
Appeal Decision

Site visit made on 18 April 2017

by David Troy BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 9 June 2017

Appeal Ref: APP/W0530/W/16/3164657

To the west of the Cemetery, Land North of The Causeway, Bassingbourn Cambridgeshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by M Scott Properties Ltd and Parker Farms (Bassingbourn) Ltd against the decision of South Cambridgeshire District Council.
 - The application Ref S1566/16/0L, dated 10 June 2016, was refused by notice dated 2 November 2016.
 - The development proposed is for 26 residential dwellings with associated access highway, parking and landscaping.
-

Decision

1. The appeal is allowed and outline planning permission is granted for 26 residential dwellings with associated access highway, parking and landscaping to the west of the Cemetery, Land North of The Causeway, Bassingbourn Cambridgeshire in accordance with the terms of the application, Ref S1566/16/0L, dated 10 June 2016, subject to the conditions in the attached schedule.

Application for costs

2. An application for costs was made by M Scott Properties Ltd and Parker Farms (Bassingbourn) Ltd against South Cambridgeshire District Council. This application is the subject of a separate Decision.

Procedural matters

3. The application was made in outline with all matters other than access reserved for future consideration. I have determined the appeal on this basis, treating the submitted plans and details provided as illustrative, insofar as they relate to matters other than access.
 4. A signed and completed Planning Obligation Agreement (PO) and a S106 Unilateral Undertaking (UU) have been submitted by the appellants. These would secure contributions towards infrastructure provision and I return to this matter later.
-

Main Issues

5. The main issues are:

- (i) the effect of the development on the character and appearance of the area;
- (ii) the impact of the proposal on local infrastructure and whether any adverse impacts can be effectively mitigated, and
- (iii) whether, taken as a whole, this is an appropriate location for housing with regard to local and national objectives for sustainable development.

Policy background

6. The local development plan includes the South Cambridgeshire Core Strategy Development Plan Document 2007 (CS) and the South Cambridgeshire Local Development Framework Development Control Policies Development Plan Document 2007 (DCP). The CS policies relevant to the appeal are Policy ST/2: Housing provision and Policy ST/6: Group villages. The most relevant DCP policies include Policy DP/1: Sustainable development, Policy DP/2: Design of new development, Policy DP/3: Development criteria, Policy DP/4: Infrastructure and development and Policy DP/7: Development Frameworks.
7. The emerging South Cambridgeshire Local Plan (SCLP) examination is currently ongoing with outstanding and unresolved objections to it, including evidence of the under-assessment of housing need, so that its policies carry little weight at this stage. The National Planning Policy Framework (the Framework) sets out key government planning objectives. Other material considerations include a range of the Council's supplementary planning documents (SPD) controlling various aspects of development. I have also taken account of the Landscape Institute's Guidelines for Landscape and Visual Assessment (GLVA).

Reasons

8. The Council's Development Strategy as set out in Policy ST/2 of the CS seeks to direct most housing development to the district's larger settlements and lesser amounts to the villages in the rural areas. Bassingbourn is identified as a Group village in Policy ST/6 of the CS, wherein residential development is restricted to schemes of up to 8 dwellings and, in exceptional circumstances, up to 15 dwellings on brownfield sites within the village framework.
9. The appeal site would be located outside the village framework of Bassingbourn, wherein Policy DP/7 of the DCP states only development for agriculture, horticulture, outdoor recreation and other uses that need to be located in the countryside will be permitted. Consequently, the proposal would conflict with CS Policies ST/2 and ST/6 and DCP Policy DP/7 that seek to restrict inappropriate housing development outside the village frameworks.
10. However, the Council acknowledges it cannot identify a five year supply of deliverable sites. Paragraph 49 of the Framework states that housing developments should be considered in the context of the presumption in favour of sustainable development. It goes on to state that relevant policies for the supply of housing cannot be considered up to date if the local planning authority cannot demonstrate such a five year supply. Consequently, the

housing supply CS Policies ST/2 and ST/6 and DCP Policy DP/7 cannot be considered up to date.

