

## Planning Committee Minutes

Date: Thursday 16 March 2022

Time: 10:00a.m.- 10.48a.m.

Venue: New Shire Hall, Alconbury Weald

Present: Councillors Batchelor (Chair), Connor, Corney, Gardener, Hathorn, Gowing, Kindersley, Murphy, and Rae (Vice Chair)

### 20. Apologies for Absence

Apologies were received from Councillor Bradnam (Councillor Murphy substituting), Councillor Smith (Councillor Gowing substituting).

### 21. Declarations of Interest

Councillor Kindersley declared an interest in agenda item 4, as he was a trustee of the Cam Academy Trust.

### 22. Minutes – 24 February 2022

The approval of minutes of the meeting held on 24 January 2022 was deferred.

### 23. Replacement single storey Key stage 1 block, new single storey pre-school building, reconfiguration of the car park and replacement hardstanding for key stage 1, new boundary fence, landscaping and ancillary works following removal of foundations of part of the building, removal of some external walls and demolition of a storage building.

At: Duxford Church of England Community Primary School, St Johns Street, Duxford, CB22 4RA

Applicant: Cambridgeshire County Council

Application Number: CCC/21/246/FUL

Members received a Planning Application which sought permission to replace single storey Key Stage 1 block, new single storey pre-school building, reconfiguration of the car park and replacement hardstanding for key stage 1, new boundary fence, landscaping and ancillary works following removal of foundations of part of the building, removal of some external walls and demolition of a storage building.

The presenting officer demonstrated the site location on a map and highlighted the location of the M11 in relation to the site together with the public footpath that ran along the bottom of the Community Centre. The boundary line of the application site was shown, and attention drawn to comments received from Duxford Parish Council regarding the reinstatement of a footpath.

The Committee noted a map that presented the locations of representations received from various interested parties including Governors, school staff, parents and objectors. There had also been representations received from individual trustees of the community centre and several individual residents.

Attention was also drawn to the location of a permissive path that had been used to access the community centre together with an aerial view of the site that showed the Brewery Field, public facilities, the school and community centre.

Various views of the school were shown to the Committee including the rear of the building, temporary classrooms, and existing cycle parking. Members noted the area that had been sectioned off due to fire damage and the felled trees that were located nearby together with further trees in the south-eastern corner that were proposed to be felled. The Committee's attention was also drawn to the former changing room buildings that were proposed to be demolished and the existing basketball court. That location including the changing rooms was the proposed location for the pre-school. Views from St John's Street and the pedestrian and vehicular entrance to the school were also shown.

The Committee was shown a site plan that provided the application area with the existing pedestrian and vehicular access. Members noted the permissive path that crossed the school grounds, and a plan was shown, submitted by Duxford Parish Council that illustrated a potential perimeter path, which did not form part of the submitted planning application. The Committee was provided the demolition plan together with the proposed landscaping plan. The reconfigured car parking arrangements alongside the proposed relocation of the basketball court.

Members were shown elevations of the proposed buildings that illustrated the cladding at the front of the building together with rendered visuals. Elevations of the pre-school were also shown along with rendered visuals that placed the proposals in the context of their surroundings.

The Chair invited Councillor O'Grady, Duxford Parish Council to address the Committee. Councillor O'Grady informed the Committee that the proposed plans were radically different from those originally developed. At no time, he informed the Committee, was the Parish Council involved by the applicant in the development of the plans and the only plans the Parish Council received contained a footpath. When the Parish Council was able to obtain a meeting with the Council's Education Team, the Parish Council was directed to the planning portal through which to submit comments on the application. Eventually the Parish Council was able to secure a meeting and convey its concerns regarding the provision of the public right of way that it stated had been used for 40 years. The Parish Council was informed that the path would be included in the application, however, the Parish Council since discovered there was no intention to include the path. Councillor O'Grady concluded by drawing attention to

road safety including lorries in close proximity and, the narrowness and condition of footpaths. It was stated that the closures of the route through the school would cut the village in half and therefore planning permission should be refused.

