



Appeal Decision

Hearing Held on 15 January 2020

Site visit made on 15 January 2020

by Graham Wyatt BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 3 February 2020

Appeal Ref: APP/H0520/W/19/3228494

Land to the East of North Street, Stilton PE7 3RP

- 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 Caddick Land and landowners David Hicks, Sarah Williams, Harry Williams and Helen Landy against the decision of Huntingdonshire District Council.
 - The application Ref 18/01796/OUT, dated 22 August 2018, was refused by notice dated 20 February 2019.
 - The development proposed is described as a "residential development of up to 90 dwellings together with associated access and works in the highway, drainage and landscaping".
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Decision

1. The appeal is allowed and outline planning permission is granted for a residential development of up to 90 dwellings together with associated access and works in the highway, drainage and landscaping at land to the east of North Street, Stilton PE7 3RP in accordance with application Ref 18/01796/OUT, dated 22 August 2018, subject to the conditions on the attached schedule.

Preliminary Matters

2. The planning application was submitted in outline form with only access for consideration. Matters relating to appearance, landscaping, layout and scale are reserved for future determination. The appellant provided an indicative layout which I have treated as illustrative for the purposes of this appeal.
3. Since the planning application was refused permission the Council formally adopted the Huntingdonshire District Council Local Plan to 2036 (the Local Plan) which replaces the Huntingdonshire Local Plan 1995 and the Huntingdonshire Local Development Framework Core Strategy 2009.
4. At the Hearing I was presented with a completed unilateral undertaking (UU) pursuant to section 106 of the Town and Country Planning Act 1990 which was part of the appellant's submission, which I consider later within this decision letter.

Main Issues

5. The main issues are:
 - whether the appeal site is an appropriate location for the development having regard to the development plan; and,
 - the effect of the development on the living conditions of future occupiers with particular regard to noise and disturbance, air quality at the indicative external play area and access to schools.

Reasons

Appropriate Location

6. The appeal site forms a parcel of agricultural land that is bound to the east by the A1(M) and to the west by North Street. The site lies in the northern part of Stilton with dwellings arranged in a linear manner along North Street, although part of the northern half of the site along North Street does not contain dwellings and the appeal site abuts the pavement. To the north of the site is an industrial estate and to the south are paddocks that at the time of my visit, contained horses.
7. Policy LP2 of the Local Plan sets out the Council's 'Strategy for Development' and seeks to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. Distribution for growth shall be centred around the Market Towns and Key Service Centres as well as windfall developments that conform with other policies within the Local Plan.
8. Stilton is not classified as a Market Town or Key Service Centre but as a Small Settlement, being a built-up area containing more than 30 dwellings. In such settlements, development within the built-up area is supported where the location is sustainable as set out at criterion a, b and c of Policy LP9 of the Local Plan. The Council maintain that the appeal site is adjacent to, but outside of the built-up area of the Small Settlement of Stilton and is therefore within the countryside. Consequently, the development should be considered against Policies LP10 (the countryside), LP19 (rural economy), LP22 (local services and community facilities), LP23 (tourism and recreation), LP28 (rural exception housing), LP33 (rural buildings) and LP38 (water related development) of the Local Plan and the proposal for market dwellings does not meet any of the specific opportunities listed therein. Thus, the development is considered to be contrary to Policy LP9 of the Local Plan.
9. However, Policy LP9 also states that development proposals that are well related to the built-up area of a Small Settlement may be supported where it accords with the specific opportunities allowed through other policies of the Local Plan. The Local Plan also offers a definition of what is considered to represent a 'built-up area' at page 53 and states that "*Land which relates more to the group of buildings rather than to the surrounding countryside is also considered to form part of the built-up area*". The appellant does not argue that the appeal site is well related to the built-up area, but rather that it meets the definition of built-up land as it relates better to the group of buildings that lay adjacent to the site, rather than the countryside that may surround it.
10. A table (the table) at pages 53 to 55 of the Local Plan provides guidance on the consideration of a built-up area. It was agreed at the Hearing that the first two rows of the table were not relevant as they related to areas that contained existing development. However, the third row of the table states that open spaces will be included within a built-up area but must have buildings on two sides. Thus, as the appeal site has an industrial site to the north and existing dwellings on part of its western boundary, it would comply with this definition.
11. Furthermore, since refusing planning permission for the development that is the subject of this appeal, the Council has resolved to grant planning permission for up to 31 dwellings¹ on the northern part of the site upon receipt of a legal agreement to cover various planning obligations. In considering the northern part of the site, the officer's report to the Council's Development Management Committee of 18