Character and appearance of the area

11. The appeal site comprises of an open field of about 1ha lying on the eastern edge of the village of Bassingbourn, north of The Causeway. Residential development is located to the west and south and an open field to the north. It lies in a gap between the existing two storey dwellings on Elbourn Way to the west and a cemetery to the east, including a two storey gatehouse and a Grade II listed linked chapel. These neighbouring uses have a visible presence along The Causeway that forms a main approach to Bassingbourn. An open field is located further to the east and then residential development on the western edge of the village of Kneesworth. The topography of the site is relatively flat and is enclosed by a mature hedgerow and trees on all four boundaries.
12. The proposal would entail the construction of 26 dwellings with associated access, parking and landscaping. The indicative details show two storey apartments and dwellings at lower density than the adjacent residential developments. The indicative layout shows the provision of longer gardens along the eastern edge of the development, with the retention of the existing hedgerow that would be enhanced by additional planting. I note that the proposal was supported by the Council's Landscape Design Officer (LDO) and that it was found generally acceptable by the Design Enabling Panel.
13. A core principle of the Framework is to take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside. Paragraph 109 of the Framework makes it clear that, among other things, valued landscapes and soils should be protected and enhanced. Based on the evidence before me, the site lies in an area which has no national or local designation and, while its open character is valued by local residents, I consider that it does not fall within the scope of Paragraph 109 of the Framework.
14. The site is classified as grade 2 in the Agricultural Land Classification, designated the best and most versatile agricultural land. Paragraph 112 of the Framework requires account to be taken of the economic and other benefits of such land and to seek the use of areas of poorer quality in preference. The proposal would clearly fail to protect an area of high value soil and the development of the site although limited in size, would result in the loss of about 1ha of best and most versatile agricultural land.
15. In visual terms, given the enclosed nature and the relatively level topography of the site and immediate surroundings, the appeal site provides a minimal contribution to the wider surrounding area and the proposal would have limited harm on the character of the wider landscape.
16. Nonetheless, on a more local level, given the scale of the development, it would represent a shift of the built up development beyond the edge of the village. The appeal site, together with the adjoining cemetery and fields to the north and south of The Causeway, provides a contribution to the visual gap, preventing coalescence between the villages of Bassingbourn and Kneesworth and adds to the open character and appearance of this part of the village. Whilst the separation both physically and visually between villages would not be lost entirely due to the constraints provided by the cemetery and the listed

building to the east, it would be undermined by the development through reducing the gap between the villages.

17. It is clear from the evidence provided and from my observations during my site visit that, given the screening provided by the surrounding built up development and the mature landscaping around the site and in the adjoining cemetery, the proposal would only be visible over short distances on the approach into the village along The Causeway. Whilst I recognise that the impacts of the development could be mitigated by restricting the height of the buildings through planning condition to match those in the area and in time by the retention and enhancement of the hedgerow along the frontage of the site, in my view, the proposal would harm the landscape character of the local area and exacerbate the coalescence between the villages.
18. Consequently, I consider that, whilst there would be limited harm to the wider landscape, the loss of this open field and its development for housing would have a localised harmful effect on the character and appearance of the area. That would conflict with DCP Policies DP/1, DP/2 and DP/3. These policies, amongst other things, seek to ensure that all new development is of a high quality design that preserves or enhances the local landscape character of the area and would not have an unacceptable adverse impact on village character, countryside and landscape character. In addition, it would not accord with the aims of the Framework that development should take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside (paragraph 17).

Local infrastructure

Planning obligations

19. Paragraph 204 of the Framework and Regulation 122 of the Community Infrastructure Levy (CIL) Regulations require that planning obligations should only be sought, and weight attached to their provisions, where they are: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. The Council is satisfied that, with the planning obligations in place, the granting of permission would not give rise to an unacceptable adverse impact on local infrastructure, although the appellant challenge some of the specific requirements and contribution levels.
20. There is a signed and completed UU that has been provided by the appellants. The scheme would provide 40% affordable housing – 10 dwellings (7 affordable rent units and 3 intermediate units). The Council have provided evidence that South Cambridgeshire has a high level of housing need across the District (1,700 families on the waiting list) particularly for 1-2 bedroom affordable units and would make a significant contribution towards local affordable housing need. The agreement necessarily sets out the number, sizes, tenures, definitions (including that relating to Affordable Rent) and provision rate in accordance with DCP policy HG/3, the Affordable Housing SPD and the Framework.
21. DCP Policy SF/10 requires all residential development to provide or contribute to outdoor playing space and informal open space, in accordance with the standards in Policy SF/11 and the Open Space in New Developments SPD. The

indicative scheme would comprise of on-site informal open space and a Local Area for Play (LAP). A contribution of £40,000 would be made towards play equipment on the adjacent Bassingbourn recreation ground. However, there would be no indoor or outdoor sports provision on site. Since there is an identified deficiency in the village, the appellants undertake to contribute £26,000 towards upgrading and extending the sports pavilion on the adjacent recreation ground.