In response to Member questions Councillor O'Grady considered that the views of the Parish Council had been ignored by Cambridgeshire County Council. He also explained that the Parish Council had voted on the initial proposals and had approved them. However, concerns were again raised regarding the absence of a footpath within the submitted application.

The Chair invited David Fletcher, agent for the applicant, supported by Ian Trafford, Educational Capital Strategy Manager. Mr Fletcher began by reminding the Committee of the fire damage at the school that had resulted in the planning application before the Members. The fire had taken place in July 2020 and parts of the site were currently unusable, therefore temporary classrooms for Reception and Early Years had been installed. There was no intention to increase the intake of pupils at the school, however, the opportunity had been taken to improve and expand the provision. Mr Fletcher acknowledged the representations received on the application and commented that they were fully summarised within the officer report. There was no formal public right of way, although it was recognised that it was an emotive issue and it was highlighted that the proposed layout did not preclude a future path. The application was solely for the rebuilding of the school and the footpath was of no material concern to the application.

Members noted that the footpath and the planning application were being dealt with through separate processes to mitigate any risk of delay. Education Officers had undertaken work regarding land ownership and safeguarding in relation to the footpath however, it was recognised that it was not a straightforward process.

The Chair invited local Member Councillor Peter McDonald to address the Committee. Councillor McDonald emphasised the success and vibrancy of the school. The Parish Council was one of the most pro-active and professional in the area and provided significant drive to deliver a wide-ranging community activity programme at the Community Centre. The Parish Council fully supported the planning application and did not seek to delay the re-building of the school. Councillor McDonald drew attention to a historic permissive right of way that the new plans severed. Councillor McDonald recognised the safeguarding concerns of the school and presented a map that highlighted the alternative routes to the Community Centre following the closure of the path. In conclusion, Councillor McDonald, requested that officers provide options for a right of way within 6 months. The work on the footpath could continue in parallel with the re-building of the school.

In response to Member questions, Councillor McDonald confirmed that Huntingdon Road did have a path and streetlights, however, the road served as access for HGVs to the factory area of Duxford.

Members noted that the crossing points highlighted on a map and that because the application did not seek to increase the intake of the school, there was no requirement for the submission of a Transport Statement or Travel Plan.

Councillor McDonald confirmed, in response to a Member question that options for the footpath including a route that diverted along the edge of the Community Centre land were being considered.

Members further noted that it was not possible to condition within the permission anything relating to the footpath as it was outside of the application.

During debate, Members:

- Noted the work that had been undertaken to date by Education Officers in relation to the footpath and discussions were continuing develop alternatives in partnership with interested parties.
- Acknowledged the concerns held locally reading the permissive right of way and commented that while it was unfortunate and regrettable, safeguarding issues took precedence over the previous use of permissive rights of way. The plan to negotiate with interested parties to resolve the issues around the footpath was warmly welcomed. However, those matters were not within the remit of the Planning Committee. The application was a sensible one following the arson attack at the school and there had been no statutory objections received and noted that both the Parish Council and the local Member were supportive of the application.

It was proposed by Councillor Kindersley and seconded by Councillor Gardener that the recommendation be put to the vote.

On being put to the vote it was resolved unanimously that planning permission be granted subject to the conditions set out in Appendix A to these minutes.

## 24. Summary of Decisions Taken Under Delegated Powers

It was resolved to note the report.

Chair

## Appendix A

### Commencement of Development

1. The development hereby permitted shall be commenced not later than 3 years from the date of this permission. Within 14 days of the commencement of the development hereby permitted, the County Planning Authority shall be notified in writing of the date on which the development commenced.

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 and to be able to establish the timescales for the approval of details reserved by conditions.

### Occupation of the Development

2. Within 14 days of the first occupation of any part of the development hereby permitted, the County Planning Authority shall be notified in writing of the date on which the development was first occupied.

Reason: To be able to establish the timescales for the approval of details reserved by conditions and to enable monitoring of the development.