¹ Planning application 19/01147/OUT

November 2019 states at paragraph 7.6 that “*the A1M acts as a defining boundary between the existing village/agricultural field and the open countryside*”. Thus, notwithstanding that the development for the 31 dwellings has yet to be granted planning permission, the Council has acknowledged that the northern area of the appeal site is not part of the surrounding countryside. From my own assessment I have no reason to disagree with the conclusion reached by the Council.

12. Turning to the southern area of the site, although it extends behind dwellings that are sited along North Street, this part of the appeal site has no functional connection to the land that is considered to be the countryside on the eastern side of the A1(M) and it is apparent that the appeal site better relates to the built-up area of Stilton. Furthermore, as the Council found when considering the Ramsey² site, the scale of the development is not a determining factor that would exclude land from being within a built-up area.
13. Although I acknowledge that the table states that agricultural land will not be included within the built-up area, this is where the character of the land primarily relates to the countryside and provides a visual buffer between built development and the open countryside. In this particular case, I find that the appeal site does not relate to the countryside on the other side of the A1(M) and nor does it provide a visual buffer between the two areas. Moreover, it is clear that the table provides guidance on the interpretation of frequently arising situations in the consideration of built-up areas and is not meant to be taken literally.
14. Therefore, in this particular case and having regard to the definition of a built-up area within the Local Plan, I find that the countryside is to the east of the A1(M) and does not include the appeal site. I also find that the appeal site relates more to the group of buildings that adjoin the site than the surrounding countryside and is therefore part of the built-up area of Stilton. The parties also agree within the Statement of Common Ground dated 5 and 6 December 2019 (the SoCG) that the site is within a sustainable location with access to a range of services and facilities within Stilton, is close to a bus stop with routes to larger settlements and that an appropriate layout, dwelling design, materials and landscaping scheme can be secured at reserved matters stage. Therefore, the development would meet the expectations of criterion a, b, and c of Policy LP9 of the Local Plan.
15. Thus, the development would meet the definition of built-up land within the Small Settlement of Stilton. It would provide a windfall development that would be in compliance with Policies LP2 and LP9 of the Local Plan, the specific requirements of which are specified above.

Living Conditions

16. The proposal seeks to erect up to 90 dwellings on the land. From the indicative layout plan, the site would be developed mainly on its western side so that the majority of the proposed dwellings would be sited away from the A1(M), which is the principal source of noise across the site. Nevertheless, in order that private amenity spaces do not exceed the 55dB World Health Organisation and BS8233:2014 guidelines, noise attenuation measures such as noise barriers and alternative ventilation strategies and the layout of dwellings would be considered as part of any reserved matters application.
17. However, while the officer’s report to the Development Management Committee accepted that technical and design solutions could address noise and air quality concerns, this would result in windows of some of the properties to be fixed shut

² Planning application 19/00552/OUT

and mechanical ventilation used to avoid breaching internal noise standards. While the Council does not object to the use of mechanical ventilation as such, it does raise the matter of the impact its use would have on the living conditions of future occupiers of the dwellings who would not be able to open their windows, resulting in a poor and oppressive living environment. In addition, the proposed external play area would experience poor air quality and noise levels.