22. DCP Policy DP/4 requires all residential development to provide or contribute to provision of or improvement to indoor community facilities. However, there would be no indoor community facilities on site and as such an off-site community facilities contribution of £13,000 towards a new pavilion in Bassingbourn would meet that requirement. The Council's RECAP waste management SPD, in conjunction with Policy DP/4, requires developers to provide for household waste receptacles as part of the scheme. The agreed financial contribution, based on £73.50 per house and £150 per flat, would meet that requirement.
23. The signed and completed PO with Cambridgeshire County Council requires the appellants to make a contribution of £8,650 toward upgrading works to pedestrian facilities along the High Street in the village. This would be necessary to mitigate the impact of the development on the local traffic infrastructure.
24. I am satisfied that the proposed contributions are necessary, directly related, and fairly and reasonably related in scale and kind to the proposed development, in accordance with CIL Regulation 122 and 123. The contributions in the UU and PO and how they would be spent are supported by the relevant local plan policies, representations from the Council's S106 Officer, Cambridgeshire County Council as the Local Highway Authority, the Local Planning Authority appeal statement and the statements from the Council in response to the UU received from the appellants. I have therefore attached weight to them in reaching my decision.
25. There is also a requirement for £1000 towards the Council's monitoring and administration costs. However, all of the contributions, other than those relating to affordable housing, relate to one-off payments that would not require monitoring over an extended period. I do not consider that the cost of monitoring and administering the UU and the PO would give rise to additional costs over and above the Council's existing resources. I therefore consider that this is an unjustified requirement that would not be CIL compliant and I have therefore not taken it into account in reaching my decision.

Other matters

26. The appeal site is located adjacent to the Grade II Listed linked chapel building in the adjacent cemetery. Given the separation distance between the existing building and the appeal site and the indicative layout showing a landscape buffer along the eastern edge of the development, I consider that the appeal scheme would have a neutral material impact on the setting of the listed Chapel building. The setting would therefore be preserved.
27. I note the objections from Bassingbourn Parish Council and local residents including the petitions objecting to the proposal. These include the land not being allocated for development, prematurity, the cumulative impact of the

proposal on the services and facilities in conjunction with other developments planned in the village, the impact on the landscape and character of the area and the gap between the villages, highway, traffic, parking, the impact on biodiversity and the amenities of local residents, particularly during the construction period. However, I have addressed the matters relating the impacts on the character and appearance in the main issues above and the other matters did not form part of the Council's reasons for refusal. Based on the evidence before me, I am satisfied that these matters would not result in a level of harm which would justify dismissal of the appeal and can be dealt with by planning conditions where appropriate.

28. I have noted the other developments in the area and the MOD announcement relating to Bassingbourn Barracks drawn to my attention by the Council and local residents. However, the residential developments for 20 dwellings on land to rear of 131 Causeway, Kneesworth¹ and 30 dwellings on land east of Spring Lane, Bassingbourn² have different development and locational characteristics to the appeal scheme. Based on the information before me, it does not lead me to conclude that these other developments and matters raised, either individually or cumulatively, would be an over-riding issue warranting dismissal of the appeal.

Sustainable development

29. The Council acknowledges it cannot identify a five year supply of deliverable sites. In this context, paragraph 49 of the Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development (paragraph 14) bearing in mind the objective (paragraph 47) to boost significantly the supply of housing.
30. Paragraph 14 of the Framework sets out the presumption in favour of sustainable development. For decision making this means that where the development plan is absent, silent or relevant policies are out of date, planning permission will be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole or specific policies in the Framework indicate that development should be restricted. Sustainable development is identified as having social, economic and environmental roles.
31. In terms of the adverse effects, while the development of this site would cause limited harm to the wider landscape, there would be greater localised harm to the character of the area and the gap between the villages, in conflict with development control policies. This carries significant weight. The loss of an area of best and most versatile agricultural land, seen in the context of its locally wide availability, carries moderate weight. Other potentially adverse effects would be overcome or satisfactorily mitigated by planning obligations and conditions.
32. Against that, the proposal would provide 26 new dwellings, of which 10 would be affordable. Given the severe shortfall in housing provision in the area and the chronic shortage of affordable homes, this is a significant social benefit carrying very substantial weight. The contributions towards play equipment and the sports pavilion on the adjacent recreation ground and the contribution

