



Report to: Joint Development Control Committee 17 November 2021

Lead Officer: Joint Director of Planning and Economic Development

S/1355/17/FL – Impington (Land Immediately West Of The Electricity Pylon And Foul Pump Station Histon Road Impington)

Proposal: Construction of a drainage pond (relocation of drainage pond permitted under reference S/0001/07/F) to support Darwin Green One site wide strategic drainage including revised access and landscaping details

Applicant: Barratt Homes Eastern Counties & The North West Cambridge Consortium of Land Owners

Key material considerations:

- Principle of development
- Green Belt
- Drainage
- Biodiversity
- Landscape
- Trees
- Archaeology
- Residential amenity
- Other matters

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: Target date expired.

Application brought to Committee because: the proposal is for strategic infrastructure for the Darwin Green 1 development.

Presenting officer: Charlotte Burton (Principal Planning Officer, Strategic Sites)

07/0003/NMA2 – Castle (Land Between Huntingdon Road And Histon Road Cambridge Cambridgeshire CB3 0LE)

Proposal: Non-material amendment to permission 07/0003/OUT to amend the location of the attenuation pond in the Flood Risk Assessment approved in condition 34 to that proposed in application S/1355/17/FL.

Applicant: BDW Homes Cambridgeshire

Key material considerations:

Drainage

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 24 November 2021

Application brought to Committee because: the proposal relates to strategic infrastructure for the Darwin Green 1 development.

Presenting officer: Charlotte Burton (Principal Planning Officer, Strategic Sites)

S/0001/07/NMA1 – Impington (Land Immediately West Of The Electricity Pylon And Foul Pump Station Histon Road Impington)

Proposal: Non-material amendment to permission S/0001/07/F to amend the location of the attenuation pond in the Flood Risk Assessment

approved in condition 6 so that it accords with the proposed location in application S/1355/17/FL.

Applicant: BDW Homes Cambridgeshire

Key material considerations:

Sustainable Drainage

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 24 November 2021

Application brought to Committee because: the proposal relates to strategic infrastructure the Darwin Green 1 development.

Presenting officer: Charlotte Burton (Principal Planning Officer, Strategic Sites)

Executive Summary

1. The proposal is for relocation of the balancing pond which forms part of the strategic drainage network for the Darwin Green 1 development. The proposed location is to the north of the primary road into Darwin Green from Histon Road and on land which forms part of the Darwin Green 2/3 site allocation and is within the Cambridge Green Belt.
2. The location of the Darwin Green 1 balancing pond was previously approved on land to the south of the primary road. The approved location was on land outside the red line of the Darwin Green 1 outline consent and the balancing pond was approved through full planning permission S/0001/07/F, which also approved the Histon Road access.
3. The relocated balancing pond has come about following the inclusion of the area of the approved balancing pond within the site allocation for Darwin Green 2/3 in the South Cambridgeshire Local Plan 2018 policy SS/2. The relocated balancing pond would be within the retained Green Belt and would not prejudice the development of the allocated site.
4. The approved balancing pond location was referenced in the Flood Risk Assessment approved under the Darwin Green 1 outline consent (condition 35 of

consent 07/0003/OUT) and under condition 6 of the full planning permission S/0001/07/F. These conditions require submission of a detailed surface water drainage scheme in accordance with the approved Flood Risk Assessment.

5. In order to regularise these conditions, two non-material amendment applications have been submitted to amend the approved Flood Risk Assessment to show the revised location of the balancing pond. These are assessed in this report and are to be determined by the committee alongside full planning application.
6. The advice received from the Lead Local Flood Authority (LLFA) and Council's Drainage Engineer is that the relocated balancing pond would be acceptable in terms of the strategic drainage scheme for Darwin Green 1. In addition, the proposal is acceptable in terms of Green Belt, biodiversity, landscape, trees, archaeology and residential amenity, subject to the recommended conditions.

