REASON. To ensure adequate landscaping on site in accordance with the adopted Landscape in new developments SPD (2010).

#### Highways Conditions

(46) Prior to the first occupation of the development an Interim Residential Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Residential Travel Plan shall contain details of the following:

- a package of measures for reducing the number of vehicle trips to the site;
- reference to the Nursery Development Travel Plan,
- details of phasing for implementation and details of an ongoing programme of monitoring, review and targets for reductions in car use including details of its management and coordination details (monitoring and review shall include the submission of annual travel plan update report for the approval of the Local Planning Authority which contains the results of annually repeated travel surveys and demonstrates progress towards meeting targets);

REASON: to reduce the number of motorised vehicle trips to the site.

(47) No building on the nursery development shall be occupied until a site specific Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain details of:

- a package of measures for reducing the number of vehicle trips to the site;
- reference to the Residential Travel Plan;
- details of phasing for implementation and details of an ongoing programme of monitoring, review and targets for reductions in car use including details of its management and coordination details (monitoring and review shall include the submission of annual travel plan update report for the approval of the Local Planning Authority which contains the results of annually repeated travel surveys and demonstrates progress towards meeting targets);

REASON: to reduce the number of motorised vehicle trips to the nursery site. No demolition or construction works shall commence on site for each phase of development until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

(48)

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

All works on each phase of development shall be carried out in accordance with the relevant approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: in the interests of highway safety.

(49) The levels of the proposed accesses to the site shall be constructed so 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

(50) Prior to the first occupation of any dwellings in respect to each phase of development, a Parking Management Strategy for both motorised vehicles (based on an average of 2 spaces per dwelling) and cycles shall be submitted to and approved in writing by the Local Planning Authority.

All phases of development shall be constructed in accordance with the approved Parking Management Strategy, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that there is adequate provision of parking across to take into account the needs of residents, visitors, without resulting in on street parking congestion and inappropriate parking.

(51) Before the first occupation of any dwellings on site the applicant shall submit a scheme detailing where dropped kerbs will be provided on highways land in the vicinity of the area for approval in writing by the Local Planning Authority. The approved scheme shall include but not be limited to phasing details for the completion of the works and details of the provision of a Safer Route to School. All works shall be carried out in accordance with the approved details.

REASON: for the safe and effective operation of the highway.

(52) Prior to the first occupation of any dwelling a scheme to upgrade the section of Public Footpath No. 4, as illustrated on Drawing No. 616357/L/001 Rev P2 (Footpath Upgrade & Street Lighting GA) shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include a phasing programme for the delivery of the works and the pathway shall be upgraded in accordance with the approved programme of delivery. The pathway shall be upgraded in accordance

with the surfacing detailed in Appendix 11 Type A of the Housing Estate Road Construction Specification (June 2013) by Cambridgeshire County Council.

REASON. To ensure improved links are provided from the site to the centre of Papworth to encourage future residents to walk to nearby services.

(53) Prior to the first occupation of any dwelling, a scheme to upgrade the section of Public Footpath No. 3, as illustrated on drawing no. 616646/SK20, shall be submitted to and approved in writing by the Local Planning Authority. The scheme of upgraded works shall relate to the resurfacing of the footpath (and widening to 2m where the footpath is located within the application site) and shall accord with the construction specification detailed in Appendix 11 Type A of the Housing Estate Road Construction Specification (June 2013) by Cambridgeshire County Council . The submitted scheme shall also include a phasing programme for the delivery of the improvement works. The pathway shall thereafter be upgraded in accordance with the approved programme of delivery unless otherwise agreed in writing.

REASON. To ensure existing footpaths across the application site are adequately upgraded to address the increased footfall from the development.

(54) Prior to the construction of any access to the application site details shall be submitted to the Local Planning Authority for approval in writing to illustrate the enabling of a fire tender to run over the proposed carriageway. All works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure adequate provision for fire tenders.

(55) All garages shall have minimum internal measurements of 3.3m by 6.1m unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that garages are of an adequate size to accommodate a motor vehicle.

### **Agenda report paragraph number 193 - Informatives**

List of draft informatives provided below:

(a) All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

(b) Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor

designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

(c) The gradient of a swale should not exceed 1:3, as detailed in the CIRIA SuDS Manual (C753). It will be difficult to maintain the swales, if the slopes are too steep. Furthermore a gentle slope is required in order to provide water quality treatment before surface water enters the attenuation basins.

The applicant has proposed the use of a sediment forebay within the attenuation basins, which is supported. It may be beneficial to provide a sediment forebay to capture sediments from all inlet pipes. The applicant has detailed that the use of permeable paving may be feasible on site and are encouraged to provide further source control and water treatment through the use of such SuDS features.

(d) The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the 'National Guidance Document on the Provision of Water for Fire Fighting' 3rd Edition, published January 2007.

(e) During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

(f) Careful consideration should be given to any noise mitigation methods such as noise insulation or consideration of orientating habitable/sensitive rooms to minimise the affects of road traffic noise generated by traffic using the primary routes in to meet the standards in BS8233:2014.

