



<b>Planning Committee Date</b>	22 June 2022
<b>Report to</b>	Joint Development Control Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	S/1355/17/FL
<b>Site</b>	Impington (Land Immediately West Of The Electricity Pylon And Foul Pump Station Histon Road Impington)
<b>Ward / Parish</b>	Histon and Impington
<b>Proposal</b>	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.
<b>Applicant</b>	Barratt Homes Eastern Counties & The North West Cambridge Consortium of Land Owners
<b>Presenting Officer</b>	Charlotte Burton, Principal Planning Officer, Strategic Sites Team
<b>Reason Reported to Committee</b>	The proposal is for strategic infrastructure for the Darwin Green 1 development
<b>Member Site Visit Date</b>	None
<b>Key Issues</b>	Principle of development, Green Belt, Drainage, Biodiversity, Landscape, Trees, Archaeology, Residential amenity
<b>Recommendation</b>	<b>APPROVE full planning permission</b> subject to the conditions listed with delegated authority

to officers to make minor amendments to the wording of conditions as required in the interests of good planning.

<b>Planning Committee Date</b>	22 June 2022
<b>Report to</b>	Joint Development Control Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	07/0003/NMA2
<b>Site</b>	Castle (Land Between Huntingdon Road And Histon Road Cambridge Cambridgeshire CB3 0LE)
<b>Ward / Parish</b>	Histon and Impington
<b>Proposal</b>	Non-material amendment to permission 07/0003/OUT to amend the location of the attenuation pond in the Flood Risk Assessment approved in condition34 to that proposed in application S/1355/17/FL.
<b>Applicant</b>	Barratt Homes Eastern Counties & The North West Cambridge Consortium of Land Owners
<b>Presenting Officer</b>	Charlotte Burton, Principal Planning Officer, Strategic Sites Team
<b>Reason Reported to Committee</b>	The proposal is for strategic infrastructure for the Darwin Green 1 development
<b>Member Site Visit Date</b>	None
<b>Key Issues</b>	Drainage
<b>Recommendation</b>	<b>APPROVE the non-material amendment</b>

<b>Planning Committee Date</b>	22 June 2022
<b>Report to</b>	Joint Development Control Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	S/0001/07/NMA1
<b>Site</b>	Impington (Land Immediately West Of The Electricity Pylon And Foul Pump Station Histon Road Impington)
<b>Ward / Parish</b>	Histon and Impington
<b>Proposal</b>	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
<b>Applicant</b>	Barratt Homes Eastern Counties & The North West Cambridge Consortium of Land Owners
<b>Presenting Officer</b>	Charlotte Burton, Principal Planning Officer, Strategic Sites Team
<b>Reason Reported to Committee</b>	The proposal is for strategic infrastructure for the Darwin Green 1 development
<b>Member Site Visit Date</b>	None
<b>Key Issues</b>	Drainage
<b>Recommendation</b>	<b>APPROVE the non-material amendment</b>