### Approved Plans and Documents

3. The development hereby permitted shall be carried out in accordance with the details set out in the application form dated 02 November 2021 the application received 2 November 2021 and the following approved drawings and documents (received 2 November 2021) unless otherwise specified), except as otherwise required by any of the following conditions set out in this planning permission:

- Location Plan drawing number DPS-SBA -ZZ -XX-DR -A -5002 S4 P03 dated 12/11/2021 received 15 November 2021
- Boundaries and Security Plan drawing number DPS-LEA-00-00-DR-L-1003R S2 P14 dated 15/10/2021
- Outline Site Clearance drawing number DPS-LEA-00-00-DR-L-1005 S2 PO6 dated 15/10/2021
- Arboricultural Method Statement and Tree Protection Plan March 2022 2<sup>nd</sup> Issue received 2 March 2022
- Construction Traffic Management Plan Rev 4 2 March 2022 received 2 March 2022
- Outline Planting Plan drawing number DPS-LEA-00-00-DR-L-1006 S2 PO4 dated 15/10/2021
- School Proposed Ground Floor Plan drawing number DPS-SBA -01 -00 -DR -A -0011 S4 PO14 dated 30/09/2021
- School Proposed Detailed Plan drawing number DPS-SBA -01 -00 -DR -A -0012 S4 PO8 dated 30/09/2021

- School Entrance Detail Plan drawing number DPS-SBA -01 -00 -DR -A -0013 S4 PO9 dated 30/09/2021
- School Demolition Plan drawing number DPS-SBA -01 -00 -DR -A -0055 S4 PO7 dated 30/09/2021
- School Roof Plan drawing number DPS-SBA -01 -R1-DR -A -0053 S4 PO6 dated 30/09/2021
- GA Sections - Extension drawing number DPS-SBA -01 -ZZ -DR -A -0102 S4 PO5 dated 30/09/2021
- School Proposed Elevations drawing number DPS-SBA -01 -ZZ -DR -A -0201 S4 PO7 dated 24/12/21 received 7 March 2022
- School Entrance Proposed Elevations drawing number DPS-SBA -01 -ZZ -DR -A -0220 S4 P04 dated 30/09/2021
- Cladding Details Extension drawing number DPS-SBA-03-ZZ-DR-A-0450 S3 P01 dated 13/12/2021 received 20 January 2022
- Pre-school Proposed Elevations drawing number DPS-SBA-02-ZZ-DR-A-0210 S4 P08 dated 24/12/2021 received 20 January 2022
- Pre-school Proposed Floor Plan drawing number DPS-SBA -02 -00 -DR -A -0020 S4 PO11 dated 30/09/2021
- GA Sections Pre-school drawing number DPS-SBA -02 -00 -DR -A -0110 S4 PO6 dated 30/09/2021
- Pre-school roof plan drawing number DPS-SBA -02 -R1-DR -A -0024 S4 P04 dated 30/09/2021
- Cladding Details Preschool drawing number DPS-SBA-03-ZZ-DR-A-0451 S3 P01 dated 13/12/2021 received 20 January 2022
- Landscape Proposals drawing number DPS-LEA-00-00-DR-L-1002 S2 P13 dated 15.10.21 received 15 November 2021
- Drainage Strategy Rev B dated 23/02/22 received 3 March 2022
- Remedial Strategy and Verification Plan dated October 2001 received 6 January 2022
- Main Building Surface Water Drainage Calculations dated 18/08/2021 annotated received 12 January 2022
- Proposed Materials Schedule Rev P01 dated January 2022 received 20 January 2022
- Cladding details refurbishment drawing number DPS-SBA -XX -XX-DR -A -0452 S4 P02 dated 24/12/2021 received 20 January 2022
- DPS-LEA-00-00-SP-L-1000 Outline Specification Revision P03 dated 05/01/2022 received 27 January 2022
- Construction Period Surface Water Management Plan drawing number Revision 01 dated 01/02/22 received 4 February 2022
- Environmental Management Plan Revision 04 dated 02/02/22 received 4 February 2022

Reason: To define the permission and protect the character and appearance of the locality in accordance with Policies S/3, CC/1, CC/4, CC/6 CC/7, CC/8, CC/9, NH/4, NH/14, SC/8, SC/9 SC/10, SC/12, SC/14 and HQ/1, TI/2, TI/3, and TI/9 of the South Cambridgeshire Local Plan 2018.