Recommendation

7. The recommendation is to support the relocated balancing pond proposals to:
APPROVE the full planning application S/1355/17/FL, subject to conditions;
APPROVE the non-material amendment application 07/0003/NMA2; and
APPROVE the non-material amendment application S/0001/07/NMA1.

Relevant planning history

8. The relevant planning history is as follows:

Reference	Description	Outcome
07/0003/OUT	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works.	Approved December 2013 subject to conditions and S106 Agreement
S/0001/07/F	Construction of a drainage pond (relocation of drainage pond permitted under reference S/0001/07/F) to support Darwin Green One site wide strategic drainage including revised access and landscaping details	Approved subject to conditions

Planning policies

9. Relevant Development Plan policies

PLAN	POLICY NUMBER
South Cambridgeshire Local Plan 2018	S/3 Sustainable Development S/4 Cambridge Green Belt S/6 The Development Strategy to 2031 SS/2 Land Between Huntingdon Road and Histon Road HQ/1 Design Principles CC/6 Construction Method CC/8 Sustainable Drainage System CC/9 Managing Flood Risk NH/2 Landscape Character NH/3 Protecting Agricultural Land NH/4 Biodiversity NH/8 Mitigating the Impact of Development in the Green Belt NH/14 Heritage Assets

10. Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework 2021 National Planning Policy Framework – Planning Practice Guidance from 3 March 2014 onwards
Supplementary Planning Documents (SPD)	Greater Cambridge Sustainable Design and Construction SPD 2020 Cambridgeshire Flood and Water SPD 2016

Consultation

Cambridgeshire County Council's Archaeologist Officer

11. No objection. Requested a programme of archaeological investigation.

Sustainable Drainage Engineer (South Cambridgeshire District Council)

Comments 29 June 2017

12. No objection. Recommend conditions requiring the submission of information concerning the maintenance and management of the surface water drainage scheme.

Updated comments 01 November 2021

13. No objection. The submitted information demonstrates that the attenuation basin for the Darwin Green 1 site can be relocated while still performing the function as

agreed in the original planning permission. Recommend conditions requiring the submission of a maintenance and management plan, and for details the inlet and outlet headwalls and the outfall to the awarded watercourse.

Local Lead Flood Authority

Initial comments 16 June 2017

14. No objection. Recommend conditions requiring further information on the detailed surface water drainage scheme for the site and maintenance of the surface water drainage system.

Updated comments 02 November 2021

15. No objection. Surface water will be attenuated within this basin before outfalling to the adjacent watercourse at the agreed 78.2 l/s for all storms up to and including the 100 year storm including consideration for climate change. Recommend conditions for compliance with the approved surface water drainage statement, submission of a maintenance plan, and details of surface water drainage measures during construction. Recommend informative relating to ordinary watercourses.

Ecology Officer (Greater Cambridge Shared Planning)

Initial comments 15 June 2017 and updated 26 February 2021

16. No objection. Recommends conditions requiring an updated ecology survey focussing on badger setts within 50m of the works and a Biodiversity Management Plan is submitted. Recommend a more diverse range of grassland seed mix and native marginal, aquatic and oxygenating plants should be selected.

Environment Agency

17. No comment to make.

Landscape Team (Greater Cambridge Shared Planning)

Initial comments 20 June 2017

18. The proposals are generally acceptable, however some minor alterations required to the profile of the ponds and to the species lists.

Cambridge City Council Streets and Open Spaces Team

Initial comment 22 August 2017

19. Request further information on the setting of the pond within the surrounding context, the visual amenity of the area and public open space. Request details

on the access to the space around the site for maintenance and amenity purposes. Support landscape team's comments on the proposed species. Request clarity about the proposals for the original pond location. Recommend conditions for submission of a maintenance and management plan for the drainage scheme, details of the control structures and headwalls, and details of boundary treatments. Recommend additional conditions for temporary and permanent maintenance access.