## 1.0 Executive Summary

- 1.1 The proposal is for the relocation of the balancing pond for the Darwin Green 1. The balancing pond was previously approved on land to the south of the primary road (under full planning permission S/0001/07/F granted in December 2013) on land within the Darwin Green 2/3 site allocation (South Cambridgeshire Local Plan 2018 policy SS/2). The proposal would relocate the balancing pond to the north of the primary road within the retained Green Belt and within the proposed country park to be delivered through the Darwin Green 2/3 site allocation.
- 1.2 The applications were presented to the JDCC on 17 November 2021 and deferred by the committee as further information was required. This was in relation to a more detailed justification for the need to relocate the balancing pond including setting out any advantages in terms of biodiversity, and more information was requested on the timing to secure a fully-functioning balancing pond to ensure there is no delay with the delivery of the remainder of the Darwin Green 1 parcels.
- 1.3 The applicant provided a response on 23 March 2022, including updated plans and reports. The need to relocate the balancing pond is to support the delivery of the Darwin Green 2/3 site allocation for residential-led development in accordance with South Cambridgeshire Local Plan 2018 policy SS/2. The site allocation is for 1,000 homes and requires the relocation of the previously approved balancing pond in order to achieve the number of homes within the allocation.
- 1.4 The current application does not prejudice proposals for the previously approved balancing pond which is within the Darwin Green 2/3 site allocation. In May 2022, a hybrid application (reference 22/02528/OUT) was submitted for Darwin Green 2/3 seeking outline permission for 1,000 residential dwellings, secondary and primary schools, community facilities, retail uses and open space, and full permission for the relocation of the drainage pond permitted under reference S/0001/07/F. The outline proposals were presented to the Joint Development Control Committee (JDCC) on 6 April 2022 at a pre-application developer briefing. The full proposals for the relocation of the drainage pond duplicate the details of the full application considered in this report (S/1355/17/FL).
- 1.5 The applicant has submitted an updated Ecology Report in response to the reasons for deferral. The drainage pond is identified as part of the ecological enhancements approved through the outline planning consent for Darwin Green 1 (07/0003/OUT). The additional biodiversity net gain metrics submitted by the applicant demonstrate that the current proposals would achieve more habitat units than the approved pond. This is primarily due to the ecologically sympathetic design of the new attenuation basin, which includes two permanent waterbodies in contrast to the 'dry' design of the consented basin. The ecological enhancements would be secured via planning conditions.

- 1.6 An updated Badger Survey has also been submitted since the committee deferral, concluding that nearby badger setts are unlikely to extend into the site. Mitigation measures during construction can be secured via a planning condition. An updated Arboricultural Implications Assessment has also been submitted to reflect the revised outfall location and showing no protected trees would be affected by the proposal. The proposed tree protection measures would be secured via planning conditions.
- 1.7 The recommendation is to support the proposal to relocate the balancing pond, which forms an important part of the strategic infrastructure for Darwin Green 1. The relocation is also necessary to allow for development on the Darwin Green 2/3 site allocation. The Lead Local Flood Authority (LLFA) and the Council's Drainage Engineer support the proposal in terms of the strategic drainage scheme for Darwin Green 1. The proposal is acceptable in terms of Green Belt, biodiversity, landscape, trees, archaeology and residential amenity, subject to the recommended conditions.
- 1.8 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. 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.
- 1.9 Officers recommend that the JDCC:

**APPROVE** the full planning application S/1355/17/FL, subject to conditions listed with delegated authority to officers to make minor amendments to the wording of conditions as required in the interests of good planning;

**APPROVE** the non-material amendment application 07/0003/NMA2; and

**APPROVE** the non-material amendment application S/0001/07/NMA1.

## **2.0 Site Description and Context**

- 2.1 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.
- 2.2 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. The site falls within the administrative boundary of South Cambridgeshire District Council.

- 2.3 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. However, most of the application site (except the access) is within the retained Green Belt and outside the Darwin Green 2/3 site allocation, albeit the site allocation requires a country park within the retained Green Belt to come forward alongside development.
- 2.4 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.
- 2.5 The site is to the south of the awarded watercourse, which provides the surface water outfall to the Darwin Green 1 development.

### **3.0 The Proposal**

- 3.1 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,
- 3.2 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
- 3.3 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.

- 3.4 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.
- 3.5 The application was presented to JDCC on 17 November 2021 and deferred by the committee as further information was required. This was in relation to a more detailed justification for the need to relocate the balancing pond including setting out any advantages in terms of biodiversity, and the timing of the delivery of the balancing pond to ensure no delay with the delivery of the remainder of the Darwin Green 1 parcels.
- 3.6 In response to the JDCC reasons for deferring the application, further updated plans and reports were submitted on 23 March 2022. This included:
- updated site plans and sections
  - covering letter
  - updated landscaping and planting plans
  - illustrative plans showing context with Darwin Green 2/3 proposals
  - Ecology Report reference v 2
  - Arboricultural Implications Assessment dated 14.03.2022
  - Tree Protection Plan dated 11/03/2022
- 3.7 A further updated Ecology Report v 4 was received on 27 April and biodiversity net gain metrics on 10 May.

