



Planning Committee Date	14 th June 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04834/REM
Site	95 Bannold Road Waterbeach Cambridgeshire CB25 9LQ
Ward / Parish	Waterbeach
Proposal	Application for the approval of all reserved matters (appearance, landscaping, layout and scale) for 5 no. dwellings pursuant to outline planning permission ref: 20/03370/OUT (Outline planning permission with some matters reserved except for access for the demolition of the existing house and the erection of five dwellings).
Applicant	Artisan UK Developments Limited
Presenting Officer	Alice Young
Reason Reported to Committee	Called-in by Cllr Rippeth
Member Site Visit Date	12 th June 2023
Key Issues	1. Character 2. Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The reserved matters application seeks approval of all reserved matters (appearance, landscaping, layout and scale) for 5 no. dwellings pursuant to outline planning permission ref: 20/03370/OUT (Outline planning permission with some matters reserved except for access for the demolition of the existing house and the erection of five dwellings).
- 1.2 Given the nature of the application, being a reserved matters application, there are fewer planning considerations - because only those which fall under the definition of layout, landscaping, scale and appearance as defined by the Development Management Procedure can be assessed. Access arrangements have already been considered and approved at Outline application stage.
- 1.3 The proposed building line is set back from Bannold Road, maintaining a spacious and verdant frontage, a key characteristic of the area. By virtue of the similar scale, massing, design and materials, the proposal responds to domestically scaled, simply designed, well landscaped context; whilst being of an appropriate density and utilising the existing landscape features to soften the appearance of the built form and maintain the sites suburban and verdant character. For these reasons, the proposal would respond to the suburban context, create a high-quality development with an attractive appearance.
- 1.4 The proposed dwellings exceed the internal and garden space standards for new dwellings as set out in H/12 and the District Design Guide. Given the proposed separation distances alongside the modest scale and design officers do not consider that the proposed dwellings would result in a materially harmful impact on the amenity of neighbouring residents.
- 1.5 The development would respond to the suburban context, create a high-quality development with an attractive appearance and a good standard of amenity for future occupiers while preserving the amenity of surrounding properties. Therefore, officers recommend that the Planning Committee approve the development subject to the recommended conditions.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1, 2, 3	1
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	

Local Neighbourhood and District Centre		Article 4 Direction	
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*X indicates relevance

- 2.1 The application site is located just outside of the development framework boundary of Waterbeach, with the framework boundary abutting the southern boundary of the application site. The site lies predominately within Flood Zone 1 (low risk) while a small northern section of the site is identified as an area of surface water flooding of 1 in 1,000. Over 350 metres from the site is the edge of Waterbeach Conservation Area and no listed buildings are located within the vicinity.
- 2.2 The site is surrounded by existing residential development. To the south of the site, within the development framework boundary, are properties along Bannold Road. To the north, east and west of the site, areas outside of the development framework boundary, are residential properties on Star Drive (north), Barnfield Close (east) and Bannold Road and Mason Road (west).

3.0 The Proposal

- 3.1 The reserved matters application seeks approval of all of the reserved matters (appearance, landscaping, layout and scale) for 5 no. dwellings pursuant to outline planning permission ref: 20/03370/OUT (Outline planning permission with some matters reserved except for access for the demolition of the existing house and the erection of five dwellings).
- 3.2 Access arrangements have already been approved under the outline application 20/03370/OUT; the proposed dwellings would be accessed via Bannold Road, with the front three dwellings sited over 19.5m from Bannold Road behind a landscaped frontage and the last two dwellings located to the north of the site. All dwellings would have two parking spaces and there would be two visitor spaces situated to the west of plot 2 adjacent to the communal bin collection point.
- 3.3 The site plan has been amended since the application was submitted to match the outline consent and further consultations have been carried out as appropriate. No other changes to the overall design and layout have been made.