Tree Officer (Greater Cambridge Shared Planning)

Comment 25 April 2018

20. No objection. Note the statutory tree protection adjacent to the site on the north and west sides. The hedgerows surrounding the site are likely to qualify as 'important hedgerows' under the Hedgerows Regulations 1997 and should be kept intact and undamaged wherever possible. The length of hedge to be removed for access is regrettable. The Arboricultural Report is sufficient. Recommend a condition to approve the Arboricultural Report.

Environmental Health Team (South Cambridgeshire District Council)

Comments 02 November 2021

21. Support conditions for standard construction hours, delivery hours, construction environmental management plan.
22. Further comments from ground contamination team on requirements for contamination conditions to be provided on the amendment sheet.

Third party comments

Histon and Impington Parish Council

Initial comment

23. No recommendation

Updated comment 17 August 2021

24. No recommendation. Request conditions to secure the following requirements:
- to ensure that the balance pond is constructed to the approved design which is clearly demonstrable to constrain run off to the existing green field run off rate
 - that a management and maintenance plan is submitted and approved before construction is commenced, and
 - that the management and maintenance plan is implemented throughout the lifetime of operation of the balance pond

- the parish council also requests annual updates of the status of the pond as part of the management plan

Girton Parish Council

25. No comments received.

Orchard Park Community Council

26. No comments received.

Publicity

27. Publicity has been carried out as follows:

Advertisement: Yes

Site notice: Yes

Neighbour notifications: Yes

Site Description/Area Context

28. The site is located to the north of the Darwin Green 1 primary road from Histon Road. The red line application site boundary includes part of the primary road approved under full planning permission S/0001/07/F and has been completed to base-course level.
29. The site is within an area of retained Green Belt adjacent to the site allocation for Darwin Green 2/3 for a housing-led extension to Darwin Green and a country park within the Green Belt. The site falls within the administrative boundary of South Cambridgeshire District Council.
30. The site is currently arable fields with trees and hedges on the perimeter. There are no protected trees within the site, although land to the north and to the west of the site is subject to a Tree Preservation Order. The site is not located within a Conservation Area and is within Flood Zone 1.
31. The site is to the south of the awarded watercourse, which provides the surface water outfall to the Darwin Green 1 development.

The Proposal

32. The proposal is for the relocation of the balancing pond forming part of the strategic drainage network for the Darwin Green 1 development. The works comprise the construction of a drainage pond and landscaping details, including temporary access from the Darwin Green 1 primary road,
33. The full application is accompanied by the following supporting information:
- Site plan and sections
 - Covering letter
 - Planning Statement
 - Planting plan
 - Surface Water Statement re Relocated Attenuation Pond updated July 2021
 - Geophysical Survey Report dated October 2013
 - Arboricultural Appraisal and Implications Assessment December 2016
 - Ecological Assessment of Infrastructure Application Attenuation Pond November 2016
34. During the course of the application, the red line boundary was amended to include access from the public highway (Histon Road) in order to meet validation requirements, and a full public consultation was undertaken. This access has already been implemented under the extant consent S/0001/07/F. For the avoidance of doubt, the access shown on the proposed plans would not be consented through the current application.
35. At the same time, the proposed site plan was updated to amend the location of the outfall pipe from the pond into the Award Drain, so that it discharges further downstream than the plans first submitted. This was reflected in the updated Surface Water Statement dated July 2021.
36. An amended landscape strategy was received on the 7th August 2017. This involved minor alterations to the profile of the pond and the species list.