#### 4.0 Relevant Site History

- 4.1 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 December 2013 subject to conditions and S106 Agreement
S/0989/16/NM	Non-material amendment to planning application S/0001/07/F	Approved on 18 May 2016

22/02528/OUT	Hybrid planning application comprising: Outline planning permission (all matters reserved except for means of access) for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition and infrastructure works; and Full planning permission for relocation of drainage pond permitted under reference S/0001/07/F	Current application - Validated on 23 May 2022
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4.2 The relevant history for the wider Darwin Green 1 site includes:

14/0086/REM	Reserved matters of 07/003/OUT for access roads, pedestrian and cycle paths, public open space, services across the site and one allotment site.	Approved on 19 Jun 2014
14/1410/REM	Construction of public square with hard surfaced pedestrian and cycle areas, access road, disabled and service bay parking, soft landscaping, drainage and utilities pursuant to outline approval 07/0003/OUT	Approved on 23 Dec 2014
15/1670/REM	Reserved matters for 114 residential units and local centre, including library, community rooms, health centre and retail units pursuant to outline consent 07/0003/OUT.	Approved on 23 May 2016
C/5000/15/CC (County Council)	Erection of 2-Form Entry Primary School and Children's Centre.	Approved on 17 Feb 2016
16/0208/REM	Reserved matters application for first housing phase (known as BDW1) including 173 dwellings with associated internal roads, car parking, landscaping, amenity and public open space.	Approved on 27 May 2016
16/0672/NMA	Non-material amendment on application 14/0086/REM to relocate the Toucan Crossing on the apex of the bend to enable improved visibility and to give priority to pedestrians rather	Approved on 31 May 2016

	than cyclists using the Orbital cycleway.	
18/0355/FUL	Application for the temporary use of the ground floor of Block B, Plot 70, BDW1 (first residential phase) as a Community Room.	Awaiting decision
19/1056/REM	Reserved Matters application for second housing phase (known as BDW2) including 328 dwellings with associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 8, 10, 14, 18, 22, 25, 26, 27, 29, 35, 40, 49, 52, 58, 62, 63, 66 and 69 pursuant to outline approval 07/0003/OUT.	Refused on 22 Dec 2020
21/03619/REM	Reserved matters application for fifth and sixth housing phases and Allotment 3 (collectively known as BDW5 and 6) including 411 dwellings and allotments with associated internal roads, car parking, landscaping, amenity and public open space. The reserved matters include access, appearance, landscaping, layout and scale related partial discharge of conditions 6, 8, 10, 14, 15, 17, 18, 22, 25, 26, 27, 28, 29, 35, 40, 49, 52, 58, 62, 63, 66 and 69 pursuant to outline approval 07/0003/OUT.	Approved December 2021
21/04431/REM	Reserved Matters application for second housing phase (known as BDW2) including 323 dwellings with associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 8, 10, 14, 17, 18, 26, 28, 35, 40, 49, 52, 58, 63, 66	Pending consideration

	and 69 pursuant to outline approval 07/0003/OUT.	
21/05434/REM	Reserved Matters application for third housing phase (known as BDW3) including 210 dwellings with associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 8, 10, 14, 17, 18, 22, 25, 26, 28, 35, 40, 49, 58, 62, 66, and 69 pursuant to outline approval 07/0003/OUT.	Pending consideration
21/05433/REM	Reserved Matters application for the fourth housing phase (known as BDW4) including 351 dwellings, with associated internal roads, car parking, landscaping, amenity and public open space. The Reserved Matters include access, appearance, landscaping, layout and scale and related partial discharge of conditions 8, 10, 14, 17, 18, 25, 26, 28, 35, 40, 49, 58, 62, 66 and 69 pursuant to outline approval 07/0003/OUT.	Pending consideration

