

Application Number	16/1334/FUL	Agenda Item	
Date Received	28th July 2016	Officer	Mairead O'Sullivan
Target Date	22nd September 2016		
Ward	Arbury		
Site	89 Histon Road Cambridge CB4 3JD		
Proposal	Erection of 1.5 storey dwelling with access from North Street following demolition of existing shed at rear of 89 Histon Road.		
Applicant	Mr & Mrs Thornalley 90 Windsor Road Cambridge CB4 3JN		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The proposal is considered acceptable in design terms and will not harm the character of the Conservation Area <input type="checkbox"/> The proposal will not harm the amenity of the surrounding occupiers <input type="checkbox"/> The proposal will not have an adverse impact on highway safety
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 The application site is land to the rear of 89 Histon Road. The site is accessed from private land to the rear of Canterbury Close and north of North Street. The area is predominantly residential in character. There are a mix of different dwellings and outbuildings in this area sited on land to the rear of the properties on Histon Road and fronting onto North Street.
- 1.2 The site falls within the Central Conservation Area and falls within the remit of the Castle and Victoria Road Conservation Area Appraisal.

2.0 THE PROPOSAL

- 2.1 The application proposes the erection of a new 1.5 storey dwelling.
- 2.2 The building is sited on land to the rear of No.89 Histon Road facing towards a private area which contains the garages for a number of properties in Canterbury Close. The proposed development mimics the proportions of the neighbouring outbuilding at no.85 Histon Road. It is to have a pitched roof with a total height of 6.5m dropping to 4.5m at the eaves. There is a large window to the front (west) elevation. This has been amended and is now to be clad in zinc and angled down towards North Street to prevent overlooking of the adjacent properties. There is a small single storey protruding element to the rear (east) elevation. This has large French doors and would face towards the outdoor amenity space. A window is proposed on the upper floor of the east elevation but this is to have an obscure glazed lower pane to prevent any significant overlooking of the host property. The ground floor element of the property is to be brick with timber cladding to the upper floor and a natural slate roof.
- 2.3 The site plan has also been amended. The site edged red now shows access to the public highway on North Street. A revised certificate has also been submitted as the land between the site and the public highway is not owned by the applicant.

3.0 SITE HISTORY

Reference	Description	Outcome
C/76/0195	Erection of bay window and porch	Permitted

4.0 PUBLICITY

- | | |
|------------------------|-----|
| 4.1 Advertisement: | Yes |
| Adjoining Owners: | Yes |
| Site Notice Displayed: | Yes |

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/1 3/4 3/7 3/10 3/11 3/12 4/11 4/13 5/1 8/2 8/6 8/10 10/1

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 Planning Policy Statement – Green Belt protection and intentional unauthorised development August 2015
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management Design Guide Supplementary Planning Document (February 2012)

Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)
	<u>Area Guidelines</u> Castle and Victoria Road Conservation Area Appraisal (2012)

5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 The proposal will displace the car parking provision for the existing dwelling. The host dwelling will continue to retain access to residents' Permits within the Residents' Parking Scheme operating in the area. As a result this additional demand is most likely to appear on-street in competition with existing residential uses. This is unlikely to result in any significant adverse impact upon highway safety but has the potential to impact upon residential amenity. Residents of the new dwelling would not be eligible for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets. This should be

brought to the attention of the applicant by way of an informative. A further condition and informative are recommended in relation to the need for a traffic management plan.

Environmental Health

- 6.2 The proposal is considered acceptable subject to the imposition of two conditions. These relate to piling and construction hours.

Refuse and Recycling

- 6.3 There is adequate space for the storage of bins; they will be collected from North Street.

Urban Design and Conservation Team

First Comment

- 6.4 There are no material Conservation issues with this proposal.

Second comment

- 6.5 There are no material Conservation issues with this proposal.

Head of Streets and Open Spaces (Tree Team)

- 6.6 No comments received

Head of Streets and Open Spaces (Landscape Team)

- 6.7 The proposal is acceptable subject to the incorporation of two conditions which relate to details of hard and soft landscaping, and boundary treatment.