Assessment

37. From the consultation responses and representations received, and from inspection of the site and the surroundings, the main issues are considered:
- Principle of development
 - Green Belt
 - Drainage
 - Biodiversity

- Landscape
- Trees
- Archaeology
- Residential amenity
- Other matters

Principle of development

38. The Darwin Green 1 site is allocated within the Cambridge City Local Plan 2018 under policy 20 for a residential-led new neighbourhood. The proposed site for the relocated balancing pond is outside the red line boundary of the Darwin Green 1 site allocation and outline consent. Adjacent to the north of the Darwin Green 1 site is the site allocation Darwin Green 2/3 within the South Cambridgeshire Local Plan 2018 under policy SS/2 for a further housing-led extension and a country park within the retained Green Belt. However, most of the application site, with the exception of the access, is within the Cambridge Green Belt and outside the site allocations. The assessment against Green Belt policy is covered in the section below.
39. The proposed drainage pond is an essential part of the strategic infrastructure for the Darwin Green 1 development. The proposed relocation would make available land allocated for development within the Darwin Green 2/3 site allocation. The proposed location within the Green Belt would not prejudice the development of the allocated site and would complement the purposes of the intended country park. Darwin Green 2/3 does not have outline consent, however pre-application discussions with the applicant (the same developer as Darwin Green 1) have shown how development could come forward with the balancing pond in this location. Therefore, the principle of the development is supported in accordance with policies S/3, S/6 and SS/2.

Green Belt

40. The National Planning Policy Framework (NPPF) 2021 paragraphs 149 and 150 list the forms of development which are not inappropriate in the Green Belt, provided that these works preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. This list includes 'engineering operations' (paragraph 150 part b). The proposed balancing pond would fall within this category and would not be inappropriate development, provided it does not have an unacceptably impact on the Green Belt.
41. The proposed balancing pond would be on land which is currently open fields, but which is closely related to a relatively built-up area within the vicinity of

Histon Road near to the junctions within the new Darwin Green 1 primary access and with King's Hedges Road, and to the major junction with the A14, which have a relatively urban character. The balancing pond would be an engineered feature, however would be softened within landscaping and would eventually form part of the wider landscaped area of the Darwin Green 2/3 country park.

42. The location of the proposed balancing pond would ensure that the Green Belt retains its function of safeguarding the countryside from encroachment and would provide a buffer restricting the sprawl of the built-up area of Cambridge. As such, the transition from urban to rural landscape remains. The balancing pond would provide a softer urban edge to the built development of Darwin Green. It is designed and located so that it does not have an adverse effect on the rural character and openness of the Green Belt, nor the purposes of land included within the Green Belt.
43. For these reasons, the proposal would not be inappropriate development in the Green Belt in accordance with the NPPF and in accordance with policies S/4 and NH/8 of the South Cambridgeshire Local Plan 2018.

Drainage

44. The strategic drainage scheme for Darwin Green 1 was approved through the outline consent 07/0003/OUT which included the balancing pond south of the primary road approved through the full planning consent S/0001/07/F. The current proposal would relocate the balancing pond north of the primary road. The applicant has submitted a drainage statement demonstrating that the relocated balancing pond would maintain the discharge rate into the outfall and the flood protection as required in the Darwin Green 1 outline consent.
45. The relocated balancing pond would outfall into the same Award Drain as the approved drainage strategy. During the course of the application, a revised site plan was submitted which included a minor amendment to move the location of the outfall into the Award Drain further downstream. The Council's drainage engineer and the LLFA support the proposals, as the submitted information demonstrates that the balancing pond can be relocated while still performing the function as agreed in the outline consent. The Council's drainage engineer recommends a condition for details of the flow control structures, the inlet and outlet headwalls, and the outfall to be submitted, which is supported.
46. The balancing pond will be transferred to the City Council under the terms of the Section 106 Agreement for the Darwin Green 1 outline consent. A Deed of Variation to the Section 106 Agreement has been completed dated 21 May 2021 which updates references to the approved balancing pond to align with the current proposals. The Deed of Variation also updates the estimated

maintenance payments due to be paid to the City Council to reflect the current proposals. The proposed plans show an access track around the perimeter of the pond for maintenance, however the drainage engineer and LLFA recommend a condition for a full maintenance and management plan to be submitted, which is supported.