4.0 Relevant Site History

Reference	Description	Outcome
20/03770/OUT	Outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings	Approved at Planning Committee 13.04.2021

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

S/5 – Provision of New Jobs and Homes

S/7 – Development Frameworks

S/9 – Minor Rural Centres

CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

NH/4 – Biodiversity

NH/6 – Green Infrastructure

H/8 – Housing Density
H/9 – Housing Mix
H/12 – Residential Space Standards
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/10 – Broadband

5.3 Neighbourhood Plan

Waterbeach Neighbourhood Plan (made 23 March 2022)

5.4 Supplementary Planning Documents

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

- 5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Trees and Development Sites SPD – Adopted January 2009

5.6 Other Guidance

- 5.7 Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 Parish Council – Object

- Support the comments raised by the IDB. Concerned about the drainage arrangement and management of the drainage system that has been proposed. Can management be enforced?
- Support the comments made by the Highway Authority regarding access arrangements, dropped kerbs and visibility splays.
- Overdevelopment of the site which will be out of character with the Waterbeach street scene, contrary to WAT15. No front gardens which is a requirement of WLP6.

- Does not meet WAT 20
- COND18 was refused and if this planning application is approved, there will be a loss of neighbour amenity.

6.2 County Highways Development Management – No Objection

- 6.3 1st comment: Objection and should be refused for the following reasons:
- Access does not accord with 20/03770/OUT.

- 6.4 2nd comment: No objection. The LHA note that the pedestrian visibility splays are incorrectly drawn on KMC22032/003 REV C. as such this plan should not form part of the approved plans listed on the decision notice. Recommends a highway licence informative.

6.5 Sustainable Drainage Officer – No Objection

- 6.6 Not possible to comment. The drainage conditions are in place under 20/03370/OUT and we have no further comment.

6.7 Internal Drainage Board – No Objection

- 6.8 1st comment: Ambiguity in the discharge figures quoted. The main report refers to a discharge rate of 1L/second and the conclusion refers to 51L/second which would be unacceptable to the Board.

- 6.9 2nd comment: A revised drainage report has been provided which now confirms that the discharge from site is to be limited to 1.01L/s. this rate is above the greenfield rate but below the existing brownfield discharge rate. Given the proposed rate is a minimum which can be realistically be achieved without significant risk to blockage occurring at the restriction (hydrobrake or similar) it is suggested that this is accepted by the IDB on the basis of a contribution being paid to the IDB for acceptance of the discharge rate above the greenfield rate.

6.10 Ecology Officer – No Objection

- 6.11 *1st comment:* Insufficient information. The Construction Ecological Management Plan and the Landscape and Ecology Management Plan have been dealt with through the outline. However, the planting plan does not show the types of grassland to be established within the plots.

- 6.12 2nd comment: No objection. The submitted documents provide sufficient information to discharge condition 7 and 8 of the outline. They will remove any residual risk of harm or disturbance to protected and priority species, provide ecological enhancements and ongoing management that will maintain the site in good condition.

6.13 Tree Officer – No Objection

6.14 All tree related matters were dealt with under 20/03770/OUT. A tree after care schedule showing the committed timeline of watering, weeding, mulching, support maintenance and tree replacement should be provided.

6.15 **Environmental Health – No Objection**

6.16 *Noise*: No objection.

6.17 *Contaminated Land*: No objection. Conditions 4-6 require investigation of potential contamination and thus no further conditions are required.

7.0 Third Party Representations

7.1 3 representations have been received raising objections to the proposed development raising the following issues:

- Character
 - Visually intrusive from the street scene as the east elevation will be significantly higher than the hedge
- Residential amenity impact
 - Plot 5 would be overbearing, intrusive and oppressive to Barnfield Close properties. No. 5 and 6 have a living room window directly opposite within two metres of the pertinent boundary which have a visually overbearing impact
 - Loss of light to living room and bedroom at no. 5 and 6
 - Overlooking to no. 3 Barnfield Close's kitchen
 - Tree removal
- Drainage and flooding
 - Increase the impermeable area
 - Several occasions where large pools of standing rain water formed in the existing garden of 95 Bannold Road. This will worsen with an increased impermeable area.
 - Discharge rates unacceptable to IDB because of the scale of the development.
 - Ongoing maintenance concerns for the underground rain storage
 - No way to force residents to maintain the rain storage
- Waterbeach GP surgery is already over capacity
- Overprovision of car parking, increasing use of motor vehicles which is a safety concern for Bannold Road which is busy particularly during school peak times. Additional emissions.
- Piecemeal development against policy DP/5.
- Trees removed before the outline got consent, which has already caused a loss of habitat. Greenspace should therefore be preserved to prevent further loss of habitat.

8.0 Member Representations

8.1 Cllr Rippeth has made a representation objecting to the application on the following grounds:

- Overshadowing and overlooking to Barnfield Close properties. The size, scale and positioning of plot 5 is of particular concern.
- Flooding.
- The application should go to planning committee as there was a detailed debate when the outline consent was taken to committee resulting in a 6 – 5 marginally in favour vote to approve the application. Therefore, Cllr Rippeth considers that many of the key issues would merit further debate and scrutiny at reserved matters stage.

9.0 Assessment

Planning Background

9.1 The application comprises the submission of the matters that were reserved when outline planning permission for the development of the site was granted. The reserved matters are set out in condition 1 of outline consent 20/03370/OUT and form details of the:

- Layout of the site.
- Scale of buildings.
- Appearance of buildings.
- Landscaping.

9.2 The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

“scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

“appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

“landscaping” means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes; (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

9.3 Only matters that fall under these definitions can be considered and assessed as part of this REM application.

Principle of Development

- 9.4 The principle of residential development on this site for 5 dwellings was established through granting of the outline consent 20/03370/OUT on 13 April 2021.
- 9.5 The principle of the development is therefore acceptable and in accordance with the Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) and the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reserved Matters: Layout, Scale, Appearance and Landscaping

- 9.6 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.7 WAT 14 of the Waterbeach Neighbourhood Plan supports design-led development in accordance with the specific Waterbeach design principles. These principles include the use of high-quality materials, strong attention to architectural detailing complementary to the distinctive character of Waterbeach (WDP1), responding to the prevailing plot widths, proportions, building lies, roof lines, heights, scale, massing and boundary treatments (WDP4), minimising the loss of trees and hedgerows (WDP7) and lastly, be set back from the street with boundary planting (WDP8).

Layout

- 9.8 The proposal sites three dwellings, one detached and a semi-detached pair, fronting Bannold Road set back approximately 19.5m from Bannold Road behind a landscaped frontage come parking area. Due to the angle of the building line, this set back is larger to the east at 21m. Two further detached dwellings are located to the north of the site behind the frontage dwellings and a landscaped frontage. While development to the north of Bannold Road has been piecemeal, a distinctive characteristic is the set back from Bannold Road. This stepping back in frontage creates an area of landscaping which softens the built form and creates a spacious suburban character.
- 9.9 The proposed layout adopts a large set back in built form behind the neighbouring site to the west. While this is forward of the building line at Barnfield Close to the east, the northern building line along Bannold Road is slightly staggered and curves towards Bannold Road further to the west into the village. Two dwellings behind the frontage are not considered to

be contrary to the pattern of development noting the surrounding development behind the frontage of Bannold Road.