Head of Streets and Open Spaces (Sustainable Drainage Officer)

- 6.8 The proposal is acceptable subject to one condition relating to the submission of surface water drainage details.
- 6.9 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations in objection to the proposal:

- 9 Canterbury Close x2
- 10 Canterbury Close
- 11 Canterbury Close x2
- 12 Canterbury Close
- 14 Canterbury Close
- 85 Histon Road
- 91 Histon Road
- 93 Histon Road

7.2 The owner/occupier of 8A Canterbury Close has made a representation in support of the design of the proposal although does express concerns about damage that would be caused to the road during construction.

7.3 The representations in objection to the proposal can be summarised as follows:

Access

- Access/North Street is very narrow
- Concerned about damage to access track during construction
- Concerned about disruptions during construction
- The proposal is not accessed from North Street but from a private area which contains garages of several properties on Canterbury Close

Design/character

- Area is characterised by gardens with low level outbuildings
- Proposal would be out of character
- Sorry that character of North Street as back track has been lost
- Proposal has some outbuilding-like characteristic
- Glazing fronting onto North Street is inappropriate
- Materials should be carefully considered
- It is clearly a 2 storey building
- Will appear imposing
- No precedent for dwelling in this private area

Amenity

- Large first floor building will result in loss of privacy
- Will overlook 9-11 Canterbury Close
- Concerned about noise from vehicles

- Concerned about air pollution
- Concerned about congestion
- Concerned about loss of light
- Concerned about loss of privacy
- Outbuilding at No. 85 does not have a window; the drawing is misleading
- The dwelling would be tiny, cramped and inaccessible
- Would overshadow garden of 91 Histon Road

Other

- Concerned about number of people notified
- Concerned about sewer capacity
- Have been sink holes in area
- No. 85 is not a dwelling but a garage/art studio
- Would seal off access to 89 Histon road as runs at full width
- Request site inspection
- No. 89 Histon road is rented to 5 people who were unaware of application

Amended proposal

- Site plan has been amended but that does not mean there is a right of access
- Window has been clad but still the same size so will look into bedrooms of 9-11 Canterbury Close
- Previous objections still stand
- Request that application heard at planning committee
- Concern regarding pollution/congestion are still valid
- Hope amended window will not impact on privacy

7.4 A representation from No. 10 Canterbury Close has included a number of photographs as part of her objection. These show the access, existing garage and neighbouring studio, views from the bedroom window and other development further south on North Street

7.5 The representation in support of the proposal can be summarised as follows:

- Pleased with the design
- Blends well with the other new developments in the area

7.6 The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces (and impact on heritage assets)
3. Residential amenity
4. Highway safety
5. Car and cycle parking
6. Third party representations
7. Planning Obligations (s106 Agreement)

Principle of Development

8.2 Policy 5/1 states that Proposals for housing development on windfall sites will be permitted subject to the existing land use and compatibility with adjoining uses. The character of the surrounding area is predominantly residential. As a result the proposal accords with policy 5/1

8.3 The proposal would be built on the site of an existing garage and garden land which serve 89 Histon Road. As a result policy 3/10 which relates to the sub-division of plots is relevant. This policy requires consideration to be given to the impact on amenities of neighbours (part a), amenity space/car parking (b), impact on the character of the area (c), effect on listed buildings/BLI (d), impact on trees (e) and whether the proposal would compromise comprehensive redevelopment (f). In this case parts (d) and (f) are not relevant. I have addressed the other parts of policy 3/10 below.