47. For these reasons, subject to the recommended conditions, the proposal would not vary significantly from the approved Darwin Green 1 drainage strategy and would be in accordance with policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Biodiversity

48. The applicant submitted an Ecological Assessment of Infrastructure Application – Attenuation Pond report dated November 2016. The survey found the site consists predominately of arable fields, with an area of neglected arable land colonised by tall ruderal species to the east, a species-rich hedge along the western boundary, and a dry ditch to the north. To the north of the site is a block of semi-natural broad-leaved woodland. The site was found to be of very little ecological and biodiversity interest. However, the report made some recommendations to protect badger setts within the vicinity, clearance of vegetation avoiding bird breeding season, and for permanent water in the ditches to support water voles.
49. Due to the amount of time that has passed since the ecology survey was undertaken, the ecology officer was re-consulted on the report in February 2021. The ecology officer recommends that an up-to-date badger survey and mitigation strategy needs to be submitted and informed by a survey carried out no less than 6 months before the works commence. This advice is supported and a suitably-worded condition is recommended.
50. The ecology officer also supports the proposed landscape plan, however recommends some amendments to the proposed grassland mix and management regime and recommends a greater diversity of native marginal plants. A condition for a soft landscaping scheme is recommended which would address these comments. The ecology officer recommends a biodiversity management plan is secured through conditions, which is supported.
51. For these reasons, subject to the recommended conditions, the proposal would protect and enhance biodiversity on the site and is in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

Landscape

52. The proposal includes soft landscaping to naturalise the balancing pond comprising oxygenating and floating plants, marginal planting, wetland buffer planting and wetland seeding, as well as rough grassed areas and tree planting on the surrounding areas. A temporary track from the Darwin Green 1 primary road would provide maintenance access. The landscape and ecology officers have made recommendations regarding the proposed species and the submitted plans have not been updated to reflect the minor amendment to the location of the outfall made during the course of the application. Therefore, a condition is recommended for submission of an updated soft landscaping scheme.
53. For these reasons, subject to the recommended conditions, the proposal would provide an enhanced visual amenity and is in accordance with policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018.
54. The proposals for the area of the approved balancing pond south of the primary road is not material to the current application and will be considered when proposals for the Darwin Green 2/3 site allocation come forward.

Trees

55. The application site abuts an area tree preservation order (C/11/17/055/01) to the north and west which contribute to the buffer to the A14. The applicant submitted an Arboricultural Appraisal and Implications Assessment dated December 2016. The proposed works would require some light pruning to ensure the drain can readily be managed and maintained in the future. Some sections of hedge will also need to be removed for access which will be replaced using native species. The report recommends tree protection measures including the erection of protective fencing and effective site monitoring.
56. However, the report is now out of date with the current proposals as it does not reflect the revised site plan which amended the location of the outfall pipe from the northern site boundary to the western site boundary. As a result, the impact of the proposal on trees and hedges, and the location of protective fencing is inconsistent with the current proposal. Nonetheless, it is considered that the impact on trees and hedges can be mitigated through tree protection measures and replanting. A condition requiring submission of an updated Arboricultural Appraisal and Implications Assessment and tree protection measures is recommended.

57. For these reasons, subject to the recommended conditions, the proposal would have an acceptable impact on existing trees and is in accordance with policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018.

Archaeology

58. The applicant has submitted a Geophysical Survey Report dated October 2013. There is some archaeological potential on the site, so the developer will be required to commission a written scheme of archaeological investigation, as recommended by the County archaeologists. A condition is recommended to ensure the site is subject to a programme of archaeological investigation.
59. For these reasons, subject to the recommended condition, the proposal would protect potential heritage assets and would be in accordance with policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

Residential Amenity

60. Due to the distance of the proposed development from existing and future residential dwellings (including the residential phases of Darwin Green 1 known as BDW5/6) the proposal would not result in adverse harm to residential amenity. Standard conditions are recommended to control construction and collection/delivery hours, and for submission of a construction environmental management plan. Further comments about the risks of ground contamination and whether contamination conditions are required will be provided on the amendment sheet.
61. For these reasons, subject to the recommended conditions, the proposal would not have a significant adverse impact on residential amenity and the proposal is in accordance with policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan 2018.