18. At the Hearing the appellant argued that the Council had failed to provide any evidence regarding the closing of windows and how this would cause an oppressive environment for future occupiers. However, concerns were raised by elected Members that while this type of ventilation system may be acceptable in the more urban areas of the District, it would not be suitable in rural areas, such as the appeal site. Nevertheless, the evidence before me from the appellant's noise consultant is that mechanical ventilation systems are an accepted form of development which is further supported by the professional practice guidance on noise³. I have no compelling evidence before me to demonstrate that the living conditions, of the occupiers of those properties that would be required to use mechanical ventilation, would be harmed to the extent that the development would be oppressive or poor.
19. Moreover, the layout plan that has been provided for the site⁴ is illustrative with matters relating to appearance and layout of the dwellings reserved for future consideration. Therefore, the layout as illustrated is not final and will be the subject of further consideration by the Council, which would include the location of dwellings in relation to the A1(M) and the proposed play area. Moreover, I was not directed to any relevant local or national guidance on the use of play areas that are in the proximity of a motorway or other heavily used transport route, in terms of noise. Consequently, any noise assessment would not be required to cover this particular area of the site.
20. At the Hearing, Dr Keith Bull commented that no air quality measurements were taken at the site and that as it is close to a source of pollution, air quality levels across the site could vary considerably leading to very high nitrogen oxide levels that could lead to air quality being breached. Concern was also raised that the monitoring station used by the appellant is at Stibbington, some 7 miles north of the appeal site. Furthermore, the appeal site is next to four lane carriageways while the monitoring station is adjacent to three lane carriageways.
21. Nevertheless, on the evidence provided in the appellant's assessment⁵ and subsequent updates⁶, the methodology undertaken for the air quality assessments followed that as set out in the DEFRA guidance⁷, which is an industry accepted method for considering developments against the national air quality objectives. Moreover, before the assessments were undertaken, the appellants approached the Council with its methodology, which included the use of the monitoring locations to verify the modelled pollutant concentrations. Therefore, in the absence of any substantive evidence to the contrary, I find the air quality assessments to represent compelling evidence in support of the development in relation to air quality.
22. Turning to education, Stilton CE Primary School is the closest school to the appeal site. The Council's concern regarding this school is not that it does not have the capacity to accommodate children that may reside at the development, but rather

³ ProPG: Planning & Noise Professional Practice Guidance on Planning & Noise May 2017

⁴ Illustrative Masterplan, Rev K, Jan 2019

⁵ Air Quality Assessment REC Reference: AQ104509R3, August 2018

⁶ Air Quality Technical Note REC Reference AQ104509c1, 21 March 2019 and Addendum

⁷ Local Air Quality Management Technical Guidance 2016 LAQM (TG16), DEFRA, 2016.

that children attending out of catchment schools would need to travel by car. This would be an unsustainable method of transport when children could possibly walk or cycle to Stilton CE Primary School. However, the Council accept within its written statement that while the limitation at Stilton CE Primary School add to the factors which weigh against the development, and the matter is referred to within its decision notice, it would not seek to use this as a reason for refusal in its own right.

23. I acknowledge that the school has issues with places within its reception class that could result in children from the development having to travel to other villages such as Folksworth, Sawtry and Yaxley. Nevertheless, Cambridgeshire County Council did not raise an objection to the development citing its duty as securing sufficient school places for children but not to secure places within a local school. Thus, travel to out of catchment schools is already taking place with the appellant quoting around 14% of those children that attend Stilton CE Primary School are from outside the Stilton area while another 14% of parents that live within Stilton choose to send their children to schools in other villages.
24. Education is now a more fluid environment with access to Ofsted⁸ ratings whereby parents may choose to send their children to schools that require travel by private car. Therefore, even if Stilton CE Primary School had sufficient capacity to accommodate children from the development, there is no guarantee, or indeed a requirement, that children from the appeal site would attend that school.
25. Thus, on the evidence provided in relation to living conditions and the fact that the layout of the development has yet to be agreed and that there is no requirement for children from the site to attend the local school, the proposal would not be in conflict with Policy LP14 of the Local Plan which seeks, amongst other things, to ensure that developments provide a high standard of amenity for all users and occupiers of the proposal.