## 5.0 Policy

### 5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

### 5.2 South Cambridgeshire Local Plan 2018

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

S/6 – The Development Strategy to 2031

CC/6 – Construction Methods

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

NH/2 – Protecting and Enhancing Landscape Character  
NH/3 – Protecting Agricultural Land  
NH/4 – Biodiversity  
NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt  
NH/14 – Heritage Assets  
SS/2 Land Between Huntingdon Road and Histon Road

### 5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016

### 6.0 **Consultations**

#### **Cambridgeshire County Council's Archaeologist Officer**

6.1 No objection. Requested a programme of archaeological investigation.

#### **Sustainable Drainage Engineer (South Cambridgeshire District Council)**

Comments 29 June 2017

6.2 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

6.3 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.

#### **Lead Local Flood Authority**

Initial comments 16 June 2017

6.4 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

6.5 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

- 6.6 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.

Comments on updates 12 April 2022

- 6.7 The proposed relocated pond does not deliver a biodiversity net gain in isolation; however the Darwin Green development is likely to deliver over 20% biodiversity net gain across the development. Therefore, this proposal provides an increase in biodiversity net gain for the development in general. Recommend conditions for submission of a Construction Ecological Management Plan (CEcMP) and a Landscape and Ecological Management Plan (LEMP)

Comments on updates 1 June 2022

- 6.8 The biodiversity net gain calculations now show that the scheme can deliver a net gain on site. The principle of biodiversity net gain has been proved. As landscape plans often change, conditions are still recommended requiring final calculations to be submitted.

### **Environment Agency**

- 6.9 No comment to make.

### **Landscape Team (Greater Cambridge Shared Planning)**

Initial comments 20 June 2017

- 6.10 The proposals are generally acceptable, however some minor alterations required to the profile of the ponds and to the species list.

Comments on updates 27 May 2022

- 6.11 Satisfied with the amendment. The application is supported.

### **Cambridge City Council Streets and Open Spaces Team**

Initial comment 22 August 2017

- 6.12 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

- 6.13 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.
- 6.14 No comments received on consultation on additional information following committee deferral.

### **Environmental Health Team (South Cambridgeshire District Council)**

Comments 02 November 2021

- 6.15 Support subject to conditions for standards construction hours, delivery hours, construction environmental management plan.

## **7.0 Third Party Representations**

### **Histon and Impington Parish Council – Conditions recommended**

Initial comment:

- 7.1 No recommendation.

Updated comment 17 August 2021:

- 7.2 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**

7.3 No comments received.

### **Orchard Park Community Council**

7.4 No comments received.

## **8.0 Assessment**

8.1 From the consultation responses and representations received and from the 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**

8.2 The balancing pond is a critical part of the strategic infrastructure for the Darwin Green 1 development, which is a strategic housing allocation for up to 1,593 homes within the Cambridge Local Plan 2018 and contributes towards housing delivery targets across the Greater Cambridge area. The Phasing Plan (approved under discharge of condition 4 on the Darwin Green 1 outline consent 07/0003/OUT) requires construction of the balancing pond (in the approved location) in Phase 2 in order to attenuate the discharge rate as the development progresses. Therefore, construction of the balancing pond is necessary for the continued delivery of housing.

8.3 While there is an approved location for the balancing pond which could be constructed, this location is no longer appropriate. The balancing pond previously approved was consented in December 2013 (S/0001/07/F). The area to the south of the primary road is within the Darwin Green 2/3 strategic housing allocation under Local Plan policy SS/2. This allocation

is for residential-led development of up to 1,000 homes. As outline plans for Darwin Green 2/3 have progressed, in order to achieve the number of new homes set out in the Council's site allocation policy, the Darwin Green 1 balancing pond must be relocated.