Other Matters

62. The comments from Histon and Impington Parish Council have been considered. The LLFA and drainage engineer are satisfied that the outfall rate is the same as agreed at the outline stage for Darwin Green 1. A condition for a management and maintenance plan is recommended, including securing compliance with the approved plan. The Parish Council's request for annual updates of the status of the pond as part of the management plan is recommended to be included as an informative.

Planning balance and conclusion

63. The application has demonstrated that the balancing pond for the Darwin Green 1 can be relocated while still performing the function agreed in the outline consent, would not be inappropriate development in the Green Belt, and would not prejudice the wider development of the Darwin Green 2/3 site allocation. The impact on trees, ecology, amenity and archaeology can be mitigated through conditions. For these reasons, having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, the proposal is recommended for approval.

Recommendation

S/1355/17/FL

1. **APPROVE** the application subject to the conditions listed below with delegated authority to officers to make minor amendments to the wording of conditions as required in the interests of good planning.

07/0003/NMA2

2. **APPROVE** the non-material amendment.

S/0001/07/NMA1

3. **APPROVE** the non-material amendment.

S/1355/17/FL

Conditions

Standard time

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 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Approved drawings

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.

Archaeology

3. No development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which 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 under the provisions of the agreed WSI, which shall include:
 - a) the statement of significance and research objectives;
 - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c) The timetable for the field investigation as part of the development programme;
 - d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Reason: To ensure that before any demolition and or development commences an appropriate archaeological investigation of the site has been implemented before development commences in accordance with policy NH/14 of the South Cambridgeshire Local Plan 2018.

Ecology survey

4. No development including preparatory works shall commence until a Badger survey has been completed and the report findings submitted to the Local Planning Authority no less than 6 months before the development commences. The report shall include details confirming the current status and distribution of setts, details of avoidance and mitigation measures, and confirmation whether a Natural England badger mitigation license is required. Development shall be carried out only in strict accordance with the approved report and the recommendations in Section 3.3 of the approved Ecological Assessment of Infrastructure Application – Attenuation Pond report (Applied Ecology Ltd., November 2016).

Reason: To minimise the disturbance, harm or potential impact on protected species in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

Biodiversity Management Plan

5. No development shall commence until a Biodiversity Management Plan (BMP) has been submitted to and approved in writing by the Local Planning Authority. The BMP must include:
 - a) A specification for created or enhanced habitats;
 - b) Aims and objectives of management;
 - c) Prescription of biodiversity management actions;
 - d) A work schedule, such as an annual work plan;
 - e) Details of responsibilities for the long-term funding and implementation of the plan; and
 - f) Ongoing monitoring and remedial measures.

Development shall only be carried out only in accordance with the approved details.

Reason: To protect existing priority habitats and to enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and policy NH/4 of the South Cambridgeshire District Council Local Plan.

Tree works

6. No development including preparatory works shall commence until an arboricultural method statement, tree and hedge constraints plan and protection plan, applicable to the development hereby approved and in accordance with the relevant British Standard(s), has been submitted to and approved in writing by the local planning authority. This must include:
 - a) Plans showing trees to be removed identified by number.
 - b) Plans showing trees to be retained identified by number, with canopies accurately plotted.
 - c) A tree constraints plan that identifies root protection areas of retained trees within, adjacent to, or which overhang the development site.
 - d) The precise location and design details for the erection of protective tree barriers and any other physical protection measures.
 - e) A method statement in relation to construction operations in accordance with paragraph 7.2 of the British Standard.

Development shall only be carried out only in accordance with the approved details.

Reason: The ensure the development protects trees in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/2.