## Tree Protection Measures

4. No development shall commence until full details including a phased tree protection methodology of tree protection measures to protect trees to be retained and a revised arboricultural method statement in accordance with BS5837 2012 are submitted to and approved in writing by the County Planning Authority. The details shall include but not be limited to; -

- the potential impact on trees
- the detailed tree works
- the specification and accurate position of protection barriers ground protection and all measures to be taken for the protection of any trees from damage during any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping
- changes in levels or contours
- an implementation timetable

The approved details shall be implemented in full in accordance with the approved implementation timetable. The protective measures shall thereafter be retained for the duration of the period for which the trees that they protect are within a construction area or are affected by construction.

Reason: To ensure that before any development commences that the tree planting to be retained are adequately protected throughout the construction period in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

## Landscape and Biodiversity Scheme

5. No development above ground level shall commence, other than demolition until a detailed landscape and biodiversity scheme shall be submitted to and approved in writing by the County Planning Authority. The hard and soft landscape works shall include but not be limited to

- full planting details including enough replacement trees to contribute to demonstrating biodiversity net gain, size species, spacing and method of planting
- hard surfacing materials.
- minor artefacts and structures (e.g. play equipment, outdoor hub, refuse and other storage units, etc.).
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.)
- the scheme shall demonstrate how it will deliver an overall measurable net gain in biodiversity value for habitats and maximise opportunities for species within the development.
- biodiversity enhancements including details of log piles, hibernacula bat and bird boxes and bricks including but not limited to type of each bat / bird box; elevational plan showing the location and height (above ground) for those boxes to be attached to buildings; height and orientation of boxes to be attached to the buildings and installation by a qualified ecologist

The approved landscape and biodiversity scheme shall be implemented in full prior to first occupation or use of and part of the hereby permitted development.

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.

#### Landscape and Environmental Management Plan

6. Prior to the first occupation of any part of the development hereby permitted an updated Landscape Environmental Management Plan, which takes into account the principles of the submitted Environmental Management Plan and the hard and soft landscaping details and biodiversity enhancements required by condition 5 and their management shall be submitted to and approved in writing by the County Planning Authority. The scheme shall set out management and monitoring of the landscape features, habitats and species-specific enhancements and cover a minimum period of 5 years. The updated scheme shall include the date from which the implementation of the Revised Landscape and Environmental Management Plan shall be implemented, replacement planting to address any failed planting for a period of at least 5 years and an updated implementation timetable.

The updated Landscape and Environmental Management Plan shall be implemented in its entirety in accordance with the approved implementation timescale

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

#### Protection of Mammals

7. During the construction works for the development hereby permitted all open construction trenches shall be capped overnight or a means of escape from the construction trenches shall be provided to ensure the protection of mammals on site.

Reason: To ensure the protection of mammals and safeguard a net gain in biodiversity in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

#### Wheel Washing Facilities

8. Prior to the first use of the construction haul road operational on site-wheel washing facilities shall be provided and made available for use and shall be retained throughout the construction period of the hereby permitted development.

Reason: In the interests of highway safety to avoid mud being trafficked onto the highway in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

#### Construction Period Surface Water Run-Off



9. Prior to the commencement of any part of the hereby permitted buildings and or hard surfacing the Construction Period Surface Water Management Plan drawing number Revision 01 dated 01/02/22 received 4 February 2022 shall be fully implemented

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 or property in accordance with policies CC/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

#### Energy Sustainability

10. Within 1 month of the commencement of development hereby permitted full details of the renewable and low carbon energy provision including full details of photovoltaic panels and energy saving measures shall be submitted to and approved in writing by the County Planning Authority. Prior to the first occupation of any part of the development hereby permitted the approved details shall be provided in their entirety and be operational.

Reason: To ensure that the development is implemented sustainably in accordance with Policies CC/1, CC/3 and HQ/1 of the South Cambridgeshire Local Plan 2018.