- 8.4 The proposed location of the balancing pond within the Green Belt is compatible with the use of this part of the retained Green Belt by the Darwin Green 2/3 site allocation policy SS/2. While Darwin Green 2/3 does not have outline consent, the site allocation policy SS/2 is a material consideration. The site allocation requires the delivery of a country park within the retained Green Belt. The applicant is the same developer for Darwin Green 2/3 and has provided illustrative plans showing how the proposed balancing pond would be compatible with - and would complement - the proposed country park. This is supported. For these reasons, the principle of development is acceptable in accordance with South Cambridgeshire Local Plan 2018 policy SS/2.
- 8.5 The current application does not propose an alternative use for the previously approved balancing pond site, which would be considered separately or as part of the proposals for the Darwin Green 2/3 site allocation. The applicant presented their outline proposals for Darwin Green 2/3 to the JDCC at a pre-application developer briefing on 6 April 2022. The outline application for Darwin 2/3 was validated at the end of May. It is part of a hybrid application (22/02528/OUT) which also includes the proposals to relocate the balancing pond duplicating what is proposed under this full application (S/1355/17/FL). A decision on the current application would not prejudice future decisions on the proposed alternative uses for the previously approved balancing pond site.
- 8.6 Finally, a Deed of Variation to the Section 106 Agreement pursuant to the Darwin Green 1 outline consent and previously approved balancing pond was completed on 21 May 2021. This effectively replaces references to the previously approved balancing pond with the current proposals, and therefore there would be no conflict with the outline consent.

### **Green Belt**

- 8.7 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 unacceptable impact on the Green Belt.
- 8.8 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.

- 8.9 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.
- 8.10 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**

- 8.11 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.
- 8.12 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 the 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. Compliance with these details is secured by **condition 13**. 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 (**condition 14**).
- 8.13 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. The Deed of Variation to the Section 106 Agreement completed in May 2021 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 (**condition 15**).

8.14 The LLFA has also recommended a condition for the submission of a scheme for the management of additional surface water run-off from the site during construction. This is supported and **condition 12** is recommended.

8.15 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.

### **Ecology**

8.16 The applicant submitted an updated Ecology Report on 23 March 2022. The report was based on a Phase 1 habitat survey and badger survey of the entire Darwin Green 2/3 area which was carried out in July 2021 and protected species surveys carried out in the period 2012 – 2021. The habitat 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.

8.17 The badger survey (carried out in 2021) found a number of badger setts in relative proximity to the site, however none were within the site boundary. The nearest setts were within the woodland located to the immediate north of the site, although these are physically separated from the site by a dry ditch along the southern edge of the woodland such that tunnels are unlikely to extend below the site. The Ecology Report concludes that the proposed balancing pond would not directly impact any badger setts and therefore there is no reason that the existing setts could not be retained and protected from disturbance during construction. It recommends measures including the appointment of the Ecological Clerk of Works to oversee construction, a walkover survey to check for any new badger setts prior to commencement, the use of construction methods to avoid indirect damage to badger setts, and a watching brief for badger during construction.

8.18 The habitat survey indicated the potential presence of ground- or near-ground-nesting birds within the tall ruderal vegetation at the site. The Ecology Report recommended site clearance should occur outside of the recognised bird nesting period. The habitat survey found the site was of limited value to foraging bats, and minimal foraging activity

was noted in these areas during bat surveys carried out in 2017/18 and 2021.