Other Matters

26. A representation has also been made regarding the potential air pollution and noise that could be generated by traffic from the development. While I acknowledge the concerns raised regarding these matters and the accompanying traffic survey, the site is within walking distance of a variety of amenities and facilities within Stilton and close to a bus stop with services to Huntingdon, Peterborough and Cambridge. Thus, there is a realistic opportunity for residents of the development to use alternative modes of transport to access services and facilities in the area.

Planning Obligations and Planning Conditions

27. The appellant's UU secures financial contributions towards wheeled bins and an area of land to be used as green space within the site. The contribution for wheeled bin provision would only be necessary to make the development acceptable in planning terms and thus, this aspect of the UU is a neutral factor in the case rather than a benefit. The UU also secures 40% of the development to be affordable housing to which I afford significant weight. The area of land as a green space is also a public benefit that weighs in favour of the development. The proposal would boost the supply of housing, resulting in social benefits and additional economic benefits would ensue both during the construction of the development and once the dwellings are occupied which also weigh in favour of the development. I consider the obligation to be necessary, relevant and fairly related to the development proposed as required by CIL Regulation 122(2).

⁸ Office for Standards in Education

28. The parties have also agreed a number of conditions as set out in the SoCG. I have considered these in accordance with the national Planning Policy Guidance and the National Planning Policy Framework and have amended or reworded them in the interest of clarity or precision. The appellant has also agreed in writing that, in accordance with the pre-commencement regulations⁹, such conditions are acceptable. In addition to the standard time conditions for the submission of reserved matters (1, 2 and 3) it is also necessary in the interest of certainty to define the plans (4) with which the scheme shall accord and the amount of development approved (5).
29. In order to protect the living conditions of adjoining occupiers and future users, both during and post development, conditions relating to the submission of details and the implementation of approved schemes relating to the following matters are required and necessary; a noise assessment (12), the hours that machinery can be operated (13), a Construction Environment Management Plan (14), a contaminated land assessment (15) and the burning of waste on site (28).
30. In the interest of the visual amenity of the site and the area, conditions are necessary for the submission of details relating to; samples of materials to be used at the development (6), landscaping (7), tree protection measures (8) and site levels (27). In order to protect any archaeological remains that may exist at the site a scheme of investigation (17) is required to be submitted to the Council. In the interest of sustainable development, the measures set out within the approved Travel Plan shall be implemented (18), details of the real time passenger information and raised kerbs (19) and a waste management plan (16) shall be submitted to the Council for determination.
31. In the interest of highway safety, details of the site layout, to include such matters as access, parking and turning areas and visibility splays (20) and surface water drainage (23) are required. The access width (21), junction kerb radius (24) and the metalled road (25) shall be provided as per the approved drawings or as required by the condition. A gateway feature (22) shall also be erected to reduce speeds.
32. Surface water drainage (10) and foul water drainage (11) details are required in the interest of flood prevention and sustainable drainage. To protect future occupiers of the dwellings, details of fire hydrants (26) across the site is also required. A Landscape and Ecological Management Plan (9) is required to enhance biodiversity across the site. Details of the mix and house type (29) are also required to meet the housing needs of the District and the dwellings shall be constructed to accessible and adaptable standards (30).
33. As the appellant's UU provides a mechanism to secure affordable housing across the site, there is no requirement to impose a condition for such matters as set out within the Statement of Common Ground.