#### Construction Delivery Hours

11. No construction related deliveries to or from the site, or removal of waste or materials from the site, shall take place during school term time between the hours of 08:00am and 9:30am and 2.45 pm and 3.45 pm daily Mondays to Fridays.

Reason: To protect the amenity of adjoining properties and control the construction hours, without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and T1/2 of the South Cambridgeshire Local Plan 2018.

#### Construction Hours

12. All construction work, including the operation of plant and construction related deliveries shall only be carried out between the following permitted hours and as restricted by Condition 11 above:

08:00 to 18:00 daily on Mondays to Fridays

08:00 to 13:00 on Saturdays

and, at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of sensitive receptors and control the construction hours, without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and T1/2 of the South Cambridgeshire Local Plan 2018.

#### Construction Traffic Management Plan

13. The development shall not be carried out other than entirely in accordance with the approved Construction Traffic Management Plan Rev 4 2 March 2022 received 2 March 2022. Prior to the construction offices first being brought into use, on the site all first floor north facing windows shall be obscured to prevent overlooking and thereafter the windows shall be retained in this form until the cabins shown on the site Logistics drawing MS3 001 Rev 5 dated March 22 have been removed from the site.

Reason: To protect the amenity of all nearby sensitive receptors including protecting against overlooking without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and T1/2 of the South Cambridgeshire Local Plan 2018.

#### Construction Environmental Management Plan

14. The development shall not be carried out other than entirely in accordance with the approved Construction Environmental Management plan

Reason: To protect the amenity of all nearby sensitive receptors without impacting on the delivery of the project, in accordance with Policies CC/6, HQ/1, SC/10, SC/12 and T1/2 of the South Cambridgeshire Local Plan 2018.

#### Limit pupil and pre-school places

15. No more than 210 pupil places and 25 pre-school places daily shall be provided on the land edged both blue and red as shown on Location Plan drawing number DPS-SBA -ZZ -XX-DR -A -5002 S4 P03 dated 12/11/2021.

Reason: - To limit numbers of children to those assessed as part of this application in the interests of highway safety, sustainable transport and residential amenity in accordance with policies TI/2 and HQ/1 of The South Cambridgeshire Local Plan 2018.

#### Car Parking

16. No part of the hereby permitted development shall be first occupied until the car parking including the raised table crossing, and the provision of a minimum of 3 twin electric vehicle charging points and ducting suitable for future installation of a minimum of two additional fast charging fast charging points and an additional standard electric vehicle charging point, and the delivery bay provision as shown on Landscape Proposals drawing number DPS-LEA-00-00-DR-L-1002 P13 dated 15 October 2021 and DPS-LEA-00-00-SP-L-1000 OUTLINE SPECIFICATION Revision P03 dated 05/01/22 shall have been provided in its entirety and shall be thereafter retained for this purpose.

Reason: - In the interests of highway safety and residential amenity in accordance with policy TI/3 of the South Cambridgeshire Local Plan 2018.

#### Cycle and Scooter Parking

17. No part of the hereby permitted development shall be first occupied until full details of the cycle and scooter parking provision including covered shelters shall be submitted to and approved in writing by the County Planning Authority and fully implemented in accordance with the approved details.

Reason: - In the interests of encouraging sustainable transport in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018

#### Community Use Agreement

18. Prior to the first occupation of any part of the hereby permitted development a Community Use Agreement to include the use of the small hall shall be submitted to, and approved in writing by, the County Planning Authority. The development hereby permitted shall not be occupied other than in accordance with the operation of an approved revised community use agreement.