Tree protection

7. No development including preparatory works shall commence until fencing for the protection of any retained tree or hedge within, adjacent to, or which overhangs the development site, has been fully erected in accordance with the approved tree and hedge protection plan. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

Reason: The ensure the development protects trees in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and NH/2.

Soft landscaping and boundary treatments

8. No development other than preparatory works shall commence until a soft landscaping scheme and boundary details have been submitted to and

approved in writing by the Local Planning Authority. These details shall include:

- a) 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;
- b) details of all boundaries;
- c) an implementation programme; and
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

The development shall be carried out and maintained only in accordance with the approved details thereafter.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Replacement planting

- 9. If within a period of five years from the date of the planting, or replacement planting, any tree, hedge or plant is removed, uprooted or destroyed or dies, another tree, hedge or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Surface water drainage

- 10. The development hereby approved shall only be carried out in full accordance with the approved Surface Water Statement re Relocated Attenuation Pond report prepared by Woods Hardwick dated July 2021.

Reason: To prevent an increased risk of flooding and protect water quality in accordance with policies CC/6, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Drainage details

11. No development shall commence until details of the flow control structures, details of the inlet and outlet headwalls and details of the outfall to the awarded watercourse have been submitted to and approved in writing by the Local Planning Authority. Development shall only be carried out only in accordance with the approved details thereafter.

Reason: To ensure that the proposed development can be adequately drained and maintained in accordance with policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Drainage maintenance scheme

12. Prior to commencement of operation of the development hereby permitted, details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall identify: runoff sub-catchments; SuDS components; control structures; flow routes; and outfalls. The plan shall include details of land ownership; maintenance responsibilities; the identification of individual assets, services and access requirements; details of routine and periodic maintenance activities. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Construction working hours

13. No construction or demolition work shall be carried out and no plant or power operated machinery 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, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the nearby residential uses in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and CC/6.

Construction collection and delivery hours

14. There should be no collections from or deliveries to the site during the demolition and construction stages outside the hours of 0800 hours and 1800

hours on Monday to Friday, 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the nearby residential uses in accordance with South Cambridgeshire Local Plan 2018 policies HQ/1 and CC/6.

Construction Environmental Management Plan

15. No development shall commence until a site-wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to:
- a) Construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;
 - b) Location of contractors compound and method of moving materials, plant and equipment around the site;
 - c) Details of the excavated material including the re-use or disposal of excavated materials, and the location and duration of any temporary storage areas;
 - d) Details of any construction external lighting; and
 - e) Prior notice and agreement procedures for works outside approved limits and hours for construction working hours, and delivery and collection hours.
- Development shall only be carried out only in accordance with the approved details thereafter.

Reason: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan 2018.

Surface water drainage during construction

16. No development including preparatory works shall commence until details of measures for the management of additional surface water run-off from the site during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be operational before any construction works commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself;

recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with policies CC/6, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Artificial lighting

17. No artificial lighting (except for construction) shall be installed in association with the development permitted unless and until details have been submitted to and approved in writing by the Local Planning Authority. This must include details of the height, type, position and angle of glare of any lighting including isolux contours. Development shall be carried out and maintained only in accordance with the approved details thereafter.

Reason: To minimise the effects of light pollution on the surrounding area and biodiversity in accordance with policies NH/4, HQ/1 and CC/6 of the South Cambridgeshire Local Plan 2018.

Informatives

Archaeology

1. Partial discharge of the condition can be applied for once the fieldwork at part c) of the condition has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Maintenance

2. Histon and Impington Parish Council request annual updates on the status of the pond as part of the management and maintenance plan to be submitted for approval.

Ordinary Watercourse Consent

3. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary Watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance: <https://www.cambridgeshire.gov.uk/business/planning-and->

[development/water-minerals-andwaste/watercourse-management/](#) Please note the Council does not regulate ordinary watercourses in Internal Drainage Board areas.

Pollution control

4. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

Background Papers

None

Appendices

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