- 9.10 It is acknowledged that the layout creates a back to front relationship internally within the site as opposed to the typical back to side relationship seen in the surrounding context. However, officers note that typically this relationship is borne from the piecemeal nature of the development of the long thin sites along the northern side of Bannold Road and the site constraints of each site.
- 9.11 Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Minor Rural Centre villages but that the net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.
- 9.12 The overall site measures approximately 0.23 hectares in area. The development of 5 dwellings on the site would equate to a density of approximately 18 dwellings per hectare, comparable to the surrounding density and complying with policy H/8.
- 9.13 The siting of the dwellings is such that the density is spread throughout the site while maintaining a large set back from Bannold Road and meaningful gaps between dwellings for the existing hedging and further planting, responding to the surrounding pattern of development. This balanced density and siting of the rearmost dwellings allows for vistas through the site to the landscaped frontages, single storey side garages and landscaped boundary hedging behind, creating a spacious feel. For these reasons, officers do not consider that the proposed layout would harm the spacious layout which is integral to the character of the area. The general layout and arrangements of the site are therefore acceptable and compatible with its location and surrounding development, according with policy HQ/1 of the Local Plan and WAT 14 of the Waterbeach Neighbourhood Plan.

Scale

- 9.14 The proposed dwellings would all be two storey in scale, matching that of the surrounding dwellings. While the ridge heights of the front dwellings would be marginally higher than the neighbouring properties, the eaves heights would be lower and the properties would be set back from Bannold Road, as such this marginally higher ridge height would not be prominent from street level. It is for these reasons, that officers consider that the overall scale of the development is appropriate and responsive to the context of the area in accordance with Policy HQ/1 of the Local Plan and WAT 14 of the Waterbeach Neighbourhood Plan..

Appearance

- 9.15 The appearance of the dwellings are akin to the surrounding dwellings adopting a similar simple architectural language, with porches and brick lintel detailing and utilising a similar material palette. Grey concrete slates and red blend multi brickwork are proposed for the three front properties and red concrete plain tiles and buff brickwork for the houses to the rear. By the distinction in materials between the dwellings at the front and rear of the site, alongside the layout and hipped roofs of the two dwellings to the rear, the two dwellings would appear more subordinate and reinforcing an openness throughout the site. To ensure the materials are high quality and appear cohesive with the surrounding environment, officers recommend a condition requiring full details of the materials to be submitted to and approved by the LPA.

Landscaping

- 9.16 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 9.17 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 9.18 The proposal retains the existing trees along the western and northern boundaries and the existing hedging on all of the boundaries. While officers note that several trees are proposed to be removed, those trees to be removed are small fledgling trees and the mature trees which have a higher amenity value will be retained. As the existing hedging and mature trees are to be retained, the well landscaped nature of the site will be retained. The landscaping plan shows that these landscape features will be used to shield car parking and soften the built form from surrounding viewpoints such as neighbouring gardens and in vistas from Bannold Road, maintaining the suburban verdant character of the site.
- 9.19 The hard landscaping plan details hard close boarded fencing along the central access road. Officers recommend to soften the appearance, and ensure a well landscaped character is maintained, this fencing is set behind a grass verge. This can be secured via the hard and soft landscape condition on the outline consent.
- 9.20 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9, the NPPF and WAT 14 of the Waterbeach Neighbourhood Plan.

Other Matters

Housing Mix

- 9.21 Condition 18 of the outline consent requires the reserved matters application to include details of the mix of housing in accordance with policies H/8 and H/9 of the adopted Local Plan. Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community and for sites of 9 or fewer homes, local circumstances should be taken into account.
- 9.22 The proposal comprises two x two-bedroom, one x three-bedroom and two x four-bedroom dwellings. Policy WAT21 (Housing Mix) of the Waterbeach Neighbourhood Plan (2022) states that development proposals will be expected to deliver at least 40% of units as 1 or 2 bedroom homes. The proposal would meet this by delivering two x two-bedroom properties (40%) as well as providing an intermediate three-bedroom property, providing a range of dwelling sizes and meeting locally identified needs for smaller properties.
- 9.23 Officers therefore conclude that the proposal provides a balanced mix of housing which meets locally identified need in accordance with H/9 of the South Cambridgeshire Local Plan (2018) and WAT21 of the Waterbeach Neighbourhood Plan (2022).