(g) With regard to the foul water pumping stations it is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the equipment, is kept, and is available for inspection by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

(h) If a noise / vibration assessment and or noise insulation scheme is required due regard should be given to current government / industry standards, best practice and guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise" downloadable from:

<http://www.scambs.gov.uk/sites/www.scambs.gov.uk/files/documents/Adopted%20Design%20Guide%20SPD%20FINAL%20%28Appendices%29.pdf>

(i) Any air quality assessment should be in accordance with industry best practice and due regard should be given to South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & Appendix 4: Air Quality: downloadable from:

<http://www.scambs.gov.uk/sites/www.scambs.gov.uk/files/documents/Adopted%20Design%20Guide%20SPD%20FINAL%20%28Appendices%29.pdf>



(j) Contaminated land should be considered and assessed in accordance with government / industry best practice and technical guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & Appendix 5: Development of Potentially Contaminated Sites, downloadable from:

<http://www.scambs.gov.uk/content/district-design-guide-spd>

(k) Pursuant to Condition XX 'Construction Environmental Management Plan' earthworks, volumes and all off site movements, including conformation that material is fit for purpose should include contractor's access/storage/holding areas and temporary recycling facilities and the potential for a concrete crusher.

Dust: Due regard should be given to the following:

- Mayor of London: The control of dust and emissions from construction and demolition Best Practice Guidance, dated November 2006.
- The Institute of Air Quality Management (IAQM) documents:
- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites - 2012
- Guidance on the Assessment of the Impacts of Construction on Air Quality and the Determination of their Significance, January 2012

Noise and vibration (including piling) impact/prediction assessment, monitoring, recording protocols and consideration of mitigation measures should be in accordance with BS 5228:2009 – Code of Practice for Noise and Vibration Control on Construction and Open Sites: Parts 1 (Noise) and 2 (Vibration) (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works and BS 6472-1 2008 Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting.

It is paramount that there is a commitment to consider not only existing residential but any phased residential that forms part of the development itself and need to protect the amenity of such early noise sensitive phases that will be subject to on-going construction noise. In addition to the vibration limit levels referenced in BS 6472-1 2008 it should be noted that guidance on the nuisance effects of vibration is provided in BS 5228-2 Annex B, with reference to estimating peak particle velocity (ppv) values particularly relevant to due to construction works on.

Whilst it may not be necessary to undertake continuous noise and vibration monitoring agreement should be reached on when it will be undertaken. For example spot noise checks could be undertaken on a regular basis at site boundary locations closest to residential.

Longer Term Continuous Monitoring of noise and vibration should be undertaken when

- Agreed target levels are likely to be exceeded by prediction
- Upon receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints

Soil Handling: Separate storage areas should be adopted on site for different types of material (recycling, imported, hazardous etc.).

In relation to any contaminated land condition requirements a Soil Management Plan (SMP) for the site is required. SMP are required for each phase of the development and should be submitted with each reserved matters application. The SMP should include the following details:

- Strict chain of evidence should be kept for any material recycled on site. It should demonstrate where the material originated from and where it was subsequently placed. Depending on the source of the material further chemical testing may be required. Contaminated material will not be recycled around the proposed landscaped/private garden areas.
- Any material imported on site should be tested for a full suite of contaminants including metals and petroleum hydrocarbons. The results of the chemical testing should be forwarded to the Local Authority for review prior to soil importation.
- Any material imported for landscaping should be tested and certified in accordance with the relevant BS eg BS3882 2007 or subsequent replacements. Material imported for other purposes could be tested at a lower frequency (justification and prior approval for the adopted rate by the Local Authority is required). If the material originates from a 'clean source' the developer should contact the Environmental Quality and Growth team for further advice.

Site Lighting: should be in accordance with the requirements of the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" and recommendations listed in the Clean Neighbourhoods and Environment Act, 2005.

(l) General Environmental Health informative advice: -

- i. The Food & Health & Safety Team at South Cambridgeshire District Council should be contacted for advice concerning any proposed school kitchen premises design/layout, Food Law requirements and Food Premises Registration (Tel No: 01954 713111).
- ii. Anglia Water (Tel No: 0800 145145) should be contacted regarding the installation of a grease trap for the foul water. If drains are to be altered the foul water from the kitchen should be passed through fat/oil/grease interceptor facilities (prior to entering any shared private drain and/or the public sewer), designed and constructed to the satisfaction of the Local Planning Authority (LPA).
- iii. The applicant should have consideration of the South Cambridgeshire District Council Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & associated appendices: link- <http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SPDs/DistrictDesignGuideSPD.htm>
- iv. All relevant precautions should be taken to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information the applicant should contact the Environmental Health Service.

(m) For any conditions related to and which may require a noise / vibration assessment and or a noise insulation scheme, due regard should be given to Planning Policy Guidance 24 (PPG 24): Planning and Noise and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise"

<http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SPDs/DistrictDesignGuideSPD.htm>

(n) External lighting impact shall be assessed in accordance with The Institute of Lighting Professionals" "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

(o) The granting of a planning permission does not constitute a permission or licence to the applicant to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

**Additional Background Papers:** the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)

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