¹ S/1199/13/OL

² S/1745/16/OL

towards a new pavilion in Bassingbourn, while necessary to mitigate the impact of the additional population from the development, would also be available to all villagers. These contributions together with the provision of a LAP are social benefits of the scheme which carries moderate weight.

33. The site is of limited ecological value and the landscape planting would offer the opportunity for increased biodiversity in the area, a key Framework environmental objective carrying moderate weight. The commitment to higher energy efficiency and the application of renewable energy technology is a clear environmental benefit, representing a move towards a low carbon economy. The improvements to local footpaths including the provision of a pedestrian link from the site toward the recreation ground and pedestrian facilities along the High Street would improve conditions for all local residents and promote more sustainable means of travel. This is key objective of the Framework and is an environmental benefit that carries moderate weight.
34. The appeal site is within walking distance of the services available in the village, sufficient to meet some of the day to day needs of residents and the bus stops available along The Causeway provide access to a relatively good bus service by rural standards of every 2 hours to nearby larger settlements including Royston. This would enable future residents to reach the essential services and employment available in these larger settlements and help reduce car dependency. These are key objectives of the Framework and are social and environmental benefits that carry moderate weight.
35. The development of the new housing scheme would provide construction jobs and the additional population would provide long term support for local village services and facilities, promoting the development of local businesses and supporting a prosperous rural economy. This is another key objective of the Framework and is an economic benefit that carries moderate weight.

Planning Balance

36. In respect of the planning balance which the Framework requires, I give weight to the fact that, although the appeal site is outside of the defined village framework, as the Council cannot demonstrate a five year supply, the relevant housing supply CS Policies ST/2 and ST/6 and DCP Policy DP/7 cannot be considered up to date. With regard to paragraph 14 of the Framework, taking account of the range of social, environmental and economic benefits of the proposal I believe that, with the planning obligations and conditions in place, it would represent sustainable development. I consider that, while there would be some notable adverse impacts, these would not be sufficient to outweigh the benefits of the proposal.
37. Consequently, in my view, I conclude that the adverse impacts identified do not significantly and demonstrably outweigh the scheme's benefits and the proposal would represent a sustainable form of development when assessed against the policies of the Framework taken as a whole.

Conditions

38. Having regard to the Framework and in particular paragraph 206, I have considered the conditions based on those suggested by the Council and the submissions received from the appellants. The conditions relating to the detailing of the reserved matters are necessary (1, 2) in the interests of amenity and the character and appearance of the area. The standard time limits for submission of the reserved matters and the commencement of development are reasonable and necessary (3, 4). A condition specifying the approved plans provide certainty (5).
39. Those conditions relating to the housing mix (6) and building height (7) are necessary in order to ensure an appropriate mix of housing and to limit the visual impact of the development. The proper protection of existing trees and hedges would ensure their survival (8). Details of surface water and foul drainage arrangements would prevent pollution of the water environment as would compliance with the submitted Flood Risk Assessment (9, 10, 11 & 12). The submission of measures to deal with any unexpected contamination found on the site would be clearly sensible, for the same reason (13).
40. Those conditions relating to biodiversity are necessary to ensure protection and enhancement of wildlife and habitats in order for compliance with the submitted Preliminary Ecological Appraisal report (14, 15 & 16). The provision of fire hydrants ensures an adequate supply of water for emergency use (17). There is some potential for archaeological remains so a scheme of investigation on the site would be required to ensure proper assessment and recording (18).
41. For the construction period, in order to mitigate the environmental impact of development works and to protect the amenities of local residents, the control of site working hours and submission of a Construction Environmental Management Plan and Traffic Management Plan would be necessary to establish the measures required (19, 20 & 21). Waste management plan and audit, for both the construction and operational stages of the development, would be necessary to minimise waste and to maximise opportunities for recycling and reuse (22). An artificial lighting scheme (23) is necessary to safeguard the amenities and quality of life of the nearby and future residents.
42. A range of highway improvements are necessary to limit highway impact and to encourage and support sustainable transport options including parking and cycle space (24), footway improvements (25), proposed accesses including the pedestrian link from the site toward the Bassingbourn recreation ground (26) and pedestrian visibility splays (27). A scheme on-site renewable energy generation is necessary in order to ensure an energy efficient and sustainable development (28).
43. I consider all the conditions to be reasonable and necessary to the development of the site. I have reworded some of them for consistency and have reordered them for clarity. Some of the particular requirements involve work to be done before development can start on site or before dwellings can be occupied. These measures are so fundamental to the acceptability of the proposal that it would be otherwise necessary to refuse planning permission.