Carbon Reduction and Sustainable Design

- 9.24 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.
- 9.25 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 9.26 Condition 22 (carbon emissions) of the outline consent requires the submission and approval of a carbon reduction scheme. This condition has not been discharged yet but will have to be prior to works above slab level commencing.
- 9.27 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

- 9.28 Condition 25 (water efficiency) of the outline consent requires the water consumption of the proposed dwellings to be 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016). Condition 25 has been discharged and the works will proceed in accordance with these details.
- 9.29 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 9.30 The NPPF, Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.31 An Ecological Assessment (including bat surveys) was submitted as part of the outline consent. Condition 7 (Construction Ecological Management Plan) and condition 8 (Landscape and Ecological Management Plan) of outline consent ensure that protected habitats and species are protected during construction and enhanced overall.
- 9.32 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal. Both a Construction Ecological Management Plan and Landscape and Ecological Management Plan have been submitted as part of the REM application. The Ecology Officer considers that these are acceptable and recommends discharge of condition 7 and 8. However, officers note that these conditions cannot be discharged through the REM application. Nonetheless an informative will be added to the decision notice to advise the applicant that these details are considered acceptable and should be secured via the discharge of these conditions.
- 9.33 The outline consent does not secure biodiversity net gain via a separate condition, however, it would be covered within the submission of a Landscape and Ecological Management Plan. This approach was recommended by the Ecology Officer at the time. Officers cannot secure 10% biodiversity net gain via a separate condition as a recent appeal decision (S/3290/19/RM – Land at Teversham Road, Fulbourn) confirmed - biodiversity is not a reserved matter and can only be considered at outline application stage, with the Inspector stating that it cannot be revisited at reserved matters stage. Nonetheless, officers are confident that an ecological enhancement will be secured via the Landscape and Ecological Management Plan, particularly as the Ecology Officer supports the submitted Landscape and Ecological Management Plan.

- 9.34 In consultation with the Council's Ecology Officer, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Water Management and Flood Risk

- 9.35 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 9.36 As the application site is in Flood Zone 1, the site is considered as having low probability of flooding. A small northern section of the site is identified as an area prone of surface water flooding.
- 9.37 Flood risk is a matter dealt with at outline stage when establishing the principle of development. The principle of developing the site for 5 dwellings has been established through the grant of outline planning permission. Reserved matters applications require supporting details to demonstrate that surface water drainage arrangements could be provided appropriately within the proposed layout of the site, being linked to matters of layout and landscaping and in the context of planning conditions regarding surface water drainage. Outline consents typically impose a condition requiring a detailed surface water drainage scheme for the site, along with details of its maintenance. A discharge of conditions application then provides the full technical details, calculations, maintenance details etc., as required by the condition, to discharge the relevant requirements and approve an appropriate drainage scheme for a development in full.
- 9.38 In reference to this application, Condition 18 of the outline consent required submission of a surface and foul water drainage scheme. Under 20/03370/CONDB this condition was refused as the details were unacceptable. A revised surface and foul water drainage strategy is currently being considered under 20/03370/CONDD. Only if the scheme is acceptable will this condition be discharged. Officers are therefore satisfied that the applicant will suitably address the issues of water management and flood risk through the discharge of this condition.
- 9.39 Officers note the consultation response from the Internal Drainage Board (IDB) and have consulted the IDB as part of the discharge of condition application.
- 9.40 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

Highway Safety and Transport Impacts

- 9.41 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 9.42 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 9.43 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.44 The access to the site was a matter for consideration at outline stage. The revised location plan submitted with this reserved matters application now matches that approved at outline stage and the access details remain the same. The Highway Authority have no objections to the proposal but highlight that drawing KMC22032/003 REV C incorrectly shows the pedestrian visibility splays. This will not be an approved drawing as part of this REM.
- 9.45 Subject to conditions, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

Cycle and Car Parking Provision

- 9.46 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

Cycle Parking

- 9.47 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 9.48 The proposal includes cycle stores in the rear gardens for the front three dwellings and proposes that the garages to be used to store cycles for the other two dwellings. Officers have concerns that when a car is parked on the driveway that there would be insufficient width to wheel a cycle between the parked cars/ the proposed dwellings. Therefore, storing the cycles in the garages would not be practical or convenient for users. As such, purpose built cycle stores should be provided for plots 4 and 5 to the

front of the dwellings to ensure convenient and functional use and prevent pruning pressure on the boundary hedging. While full details of the cycle stores for plots 1-3 have not been submitted, officers are satisfied that high quality convenient safe and secure cycle parking can be provided without an encroachment of the garden space. It is recommended that full details of cycle parking arrangements are therefore secured via condition.