8.4 In my opinion, the principle of the development is acceptable and in accordance with policy 5/1.

Context of site, design and external spaces and impact on the Conservation Area

8.5 The proposal fronts onto a private area to the north of North Street. This serves as an access for garages which belong to a number of properties on Canterbury Close. North Street was

originally a back track which would have served primarily as an access to garages and rear garden of the properties on Histon Road. However over the years there have been a number of residential developments which front onto North Street. As noted in many of the representations the proposal does not front onto North Street but to a private residential area to the rear of Canterbury Close. Whilst there are no other residential dwellings on the eastern side of the road in this private area I do not consider the proposal to be out of character and consider the other developments along North Street to have set a precedent for outbuilding style residential properties on land to the rear of the properties on the western side of Histon Road.

- 8.6 As noted in one of the representations the proposed new dwelling does have some outbuilding-like characteristics. The proposed new dwelling mimics the garage/studio at No. 85 Histon Road in terms of size and scale. It also responds to the other backland development further to the south, in particular taking its design cues from the recently approved scheme to the rear of 75 Histon Road. As a result I consider the proposal to be acceptable in terms of design and consider the proposal to adequately respect the character of the area.
- 8.7 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10, 3/11 and 3/12.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.8 The original proposal had a large first floor window which looked directly towards the bedroom windows of No.'s 9 to 11 Canterbury Close. There is 15m between the nearest window on Canterbury Close and the proposed new dwelling with a vehicular access separating the proposal from these properties. However these windows are not currently overlooked so the applicant was asked to amend this element of the proposal. The large front window has now been clad in zinc and angled. I consider this to be an acceptable solution and in my view the amended proposal will not result in any significant impact to the adjacent properties on Canterbury Close in terms of overlooking impact.

- 8.9 The first floor window to the rear of the property looks towards the host dwelling at 89 Histon Road. There is over 8 m of separation distance between this window and the nearest element of No.89 Histon Road, and 17m to the building itself. This window is to be partially obscure glazed. In my view the separation distance and obscure glazed lower panel will overcome any significant overlooking to the rear garden of No. 89 Histon Road.
- 8.10 The proposal is to run at full width hard against the boundaries of No. 87 and 91 Histon Road. However the unit is to be located at the far end of both gardens adjacent to a shed, at 91, and area of hard standing, at 87. As a result I do not believe there will be any significant impact in terms of enclosure to either of these neighbours. In terms of loss of light, the proposal may cast a shadow over the end of the garden of the neighbour to the north at No.91. However as this overshadowing will be at the very end of the quite substantial garden space I do not believe that this would be a significant enough impact to warrant a refusal. There is a significant set away between the proposal and the adjacent dwellings at 9-11 Canterbury Close. Given the distance between these properties and the scale of development I do not consider that the proposal will enclose or overshadow these occupiers.
- 8.11 A number of the representations raise concerns regarding air pollution and noise disturbance. The application proposes one new dwelling which in my view will not result in any significant increase to noise or air pollution.
- 8.12 A number of the representations raise concern regarding disturbance and damage during construction. A construction hours condition is recommended by the Environmental Health Officer. I note that the access to the site is quite narrow however it currently serves a number of garages to Canterbury Close and in my view one additional unit will not result in any significant further congestion to the access track. Damage to the access track is not a material planning consideration and is a civil matter.
- 8.13 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 4/13.

Amenity for future occupiers of the site

- 8.14 The proposal would offer a high quality living environment to future occupiers of the site with an adequate provision of outdoor amenity provided to serve the new dwelling while maintaining a garden space for the host dwelling at 89 Histon Road. The garden to the proposed new dwelling is approx. 27.26m² with approx. 36.1m² retained for the host dwelling. I recommend that the provision of this garden space is secured by condition (condition 10).
- 8.15 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/7, 3/10 and 3/12.

Refuse Arrangements

- 8.16 The bins are proposed to be stored to the front of the property. The refuse Officer is satisfied with this arrangement.
- 8.17 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policy 3/12.