Overall Conclusion

44. I understand the wish of local residents to see the village grow incrementally and to retain the gap between the villages that contributes to the current landscape setting of the area. However, I have found the localised harmful effects on the character and appearance of the area, would not be sufficient to outweigh the benefits of the proposal. I conclude that this scheme would represent a sustainable form of development and in view of the clear government policy to boost the supply of housing, I consider that this proposal would make a positive contribution to the delivery of much-needed new homes where there is a severe shortfall in housing provision in the area.
45. For the reasons given above and having considered all other matters raised, I conclude that the appeal should be allowed.

David Troy

INSPECTOR

Schedule of 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.
- 2) The Reserved Matters application(s) shall be accompanied by the following details (as appropriate);
 - (a) boundary treatments and means of enclosure;
 - (b) refuse storage facilities, and
 - (c) Local Area for Play including details relating to its size, functionality and location.

The development shall thereafter be implemented in accordance with the details approved and shall not be occupied until the above works are completed in accordance with the approved details.

- 3) 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 decision.
- 4) The development hereby permitted shall begin no later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
- 5) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Land North of the Causeway, Site Location Plan;
- 6) Details of the mix of housing (including both market and affordable housing) shall be submitted with any reserved matters application for housing.
- 7) The height of the proposed development must not exceed two storeys in height.
- 8) Prior to the commencement of the development full details of the tree protection measures for all trees and hedges to be retained shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be set out in a detailed Arboricultural Method Statement to include the specification of the location and type of protective fencing, the timings for the erection and removal of the protective fencing, the details of any hard surfacing and underground services proposed within the root protection areas, all to be in accordance with the British Standard for Trees in Relation to Construction 5380 2000, and the monitoring of tree protection measures during construction. All tree protective measures shall be carried out as set out in the approved Arboricultural Method Statement and shall remain in position until practical completion.
- 9) Unless otherwise approved in writing beforehand with the Local Planning Authority, the development shall only be carried out in accordance with the approved Flood Risk Assessment Ref: CCE/S621/FRA-03 prepared by Cannon Consulting Engineers.
- 10) No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment

of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up and to including the 1 in 100 annual probability critical storms will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The following information must be provided in the drainage strategy:

(a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

(b) Confirmation of the critical storm duration.

(c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365/CIRIA 156.

(d) Where on-site attenuation is achieved through attenuation tanks, calculations showing the volume of these sites is also required.

(e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

(f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- 11) Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDs components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
- 12) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved

plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

13) No development shall take place, unless otherwise agreed in writing until:

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

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

(c) The works specified in the Remediation Method Statement have been completed and a verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

(d) If, during the 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.

- 14) All works must proceed in strict accordance with the recommendations detailed in section 6.2 of the 'Preliminary Ecological Appraisal' report (Geosphere Environmental Ltd, June 2016). This shall include avoidance and mitigation measures for hedgerows, nesting birds, badgers and bats. If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed in writing with the Local Planning Authority before works commence.
- 15) No development shall commence until a scheme for ecological enhancement consistent with Section 6.3 of the 'Preliminary Ecological Appraisal' (Geosphere Environmental Ltd, June 2016) including a location plan and specification for native planting, in-built features for nesting birds and roosting bats and connectivity for hedgehogs has been provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.
- 16) Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.
- 17) No development shall take place until a scheme for the provision and location of fire hydrants to serve the development has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

