The Council hereby grants permission for residential development for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road.

At: Land to North and South of and immediate, Linton, Cambridgeshire

For: Pembroke College, Un. of Cambridge, & GW Balaam & Sons Ltd.

In accordance with your application dated 31-Jul-2015 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
   (Reason - The application is in outline only.)

2. Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.
   (Reason - The application is in outline only.)

3. The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
   (Reason - The application is in outline only.)

4. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers B.12,870a, UDS32001-500-2000-1402 and 101 Revision Revision A.
   (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.
   (Reason - To ensure the development is satisfactorily assimilated into the area and enhances...
biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works along the north eastern, south eastern and south western boundaries hatched green on drawing number UDS32001-500-2000-1402 shall be carried out prior to the commencement of construction of the dwellings. The remainder of the landscape works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

7. Visibility splays shall be provided on both sides of the two accesses in accordance with the measurements shown on drawing number 101 Revision A prior to the occupation of the dwellings. The splays shall be kept clear from obstruction over a height of 600mm and thereafter maintained.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

8. The development shall not be occupied until a full Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

9. No development approved by this permission shall be commenced until:
   a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
   b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
   c) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
   d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

(Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted
10. Prior to the commencement of any development, a detailed scheme for the provision and implementation of flood risk and surface water drainage mitigation shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency, Lead Local Flood Authority and Linton Parish Council. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 30% an allowance for climate change. The submitted details shall be in accordance with the Flood Risk Assessment reference 151077 dated July 2015 by Rossi Long Consulting and provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. The scheme shall take into account any subsequent changes in any revised flood map produced by the Environment Agency between approval and implementation of the scheme. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

11. Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage to connect to manhole 7501 via a pumped regime shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

12. No construction work and or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

13. Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application pursuant to this outline approval shall be accompanied by a Waste Management & Minimisation and Refuse Strategy (WMMFS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take
place until the strategy has been approved in writing by the Local Planning Authority and thereafter
implemented in accordance with the approved details unless otherwise approved in writing by the
Local Planning Authority and thereafter.
The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be
managed in accordance with the requirements of the RECAP Waste Management
Design Guide Supplementary Planning Supplementary Planning Document 2012 (or as
superseded) and the principles of the waste hierarchy, thereby maximising waste prevention, re-use
and recycling from domestic households and contributing to sustainable development. The WMMS
should include as a minimum:

i) A completed RECAP Waste Management Design Guide Toolkit and supporting reference material

ii) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of
municipal waste generation during the occupation stage of the development

iii) Proposals for the management of municipal waste generated during the occupation stage of the
development, to include the design and provision of permanent facilities
e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable
materials; access to storage and collection points by users and waste collection vehicles

iv) Highway vehicle tracking assessment and street widths / dimensions

v) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior
to occupation of any dwelling

vi) Arrangements for the efficient and effective integration of proposals into waste and recycling
collection services provided by the Waste Collection Authority

vii) A timetable for implementing all proposals

viii) Provision for monitoring the implementation of all proposals

The approved facilities shall be provided prior to the occupation of any building and shall be
retained thereafter unless alternative arrangements are agreed in writing by the local planning
authority.
(Reason - To ensure that waste is managed sustainably during the occupation of the development
in accordance with objectives of Policy CS28 of the Cambridgeshire and Peterborough Minerals
and Waste Core Strategy DPD 2011.)

14. No development shall commence until a programme of measures to minimise the spread of
airborne dust (including the consideration of wheel washing and dust suppression provisions) from
the site during the construction period or relevant phase of development has been submitted to and
approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with
the approved details / scheme unless the local planning authority approves the variation of any
detail in advance and in writing.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of
the adopted Local Development Framework 2007.)

15. No development (including any pre-construction, demolition or enabling works) shall take
place until a comprehensive construction programme identifying each phase of the development
and confirming construction activities to be undertaken in each phase and a timetable for their
execution submitted to and approved in writing by the Local Planning Authority in writing. The
development shall subsequently be implemented in accordance with the approved programme
unless any variation has first been agreed in writing by the Local Planning Authority.
(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of
the adopted Local Development Framework 2007.)
16. Before any development is commenced, a scheme for protecting the proposed dwellings from noise from the A1307 road shall be submitted to and approved in writing by the local Planning Authority and all works which form part of the approved scheme shall be completed before any one of the permitted dwelling is occupied.  
(Reason - To minimise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