Car Parking

- 9.49 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage.
- 9.50 All five dwellings have two off street car parking spaces which are 2.5 by 5m. Sufficient space has been provided for turning of vehicles within the site to ensure safe ingress and egress. Two further car parking spaces are provided within the site for visitors, which is considered acceptable.
- 9.51 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. No details have been provided with regards to the provision of electric charging points and so this will be secured via condition.
- 9.52 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

- 9.53 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 9.54 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

Neighbouring Properties

Impact on Mason Road properties to the west (plots 14-17 of S/4744/18/FL)

- 9.55 The side elevation of proposed plot 4 would be located approximately 15.3m away from plots 14-15 and 16.5m away from plots 16-17. Given this separation distance alongside the modest scale and hipped roof design of plot 4, officers do not consider that the proposal would significantly overshadow the rear habitable rooms of these neighbouring properties. This is reflected in the development not breaching the BRE daylight sunlight guidance 25-degree line from the midpoint of adjacent habitable windows. As such, it is concluded that the proposed development would maintain acceptable daylight and sunlight to these habitable rooms and would not trigger the need for a daylight sunlight assessment. For the same reasons, the side elevation of plot 4 would not appear oppressive or unduly overbearing, particularly when set behind the retained hedging and trees which will further soften the impression of the built form. As there are no windows proposed at first floor on plot 4, no direct overlooking to the neighbours on Mason Road would result.

Impact to 5-6 Barnfield Close

- 9.56 5-6 Barnfield Close are a semi-detached pair located 15.2m to the east of the application site and these properties face west. Proposed plot 5 would be located approximately 16.5m- 17m (as the dwelling is sat at an angle) from these properties' front elevations and habitable rooms. Officers note there is a slight decrease in the ground level for 5-6 Barnfield Close compared to the application site. However, officers have used the BRE daylight sunlight guidance and, as the proposal would not breach the 25-degree plane from the mid-point of the ground floor habitable windows, the proposal would not lead to a significant loss of daylight sunlight to no. 5-6 Barnfield Road's ground floor front living room. The daylight sunlight impact to the first-floor bedroom would be significantly less given it's elevated positioning in relation to the development.
- 9.57 The separation distance between proposed plot 5 and 5-6 Barnfield Road is over 16m which alongside the hipped roof form maintain the feeling of space from these ground floor habitable rooms. For these reasons alongside the retained hedging along the boundary, officers consider that the development would not create an oppressive outlook from 5-6 Barnfield Road's ground floor living room. It is acknowledged that the development will alter the existing outlook, nonetheless officers do not consider that it will do so to a harmful degree.

No. 17 Star Drive

- 9.58 The side elevation of 17 Star Drive is located 18.5m north of the plot 4 and is orientated to the west. Considering this distance alongside the massing and hipped roof form, officers do not consider a harmful overshadowing or overbearing impact would arise from the development.

Overlooking

- 9.59 Overlooking has been minimized so far as possible by orientating the proposed dwellings to face north-south and not including any first floor windows on the east or western (side) elevations. Officers acknowledge that a degree of oblique overlooking would result from the development to neighbours such as the rear garden of 4 Barnfield Close from the first floor rear habitable rooms at proposed plots 2-3. However, all of the oblique overlooking which would result from the development would be mutual, for example 4 Barnfield Close would overlook proposed plots 2-3 and vice versa. This relationship is considered acceptable. Plot 4 is located 18.5m south of 17 Star Drive and is orientated at right angles to the rear of 17 Star Drive. For these reasons, officers consider that the distance between the properties and their orientation would mitigate against a harmful level of overlooking to 17 Star Drive's rear garden and habitable rooms.