- 8.19 The Ecology Officer has recommended a condition to secure the submission of a Construction Ecological Management Plan (CEcMP) including measures to avoid or reduce impacts during construction and an ECoW. This is supported and **condition 6** is recommended.
- 8.20 The NPPF and recently adopted Biodiversity SPD require development to achieve biodiversity net gain (BNG) of 20%. The proposed balancing pond should not be viewed in isolation from the overall Darwin Green 1 development in terms of biodiversity enhancement. Condition 39 of the outline consent secures the delivery of an Ecological Management Plan (EMP) to 'improve the net biodiversity of the site'. The approved EMP identifies biodiversity enhancements including the drainage strategy based on sustainable design principles. Therefore the drainage pond is an important part of delivering biodiversity enhancements for Darwin Green 1.
- 8.21 The current application was submitted in 2017 when there was no policy requirements for proposals to demonstrate a measurable BNG. Nonetheless, in response to the reasons for deferral, the applicant has brought the proposal up to date and has submitted a BNG assessment using the Department for Environment, Food and Rural Affairs (DEFRA) metric 3.0 calculation tool. This compares the relative biodiversity value of the pre-development habitats (baseline July 2021) with the proposed post-development habitats. It compares the BNG calculation for the proposals for the proposed pond location with the approved pond. The initial report and calculations were based on a general categorisation as 'Urban – Sustainable Urban Drainage Feature' and not based on a detailed planting scheme. This was an inadequate level of detail to assess and compare the biodiversity values and a revised BNG assessment was requested by officers.
- 8.22 A more detailed assessment based on the proposed detailed planting scheme was provided in a further updated Ecology Report and BNG assessment submitted in May. This showed that both the approved and proposed pond schemes would deliver a net gain in excess of 80 per cent. The approved pond results in an overall net gain of plus 3.06 habitat units. The proposed pond results in an overall net gain of plus 3.56 habitat units. The report goes on to explain that the approved pond would achieve a slightly higher BNG in percentage terms, however this is due to the slightly lower overall value of the baseline habitat present, and the proposed pond would deliver more biodiversity enhancement in habitat unit terms. This is primarily due to the ecologically sympathetic design of the proposed attenuation basin, which includes two permanent waterbodies in contrast to the 'dry' design of the consented basin. The implementation of these biodiversity enhancements would be secured through a Landscape Ecological Mitigation Plan (**condition 7**).

- 8.23 The Ecology Officer supports the biodiversity enhancements and has rerecommended a condition for the submission of a Landscape and Ecology Management Plan (LEMP). This is supported and **condition 7** is recommended.
- 8.24 **Condition 17** is recommended to control the installation of artificial lighting (except for construction) in order to manage and mitigate any potential impact on biodiversity, in part.
- 8.25 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**

- 8.26 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 until permanent access is provided in the Darwin Green 2/3 development.
- 8.27 Since the committee deferral, revised landscaping plans have been submitted which bring the drawings in-line with the amendments that were previously made to the location of outfall to the Award Drain. The Ecology Officer supports the proposals from a biodiversity perspective. The Landscape Officer who commented on the original plans noted some minor comments about the species list and profile of the pond. The Landscape Officer is satisfied with the amendments made following deferral at November JDCC and is supportive of the application. The implementation of the landscaping scheme and ongoing management will be secured by the condition for the Landscape and Ecology Management Plan (LEMP) (**condition 7**) and replacement planting (**condition 16**).
- 8.28 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.
- 8.29 Since the committee deferral, the applicant has provided landscape plans showing – for illustrative purposes - the proposals in the context of the current Darwin Green 2/3 outline scheme. This will be considered under application reference 22/02528/OUT and therefore is not material to the current proposal. However, the site allocation for Darwin Green 2/3 under policy SS/2 of the South Cambridgeshire Local Plan 2018 is a material consideration. The policy includes a new country park in the retained Green Belt. The illustrative landscape plans show that the current

proposal would be entirely in-keeping with the policy intention, and the proposal would complement – rather than conflict with – the future development of Darwin Green 2/3. This is supported.

- 8.30 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 under application reference 22/02528/OUT for the Darwin Green 2/3 scheme.