Conclusion

34. For the reasons given above, and having regard to the development plan when read as a whole, the appeal is allowed.

Graham Wyatt

INSPECTOR

⁹ Town and Country Planning (Pre-Commencement Conditions) Regulations 2018

APPEARANCES

For the Appellant

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Mark Lane
Conal Kearney
Jack Harvie-Clark

Shulmans LLP
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For the Council

Laura Pearson
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Cllr Jon Neish

Development Management Team Leader
Environmental Health Officer
Huntingdonshire District Council

Interested Parties

Cllr K Bull
Cllr B Gilden
Cllr M Beuttell

Stilton Parish Council
Stilton Parish Council
Huntingdonshire District Council

Documents

Unilateral Undertaking dated 15 January 2020

Schedule of Conditions

1. Approval of the details of the Layout, Appearance, Scale and Landscaping of the site, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. The development shall be carried out in accordance with the details approved.
2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. 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.
4. The development hereby permitted shall be carried out in accordance with the approved plans: 1838.01 Rev A, 001 A and 003A insofar as they relate to site access.
5. The residential elements of the development shall not exceed 90 units (C3 Use Class).
6. No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the residential development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
7. As part of any reserved matters or full application, full details of:
 - i. Hard landscape works, to include but not be limited to, full details of boundary treatments (including the position, height, design, material) to be erected and paved surfaces (including manufacturer, type colour and size).
 - ii. Soft landscape works, to include planting plans, written specifications (including cultivation and other operations associated with plan and grass establishment), schedules of plants noting species, plant sizes, proposed numbers and densities, tree pit details (where appropriate) including (but not limited to) locations, soil volume, cross sections and dimensions.
 - iii. Full details of landscape maintenance regimes after completion of works.
 - iv. An implementation programme for the landscape works.
 - v. A timetable for the implementationhave been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out in full in accordance with the approved details. Any trees or plants planted in connection with the approved soft landscape details which within a period of 5 years from planting die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of the same size and species as those originally planted.

8. No building operations, site preparation or the delivery of materials to the site shall commence until a tree protection strategy, including a tree protection plan and arboricultural method statement (in accordance with the BS 5837:2012 standard), have been submitted to and approved in writing by the Local Planning Authority. The protection measures recommended in the approved tree protection strategy shall be implemented prior to the commencement of building operations, site preparation or delivery materials and remain in position until the practical completion of the development.
9. Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall provide full details of all recommendations contained in the approved Preliminary Ecological Appraisal, dated August 2018 and received by the Local Planning Authority on 3rd September 2019 in order to deliver a net gain in biodiversity, including but not limited to, details of the creation, enhancement and long term management for all habitat areas. The LEMP shall be carried out in accordance with the approved details.
10. Any reserved matters application for layout, landscaping or appearance submitted pursuant to Condition 1 shall include a detailed Surface Water Drainage Scheme for the site, based on sustainable drainage principles. The scheme shall subsequently be implemented in accordance with the approved details prior to the first occupation of the first dwelling hereby permitted. The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy prepared by RSK (ref: 881274-R2(03)-FRA) dated August 2018 and shall also include:
 - a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events
 - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
 - c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
 - d) Full details of the proposed attenuation and flow control measures
 - e) Site Investigation and test results to confirm infiltration rates;
 - f) Temporary storage facilities if the development is phased
 - g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
 - h) Full details of the maintenance/adoption of the surface water drainage system;
 - i) Measures taken to prevent pollution of the receiving groundwater and/or surface water;