- 18) No development shall take place until the applicant, or their agents, or successors in title has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
- 19) No construction site machinery or plant shall be operated, no noisy works audible at the site boundary shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank Holidays). No construction works or collection/deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 20) Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the local planning authority for that development, hereby permitted. The CEMP shall accord and give effect to the waste management principles set out in the adopted Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and Waste Hierarchy. The CEMP shall address the following aspects of construction:
 - i. A construction programme;
 - ii. Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, along with the location of parking for contractors and construction workers;
 - iii. Construction hours;
 - iv. Delivery times for construction purposes;
 - v. Soil Management Strategy including a method statement for the stripping of top soil for re-use; the raising of land levels (if required); and arrangements (including height and location of stockpiles) for temporary topsoil and subsoil storage to BS3883:2007;
 - vi. Noise monitoring method including location, duration, frequency and reporting of results to the Local Planning Authority in accordance with the provisions of BS 5228 (1997);
 - vii. A construction noise impact assessment and a report/method statement detailing predicted construction noise and vibration levels at noise sensitive premises, and consideration of mitigation measures to be undertaken to protect local residents from construction noise and/or vibration. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228:2009+A1:2014: 'Code of practice for noise and vibration control on construction and open sites - Part 1: Noise and Part 2: Vibration.
 - viii. A programme of measures to minimise the spread of airborne dust

(including consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development.

- ix. Site lighting during construction;
- x. Drainage control measures including the use of settling tanks, oil interceptors and bunds;
- xi. Screening and hoarding details;
- xii. Access and protection arrangements around the site for pedestrians, cyclists and other road users;
- xiii. Procedures for interference with public highways (including rights of way), permanent and temporary realignment, diversions and road closures;
- xiv. External safety and information signing and notices;
- xv. Liaison, consultation and publicity arrangements including dedicated points of contact;
- xvi. Consideration of sensitive receptors;
- xvii. Prior notice of agreement of procedures for works outside approved limits;
- xviii. Complaints procedures, including complaints response procedures;
- xix. Location of Contractors compound and method of moving materials, plant and equipment around the site.

The CEMP shall be implemented in accordance with the agreed details.

- 21) No construction works shall commence on site until a Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The principal areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway);
- ii. Contractor parking should be within the curtilage of the site and not on street;
- iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway);
- iv. Control of dust, mud and debris, in relation to the operation of the adopted public highway.

The scheme shall be carried out in accordance with the approved details.

- 22) Prior to the commencement of development a full Site Waste Management Plan and Waste Audit shall be submitted in writing and approved by the Local Planning Authority. These shall include details of:
- i. Construction waste infrastructure dealing with how inert waste arisings will be managed/recycled during the construction process;
 - ii. Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
 - iii. Measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
 - iv. Any other steps to ensure the minimisation of waste during construction;
 - v. The location and timing of provision of facilities pursuant to criteria i), ii), iii) and iv) Proposed monitoring and timing of submission of monitoring reports;
 - vi. The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction;
 - vii. A RECAP Waste Management Guide toolkit, including a contribution assessment, shall be completed with supporting reference material.

Proposals for the management of municipal waste generated during the construction phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material; access to storage and collection points by users and waste collection vehicles is required.

The scheme shall be carried out in accordance with the approved details.

- 23) Prior to the commencement of the development an artificial lighting scheme, 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 approved lighting scheme shall be installed, maintained and operated in accordance with the approved details/measures.
- 24) The occupation of any particular dwelling hereby permitted, shall not commence until appropriate car parking, and covered and secure cycle parking to serve that unit has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The car parking and cycle parking shall thereafter be implemented and maintained in accordance with the approved details.

- 25) No development shall take place until a scheme for the provision of widening of the footway along the frontage of the site along The Causeway, as indicated on drawing number S621-200 Rev C has first been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to occupation of the 10th dwelling on the site.
- 26) Prior to the commencement of the development, detailed plans showing the construction of the proposed accesses are to be submitted to and approved in writing by the Local Planning Authority including details of the pedestrian link to the north-western corner of the site toward the Bassingbourn recreation ground. The proposed accesses are to be laid out in accordance with the approved drawings.
- 27) Prior to the commencement of the development, details of pedestrian visibility splays are to be submitted and approved in writing by the Local Planning Authority. The Pedestrian visibility splays are to be provided in accordance with drawings that have been submitted to and approved in writing by the Local Planning Authority. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.
- 28) No development shall take place until a scheme for the provision of on-site renewable energy (including associated noise assessment and mitigation measures) to meet 10% of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.