Highway safety and Car and Cycle Parking

- 8.18 The Highway Engineer notes that the residents of the new dwelling would not be eligible for the Resident's Parking Scheme. An informative will be added to make the applicant aware that this is the case. The Highway Engineers notes that the property removes a garage from no. 89 Histon Road which may result in an increase to on-street parking. Given the sustainable location of the host dwelling residents would not require a car. These residents will also remain eligible for the parking scheme. One parking space is to be provided to the new dwelling this is considered acceptable.
- 8.19 The Highway Engineer does not consider the proposal will have any significant adverse impact upon the operation of the public highway subject to the inclusion of a condition and informative which require the submission of a traffic management plans. I share this view and consider the proposal to be acceptable in

terms of highway impact subject to this condition and informative.

8.20 Two cycle parking spaces are proposed to the front of the property. This meets with the cycle parking standards set out in the Cambridge Local Plans (2006).

8.21 In my opinion the proposal is compliant with Cambridge Local Plan (2006) policies 3/10, 8/2, 8/6 and 8/10.

Third Party Representations

8.22 I will address the third party representations in the below table:

Objection	Response
Access	
<p>Access/North Street is very narrow</p> <p>Concerned about damage to access track during construction</p> <p>Concerned about disruptions during construction</p> <p>The proposal is not accessed from North Street but from a private area which contains garages of several properties on Canterbury Close</p>	<p>I note that access/North Street are narrow from my site visit</p> <p>See paragraph 8.12</p> <p>See paragraph 8.12</p> <p>I note this and have received an amended site plan to illustrate the access across the private land to the public highway</p>
Design/character	
<p>Area is characterised by gardens with low level outbuildings</p> <p>Proposal would be out of character</p> <p>Sorry that character of North Street as back track has been lost</p>	<p>See paragraphs 8.5-8.7</p> <p>See paragraphs 8.5-8.7</p> <p>See paragraphs 8.5-8.7</p> <p>See paragraphs 8.5-8.7</p> <p>The window fronting onto North</p>

<p>Proposal has some outbuilding-like characteristic</p> <p>Glazing fronting onto North Street is inappropriate</p> <p>Materials should be carefully considered</p> <p>It is clearly a 2 storey building</p> <p>Will appear imposing</p> <p>No precedent for dwelling in this private area</p>	<p>Street is now to be clad with zinc</p> <p>The proposed materials will be similar to the outbuilding to the rear of no. 85 Histon Road and the new dwelling approved at No. 75 Histon Road</p> <p>The proposal is of a similar scale to the outbuilding at 85 Histon Road and new dwelling approved at 75 Histon Road</p> <p>See paragraph 8.5</p>
<p>Amenity</p>	
<p>Large first floor building will result in loss of privacy</p> <p>Will overlook 9-11 Canterbury Close</p> <p>Concerned about noise from vehicles</p> <p>Concerned about air pollution</p> <p>Concerned about congestion</p> <p>Concerned about loss of light</p> <p>Concerned about loss of privacy</p> <p>Outbuilding at No. 85 does not have a window; the drawing is misleading</p> <p>The dwelling would be tiny, cramped and inaccessible</p> <p>Would overshadow garden of 91 Histon Road</p>	<p>See paragraph 8.8</p> <p>See paragraph 8.8</p> <p>See paragraph 8.12</p> <p>See paragraph 8.11</p> <p>See paragraph 8.12</p> <p>See paragraph 8.10</p> <p>See paragraph 8.8</p> <p>I note that the outbuilding at 85 does not have a window from my site visit.</p> <p>See paragraphs 8.14-8.15</p> <p>See paragraph 8.10</p>

Other	
Concerned about number of people notified	Two site notices were erected and a number of additional residents in Canterbury Close were notified about the application.
Concerned about sewer capacity	Not a material planning consideration
Have been sink holes in area	Not a material planning consideration
No. 85 is not a dwelling but a garage/art studio	Not a material planning consideration
Would seal off access to 89 Histon road as runs at full width	I have noted this from my site visit
Request site inspection	This would not be a reason for refusal. A number of other properties on Milton Road have back land development running at full width
No. 89 Histon road is rented to 5 people who were unaware of application	I have visited the site and met with a number of the surrounding residents
	Not a material planning consideration
Amended proposal	
Site plan has been amended but that does not mean there is a right of access	This is a civil matter and not a material planning consideration
Window has been clad but still the same size so will look into bedrooms of 9-11 Canterbury Close	The proposed windows are angled and will not result in any significant overlooking of these windows
Previous objections still stand	I have addressed the previous objections above
Request that application heard at	As there are representations contrary to the officer

planning committee	recommendation the application will be decided at planning committee
Concern regarding pollution/congestion are still valid	See paragraph 8.11-8.12
Hope amended window will not impact on privacy	See paragraph 8.8