j) A timetable for implementation if the development is phased

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

11. Any reserved matters application for layout, landscaping or appearance submitted pursuant to Condition 1 shall include a detailed Foul Water Strategy for the site. The development shall subsequently be implemented in accordance with the approved Foul Water Strategy prior to the first occupation of the first dwelling hereby permitted and retained as such thereafter.
12. Any reserved matters application submitted pursuant to Condition 1 shall be accompanied by a Noise Mitigation Scheme, produced by a competent person, to demonstrate that the layout, design and mitigation measures (including any alternative means of ventilation) will ensure that noise levels do not exceed the levels set out in Table 4 of BS 8233:2014 in habitable rooms of dwellings proposed within that reserved matters application. In addition to the above, the Noise Mitigation Scheme shall demonstrate that noise levels in bedrooms in dwellings will not exceed 45 dB LA_{max,F} more than 10 times a night. The Noise Mitigation Scheme shall also demonstrate that exceedances of 55 dB LA_{eq,16} are not predicted in private garden areas in accordance with World Health Organisation Guidelines for Community Noise and British Standard 8233. The development shall be carried out in accordance with the Noise Mitigation Scheme and no dwelling shall be occupied until the mitigation measures associated with that dwelling, as identified in the Noise Mitigation Scheme, have been installed. The noise mitigation measures shall thereafter be retained in perpetuity.
13. During the period of construction, no power operated machinery shall be operated on the site, and there shall be no construction activity on site, or construction related deliveries taken at or dispatched from the site, before 0700 hours and after 1900 hours on weekdays and before 0700 hours and after 1330 hours on Saturdays, nor at any time on Sundays and Bank Holidays.
14. No development shall take place, including any demolition, until a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Environment Management Plan shall provide for, but not be limited to details of:
 - a) Routes for construction traffic, including points of access, and times of ingress and egress together with proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic (or site traffic)
 - b) Temporary traffic restrictions
 - c) The parking of vehicles of site operatives and visitors
 - d) Pedestrian and cyclist protection
 - e) Arrangements for turning vehicles
 - f) Loading and unloading of plant and materials

- g) Location of the construction compound and storage areas for plant and construction materials
- h) The erection and maintenance of security hoardings
- i) Wheel washing facilities and their use
- j) Measures to control the emission of dust and dirt during construction, demolition and site clearance
- k) Measures to control the emission of noise and vibration during construction and demolition
- l) Maximum vibration levels at sensitive receptors
- m) Maximum noise mitigation levels for construction equipment, plant and vehicles at sensitive receptors
- n) Estimated duration of use mechanical plant
- o) Hours of operation and deliveries
- p) Maximum noise mitigation levels for construction equipment, plant and vehicles at sensitive receptors
- q) 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
- r) Complaints procedures, including complaints response procedures
- s) An Emergency Incident Plan for dealing with potential spillages and/or pollution incidents

The Construction Environmental Management Plan shall be implemented and adhered to in full throughout the construction period.

15. A. Site Investigation Information

No development (except demolition of above ground structures) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) details of previous land uses;
- (ii) a site investigation survey of the extent, scale and nature of c contamination;
- (iii) an assessment of the potential risks to:
 - human health,
 - property*,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems and

- archaeological sites and ancient monuments.

*Property (existing or proposed) includes buildings, crops, livestock, pets, woodland and service lines and pipes

B. Submission of Remediation Scheme

Where contamination is found which poses unacceptable risks, as determined by the local planning authority in its response to (A), no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) an options appraisal and remediation strategy;
- (ii) remediation objectives and remediation criteria;
- (iii) remediation works to be undertaken;
- (iv) a verification scheme providing details of the data that will be collected in order to demonstrate that the works set out in (iii) have been completed and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme should be designed to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use.

C. Implementation of Approved Remediation Scheme

Where a detailed remediation scheme has been required and approved under (B), no occupation of any part of the permitted development which has been identified in the scheme as being subject to contamination shall take place until the approved scheme has been implemented and the verification report, including the results of sampling and monitoring carried out in accordance with the approved verification scheme to demonstrate that the site remediation criteria have been met, has been submitted to and approved in writing by the local planning authority. The report shall, if required by the local planning authority, also include a reassessment of the long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The long-term monitoring and maintenance proposals shall be implemented as finally approved.

D. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site:

- (i) it shall be reported to the local planning authority within 1 working day;
- (ii) no further development (unless otherwise agreed in writing by the local planning authority) shall be carried out until site investigations have been carried out and a remediation strategy has been submitted to and approved in writing by the local planning authority detailing how this unsuspected contamination will be dealt with;
- (iii) the remediation strategy shall be implemented as approved

(iv) no occupation of any part of the permitted development identified in the remediation strategy as being affected by the previously unidentified contamination shall take place until:

a. the approved scheme has been implemented in full and any verification report required by the scheme has been submitted to and approved in writing by the local planning authority;

b. if required by the local planning authority, any proposals for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action have been submitted to and approved in writing by the local planning authority.