17. No development shall take place until an Ecological Design Strategy (EDS) addressing compensation, enhancement, and restoration have been submitted and approved in writing by the local planning authority. The EDS shall set out the following: -
   a) Purpose and conservation objectives for the proposed works.
   b) Review of site potential and constraints.
   c) Detailed design(s) and/or working method(s) to achieve stated objectives.
   d) Extent and location/area of proposed works on appropriate scale maps and plans.
   e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
   f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
   g) Persons responsible for implementing the works.
   h) Details of initial aftercare and long term maintenance.
   i) Details of monitoring and remedial measures.
   j) Details for disposal of any wastes arising from the works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner and should specifically include:
   i) The protection, enhancement, and restoration of the area in the vicinity of the County Wildlife Site adjacent to the southern Boundary.
   ii) Compensation for the loss of any species rich hedgerow 
   iii) Incorporation of retained hedgerows into prescribed management scheme 
   iv) Provision of suitable compensatory habitat for breeding birds and Roman snails.
   v) Provision of suitable drainage features (attenuation ponds etc.)
   vi) Details of native species planting schedules and other biodiversity enhancement features (bat and bird boxes etc.).
(Reason - To maintain and enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)

18. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
   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.
h) Use of protective fences, exclusion barriers and warning signs if applicable.
The approved CEMP shall be adhered to and implemented throughout the construction period
strictly in accordance with the approved details, unless otherwise agreed in writing by the local
planning authority and specifically include the following:

i) Provide mitigation for the avoidance of disturbance of breeding birds
ii) Avoidance of harm to Roman snails
iii) Avoidance of accidental trapping of badgers in trenches and pipes
iv) Provision of a 30 m buffer to protect any potential otter holts from disturbance.
v) Provision of tree, hedge and other retained habitat protection zones.

(Reason - To minimise disturbance, harm or potential impact upon protected species in accordance
with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and their
protection under the Wildlife and Countryside Act 1981.)

19. No development shall take place within the area of archaeological interest until the
applicant, or their agents or successors in title, has secured the implementation of a programme of
archaeological work in accordance with a written scheme of investigation, which has been
submitted by the applicant and approved in writing by the local planning authority. This written
scheme will include the following components, completion of each of which will trigger the phased
discharging of the condition:

(i) Approval of a Written Scheme of Investigation to include the excavation and recording of
archaeological remains and an appropriate outreach element;
(ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
(iii) Completion of a Post-Excavation Assessment report (PXA) and approval of an approved
Updated Project Design: to be submitted within six months of the completion of fieldwork, unless
otherwise agreed in advance with the Planning Authority;
(iv) Completion of the programme of analysis and submission of a publication report: to be
completed within two years of the completion of fieldwork, unless otherwise agreed in advance with
the Planning Authority;
v) Production of an archive report and the preparation of site archive for deposition at the
Cambridgeshire Archive facility, or another appropriate store approved by the Planning Authority;
Developers will wish to ensure that in drawing up a scheme, the timetable for the investigation is
included within the details of the agreed scheme.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of
the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

20. No development shall commence until a lighting scheme, to include details of any external
lighting of the site such as street lighting, floodlighting, security lighting, has been submitted to and
approved in writing by the Local Planning Authority. This information shall include a layout plan with
beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire
type, mounting height, aiming angles and luminaire profiles, angle of glare) and shall assess
artificial light impact in accordance with the Institute of Lighting Engineers (2005) ‘Guidance Notes
for the Reduction of obtrusive Light’. The approved lighting scheme shall be installed, maintained
and operated in accordance with the approved details.
(Reason - To minimise the effects of light pollution on the surrounding area in accordance with
Policy NE/14 of the adopted Local Development Framework 2007.)
21. No development shall commence until a renewable energy statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained. (Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/3 of the adopted Local Development Framework 2007.)

22. No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. (Reason - To ensure an adequate water supply is available for emergency use.)

23. As part of any reserved matter application details of the housing mix (including both market and affordable housing) shall be provided in accordance with local planning policy or demonstration that the housing mix meets local need shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details (Reason: To ensure an appropriate level of housing mix, both market and affordable housing in accordance with policies H/8 and H/9 of the South Cambridgeshire Local Plan Submission March 2014.)

Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 17 August 2017.

General

1. Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council’s website www.scambs.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.
In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure) (England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council’s website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.

4. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.

5. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant’s attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.

6. The applicant’s attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.

7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If approved, this will result in a new planning permission and new conditions as necessary.
may be applied. Details for both procedures are available on the Council’s website or on request.

8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.

9. A delegation report or committee report, setting out the basis of this decision, is available on the Council’s website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: [www.surveymonkey.com/s/2S522FZ](http://www.surveymonkey.com/s/2S522FZ)

Stephen Kelly
Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF
NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.