Reason: To ensure that the existing community use agreement is updated to take account of the extended facilities to ensure appropriate public access to the extended facilities by the community in the interests of health and well-being in accordance with Policy SC/4 of the South Cambridgeshire Local Plan 2018

#### Surface Water Drainage Implementation

19. No laying of any services, works associated with the creation of hard surfaces or the construction of any buildings shall commence until a detailed design of the surface water drainage of the application site, as shown edged red on Location Plan drawing no DPS-SBA -ZZ -XX-DR -A -5002 S4 P03 dated 12 November 2021 and based upon the principles within the approved Drainage Strategy Revision B dated 23/02/22 and received 3 March 2022 prepared by Peter Dann Consulting Engineers has been submitted to and approved in writing by the County Planning Authority. No part of the hereby permitted development shall be first occupied until the surface water drainage system shall be constructed in full accordance with the approved details.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development and to ensure that the principles of sustainable drainage are incorporated into the development in accordance with policies CC/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018

#### Surface Water Drainage Maintenance

20. Prior to the first occupation of any part of the development hereby permitted a scheme for the maintenance arrangements for the surface water drainage system, which shall include an implementation timetable, shall be submitted to and approved in writing by the County Planning Authority. The approved maintenance scheme shall be thereafter implemented in full in accordance with the approved implementation timetable.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the

National Planning Policy Framework (February 2019) and to prevent an increased risk of flooding and protect water quality in accordance with Policies CC/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

#### Foul Drainage

21. No part of the hereby permitted development shall be first occupied until the foul scheme shall be constructed and connected in full accordance with the approved Drainage Strategy Rev B dated 23/02/22 received 3 March 2022 and shall be fully connected, functional and made available for use.

Reason: To prevent an increased risk of flooding and protect water quality in accordance with Policies CC/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

#### Basketball Court

22. Prior to the first occupation of any part of the development hereby permitted the new basketball court as shown on drawing number Landscape Proposals drawing number DPS-LEA-00-00-DR-L-1002 S2 P13 dated 15.10.21 received 15 November 2021 shall be provided, marked out and made available for use. The hard court areas shall thereafter be retained for their specific purposes.

Reason: To ensure the school makes appropriate safe provision for outdoor sports facilities in accordance with Policies HQ/1 and SC/8 of the South Cambridgeshire Local Plan 2018.

#### Water Conservation Strategy

23 Prior to the first occupation of any part of the development hereby permitted the Water Conservation Strategy detailed at paragraph 2.9.3 Of the Access and Design Statement Revision PO2 dated 11.10.21 shall be implemented in full and written evidence shall be submitted to and approved in writing by the County Planning Authority which demonstrates a minimum water efficiency standard equivalent to the BREEAM standard for 2 credits for water use levels unless demonstrated not practicable.

Reason: - To ensure the sustainable use of water as required by Policy CC/4 of the South Cambridgeshire Local Plan 2018

#### BREEAM Energy Category

24. Prior to the first occupation of any part of the development hereby permitted written evidence shall be submitted to and approved in writing by the County Planning Authority which demonstrates that a minimum of 5 BREEAM credits in category ENO1 has been achieved in relation to both the Preschool Building and the School extension unless demonstrated not practicable.

Reason: - To ensure the buildings are energy efficient in accordance with policy CC/1 of the South Cambridgeshire Local Plan 2018

## Lighting

25. Notwithstanding the provisions of the Town and Country Planning General Permitted Development (England) Order 2015, (or subsequent replacement or amending order) no new or replacement external lighting provision shall be installed within the application site edged red on Location Plan drawing number DPS-SBA -ZZ - XX-DR -A -5002 S4 P03 dated 12/11/2021 received 15 November 2021 except in accordance details previously submitted to and approved in writing by the County Planning Authority.

Reason: To safeguard amenity and biodiversity, in respect of possible adverse effects of lighting glare, in accordance with Policies HQ/1, NH/4 and SC/9 of the South Cambridgeshire Local Plan 2018.

## Contamination

26. If contamination not previously identified is found to be present at the site during the development, such as putrescible waste, visual or physical evidence of contamination of fuels/oils, backfill or asbestos containing materials, then no further development shall be carried out until the developer has submitted, and obtained written approval from the County Planning Authority for, a remediation strategy including an implementation timetable. The approved strategy shall be implemented in full in accordance with the approved implementation timetable.

Reason: - To protect against further contamination in accordance with policy CC7 of the South Cambridgeshire Local Plan 2018