### **Trees**

- 8.31 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. During the course of the application, the proposed were amended and an updated Arboricultural Implications Assessment, Implications Assessment and Tree Protection Plan were submitted in March 2022 following the committee deferral.
- 8.32 The updated assessment concludes that the proposal would not result in the loss of any trees. There would need to be some localised cutting-back for the proposed outfall to the Award Drain on the western side. The proposal would have no long-term impact on trees within the TPO. The excavation required within the root-protection area of the existing hedge on the western side would in part replicate the ditch excavations that have taken place and are unlikely to lead to any plant loss. Some pruning will be required to facilitate construction. Recommended tree protection measures include the erection of barriers, an Arboricultural Clerk of Works to oversee works near to the 'lapsed hedges', and a high standard of site management.
- 8.33 The Tree Officer supported the initial tree assessment based on the previous outfall location, however has not commented on the updated assessment. Nonetheless, the conclusions and recommendations within the report are supported. A condition is recommended to secure the implementation of the recommendations in the Arboricultural Implications Assessment and the Tree Protection Plan (**condition 8**).
- 8.34 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**

- 8.35 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 (**condition 5**).

- 8.36 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**

- 8.37 Due to the distance of the proposed development from existing and future residential dwellings (including the nearest residential phase of Darwin Green 1 known as BDW5/6) the operational phase of the proposal would not result in adverse harm to residential amenity, subject to a condition to control the installation of artificial lighting (except for construction) (**condition 17**).
- 8.38 Standard conditions are recommended to mitigate the impact of the construction phase on residential amenity, including control construction and collection/delivery hours (**conditions 9 and 10**), submission of a construction environmental management plan (CEMP) (**condition 11**), submission of a land contamination assessment (**condition 3**), and pollution control of the water environment (**condition 4**).
- 8.39 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**

- 8.40 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 (**condition 15**). The Parish Council's request for annual updates on the status of the pond as part of the management plan is recommended to be included as an informative (2).

### **Planning Balance**

- 8.41 The proposal forms an important part of the strategic infrastructure for Darwin Green 1 and thereby supports housing delivery on this development. The need to relocate the balancing pond is in accordance with the site allocation for Darwin Green 2/3 and therefore also supports housing delivery within the Greater Cambridge Housing trajectory area.

The proposal would not be inappropriate development in the Green Belt and would be compatible with the emerging outline proposals for Darwin Green 2/3. The principle of development is supported.

- 8.42 Since the application was deferred by the committee, the applicant has provided additional information including an updated Ecology Report and BNG metrics. The proposal would achieve more habitat units than the approved pond, and therefore would be a betterment on the approved scheme. This would improve on the biodiversity enhancements to be delivered for Darwin Green 1. Updated ecology surveys demonstrate the proposal would have an acceptable impact on existing habitats and priority species subject to the proposed conditions. The proposal is therefore acceptable in accordance with the Biodiversity SPD (2022), the NPPF (2021) and Local Plan 2018 policy NH/4.
- 8.43 The updated information demonstrates the proposal would have an acceptable impact on trees and hedges and tree protection measures would be secured via the proposed conditions. The proposal is therefore acceptable in accordance with the Local Plan 2018 policies HQ/1 and NH/2.
- 8.44 In terms of drainage, 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 and is supported by the Council's sustainable drainage engineer and the LLFA, subject to conditions to secure drainage details and mitigation during the construction and operational phases, relevant Local Plan 2018 policies CC/8 and CC/9.
- 8.45 Other potential impacts on archaeology, risks to ground contamination and pollution control in the water environment, artificial lighting and residential amenity during construction can be mitigated through the recommended conditions in accordance with the relevant development plan policies.
- 8.46 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**

- 8.47 **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**

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

**S/0001/07/NMA1**

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

## **9.0 Planning Conditions**

**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.

#### **Contaminated land**

3. No development shall commence (including, for the avoidance of doubt, preparatory works) until a contaminated land assessment and associated remedial strategy, together with a timetable of works, has been submitted to and approved in writing by the local planning authority. The contaminated land assessment and associated remedial strategy shall adhere to the following points:

- a) The contaminated land assessment shall include a desk study to be submitted to the local planning authority for approval. The desk study shall

detail the history of the site uses including any use of radioactive materials and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall occur on site prior to approval of the investigation strategy by the local planning authority.

b) The site investigation, including relevant soil, soil gas, radioactivity, surface and groundwater sampling, shall be carried out by a suitable qualified and accredited consultant/contractor in accordance with a quality assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the local planning authority for approval. The approval in writing of the local planning authority to such remedial works as are required shall be obtained prior to any remediation commencing on site. The works shall be of such a nature as to render harmless the identified contamination given the proposed end use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance.

e) If, during the works, contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the local planning authority.

f) Upon completion of the works, a closure report shall be submitted to and approved by the local planning authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from site.

Reason: In order to ensure that any contamination of the site is identified and remediation measures are appropriately undertaken to secure full mitigation in the interests of environmental and public safety (South Cambridgeshire Local Plan 2018 policy SC/11).

## **Pollution control**

4. No development shall commence (including, for the avoidance of doubt, preparatory works) until a scheme for the provision and implementation of pollution control of the water environment has been submitted to and

approved in writing with the local planning authority. Development shall be carried out only in accordance with the approved details thereafter.

Reason: To prevent the increased risk of pollution to the water environment. (South Cambridgeshire Local Plan 2018 policy CC/7)

### **Archaeology**

5. 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.

### **Construction Ecological Management Plan (CEcMP)**

6. No development shall commence (including, for the avoidance of doubt, demolition, ground works and vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include, but not be limited to:
  - a) Risk assessment of potentially damaging construction activities;
  - b) Identification of “biodiversity protection zones”;
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
  - d) The location and timings of sensitive works to avoid harm to biodiversity features;

- e) The times during which construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person; and
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

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

Reason: To minimise harm to existing priority habitats during construction in accordance with the NPPF, the NERC Act 2006 and policy NH/4 of the South Cambridgeshire District Council Local Plan

### **Landscape and Ecological Management Plan (LEMP)**

- 7. No development shall commence (including, for the avoidance of doubt, demolition, ground works and vegetation clearance) until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include, but not be limited to:
  - a) Description and evaluation of features to be managed.
  - b) Ecological trends and constraints on site that might influence management.
  - c) Aims and objectives of management, including how biodiversity net gain will be achieved.
  - d) Appropriate management options for achieving aims and objectives.
  - e) Prescriptions for management actions.
  - f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
  - g) Details of the body or organisation responsible for implementation of the plan.
  - h) Ongoing monitoring and remedial measures.
  - i) Where the results from monitoring show that conservation aims and objectives of the LEMP are not being met, how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

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

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**

8. No development (including, for the avoidance of doubt, preparatory works and vegetation clearance) shall commence until tree protection measures, protective tree barriers and any other physical protection measures have been put in place in accordance with the Arboricultural Implications Assessment report prepared by Andrew Belson Arboricultural Consultant dated 14/03/2022 and the Tree Protection Plan drawing reference '3457.DG1.Pond.Barratt.TPP' dated 11/03/2022. These protection measures 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. Works affecting trees and hedges shall only be carried out in accordance with the Arboricultural Implications Assessment report and the Arboricultural Implications Plan drawing reference '3457.DG1.Pond.Barratt.AIP' dated 11/03/2022.

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

### **Construction working hours**

9. 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**

10. 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 (CEMP)**

11. 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**

12. No development (including, for the avoidance of doubt, 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.

### **Surface water drainage**

13. 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**

14. 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**

15. 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.

### **Replacement planting**

16. 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.

### **Artificial lighting**

17. No artificial lighting (except for construction) shall be installed 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-and-waste/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.