Planning Obligations

8.23 National Planning Practice Guidance Paragraph 031 ID: 23b-031-20160519 sets out specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which gives legal effect to the policy set out in the [Written Ministerial Statement of 28 November 2014](#) and should be taken into account.

8.24 The guidance states that contributions should not be sought from developments of 10-units or fewer, and which have a maximum combined gross floorspace of no more than 1000sqm. The proposal represents a small scale development and as such no tariff style planning obligation is considered necessary.

9.0 CONCLUSION

9.1 The proposed design is considered appropriate and in keeping with the back land context of the development. The proposal will not give rise to an unacceptable impact on the amenity of the surrounding occupiers in terms of overshadowing or enclosure. The amended window to the front of the property is considered to adequately address overlooking issues between the proposal and the adjacent properties in Canterbury Close.

10.0 RECOMMENDATION

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Prior to the commencement of development, samples of the facing materials shall be submitted for the written approval of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenity of the Conservation Area. (Cambridge Local Plan 2006 policy 4/11)

4. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

5. In the event of the foundations for the proposed development requiring piling, prior to the development taking place 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. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites. Development shall be carried out in accordance with the approved details.

Due to the proximity of this site to existing residential premises and other noise sensitive premises, impact pile driving is not recommended.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2006 policy 4/13)

6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied and retained thereafter unless any variation is agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2006 policies 3/4, 3/11 and 3/12)

8. No building hereby permitted shall be occupied until details of surface water drainage works have been submitted to and agreed in writing by the Local Planning Authority. Surface water drainage will be implemented in accordance with these agreed details.

Reason: To ensure the development will not increase flood risk in the area in accordance with the National Planning Policy Framework (2012)

9. No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing with the Local Planning Authority.

Reason: in the interests of highway safety (in accordance with policy 8/2 of the Cambridge Local Plan 2006)

10. The curtilage (garden) of the proposed property as approved shall be fully laid out and finished in accordance with the approved plans prior to the occupation of the proposed dwelling or in accordance with a timetable otherwise agreed in writing by the Local Planning Authority and thereafter remain for the benefit of the occupants of the proposed property.

Reason: To avoid a scenario whereby the property could be built and occupied without its garden land, which is currently part of the host property (Cambridge Local Plan 2006 policies, 3/4, 3/7, 3/10)

11. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that order with or without modification), no new first floor windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: To protect the amenity of adjoining properties (Cambridge Local Plan 2006 policies 3/4, 3/10 and 3/12).

INFORMATIVE: The principle areas of concern that should be addressed by the traffic management plan are:

- i. Movements and control of muck away lorries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- ii. Contractor parking, for both phases (wherever possible all such parking should be within the curtilage of the site and not on street).
- iii. Movements and control of all deliveries (wherever possible all loading and unloading should be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

INFORMATIVE: Following implementation of any Permission issued by the Planning Authority in regard to this proposal the residents of the new dwelling will not qualify for Residents' Permits (other than visitor permits) within the existing Residents' Parking Schemes operating on surrounding streets.

INFORMATIVE: Before the details of the surface water drainage are submitted, an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in The National Planning Policy Framework and associated Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 40% an allowance for climate change. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; and
- ii. provide a management and maintenance plan for the lifetime of the development.
- iii. The surface water drainage scheme shall be managed and maintained thereafter in accordance with the agreed details and management and maintenance plan.