(v) the long-term monitoring and maintenance plan shall be implemented as approved.

16. Prior to the commencement of development including site clearance, a Detailed Waste Management and Minimisation Plan shall be submitted to and approved in writing by the Local Planning Authority. The Detailed Waste Management and Minimisation Plan shall include details of:
- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
 - b) Anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
 - c) 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;
 - d) Any other steps to ensure the minimisation of waste during construction;
 - e) The location and timing of provision of facilities pursuant to criteria a/b/c/d;
 - f) Proposed monitoring and timing of submission of monitoring reports;
 - g) The proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction life time of that development;
 - h) A Recap Waste Management Guide toolkit shall be completed with supporting reference material;
 - i) Proposals for the management of municipal waste generated during the occupation 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 uses and waste collection vehicles.

The detailed Waste Management and Minimisation Plan shall be implemented in accordance with the agreed details.

17. No development shall take place until a Written archaeological Scheme of Investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:

i) The statement of significance and research objectives;

- ii) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - iii) The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
18. The measures set out within the approved Travel Plan received by the Local Planning Authority on the 22nd August 2018 shall be implemented.
 19. Prior to development above slab level, a Scheme of off-site improvement works for the provision of raised kerbs and the installation of Real Time Passenger Information signs at the two closest bus stops to the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved Scheme prior to the first occupation of the first dwelling hereby permitted.
 20. Any reserved matters application for layout submitted pursuant to Condition 1 shall include full details (in the form of scaled plans and/or written specifications) of:
 - a) The layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision and surface water drainage.
 - b) The siting of the buildings and means of access thereto.
 - c) Visibility splays
 - d) Parking provision
 - e) Turning Areas
 21. The access shall be a minimum width of 5.5m, for a minimum distance of 20m measured from the near edge of the highway carriageway.
 22. Prior to the development above slab level, details of the proposed gateway feature shall be submitted to and approved in writing by the local planning authority. The feature shall be constructed in accordance with the approved details prior to first occupation of the first dwelling and retained thereafter.
 23. The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway.
 24. Prior to first occupation of the first dwelling hereby permitted, the junction of the access with the highway carriageway shall be laid out with 7.5m radius kerbs.
 25. A metalled surface shall be provided for a minimum distance of 20m along the access road from its junction with the public highway. No works shall commence on site unless/until details of wheel washing facilities associated with the proposals have been submitted to and approved in writing by the Local Planning Authority.
 26. No development above slab level shall take place until details for the provision of fire hydrants and timetable for their implementation have been submitted

to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

27. Any reserved matters application for layout, landscaping, appearance or scale submitted pursuant to Condition 1 shall include details of the finished ground floor levels of all buildings in relation to the existing and proposed site levels, the adjacent highway and adjacent properties, together with details of levels of all accesses to include pathways, driveways, steps and ramps. The development shall be carried out in accordance with the approved details.
28. Waste arising from clearance and/or construction activities shall not be burnt on site.
29. The mix of types and sizes of market dwellings submitted as part of any reserved matters application should accord with the recommendations for Huntingdonshire contained within the Cambridge sub-region Strategic Housing Market Assessment 2013.
30. All of the residential units within the development hereby approved shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement M4(2) 'accessible and adaptable' save for a proportion (indicatively 9%) of market dwellings which shall be built to category M4(3)(2)(a) wheelchair adaptable standard and up to 30% of affordable dwellings which shall be built to category M4(3)(2)(b) wheelchair accessible standard as agreed with the Housing Enabling Officer. Such provision shall be maintained for the lifetime of the development.

~End~