Future Occupants

- 9.60 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
- 9.61 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size	Garden size
1	3	5	2	93	107	+14	172
2	2	4	2	79	104	+25	101
3	2	4	2	79	104	+25	111
4	4	8	2	124	164	+40	208
5	4	8	2	124	164	+40	192

- 9.62 All properties would exceed the minimum stated in the National Space Standards and policy H/12 and all habitable rooms would receive good outlooks and ventilation. Plots 1-3 are sited approximately 19.5m from the front of plots 4-5, given this separation distance alongside the scale and massing of the proposed dwellings, the respective rear or front habitable rooms would not breach the BRE 25 degree line. Therefore, officers consider that the proposed habitable rooms would receive good light levels.
- 9.63 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 80m² in rural settings. Each property would benefit from a generous private garden area which would significantly exceed the recommendations of the Council's District Design Guide.

Construction and Environmental Health Impacts

- 9.64 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant. The Council's Environmental Health Team have assessed the application and have no objections to the proposal. Conditions 4-6 of the outline consent required further information regarding contaminated land. Condition 15 restricted construction works to reasonable hours. Condition 16 required details of piling and site manager details.
- 9.65 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

Third Party Representations

- 9.66 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Waterbeach GP surgery is already over capacity	This is a matter which was considered at outline stage and it was concluded that given the minor increase in population this development would cause, the development would not overwhelm the existing services to a significant degree.
Piecemeal development against policy DP/5	Again, this was a matter considered at outline stage where the Council stated that Policy DP/5 was an adopted policy under the Local Development Framework (2007) and is not a current adopted policy as part of the South Cambridgeshire Local Plan 2018. Therefore, this carries no weight.
Loss of trees	While officers note that several trees are proposed to be removed, those trees to be removed are small fledgling trees and the mature trees which have a higher amenity value will be retained. The proposal also retains all of the existing hedging.

Other Matters

Bins

- 9.67 Refuse stores are proposed in each dwellings rear garden and there is sufficient space to accommodate a bin store of adequate size. A bin collection point is located centrally within the site which is 25-26m from the highway, this is considered an acceptable distance for collection given the requirements of 25m drag distance as set out within the RECAP Waste Management Design Guide. In terms of the distance between the individual stores and the bin collection point, officers consider that these distances are also acceptable. Full detail of the refuse store will be secured via condition.

Broadband

- 9.68 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. While this may not strictly fall under the remit of the reserved matters, it is practical for the applicant to provide adequate broadband for the proposed development and therefore, a condition is proposed to ensure this provision.

Planning Balance

- 9.69 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.70 The proposal seeks approval of the reserved matters (layout, landscaping, scale and appearance) in relation to 20/03370/OUT. Given the nature of the application, there are less planning considerations as only those which fall under the definition of layout, landscaping, scale and appearance as defined by the Development Management Procedure can be assessed.

Summary of harm

- 9.71 Officers consider that the proposal would not result in harm.

Summary of benefits

- 9.72 Officers consider that the proposal is responsive to the surrounding pattern of development, scale and character of the area whilst being of an appropriate density and providing sufficient relief from the built form by creating a large, landscaped frontage to Bannold Road. Existing landscape features such as the hedgerow encircling the site and multiple trees have been retained to soften the appearance of the built form and maintain the sites suburban and verdant character. The architectural detailing has been kept simple while adopting a similar pallet of materials to blend into the surrounding context. For these reasons, the proposal

would respond to the suburban context, create a high-quality development with an attractive appearance and a good standard of amenity for future occupiers while preserving the amenity of surrounding properties.

- 9.73 Having taken into account the provisions of the development plan, the neighbourhood plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

10.0 Recommendation

10.1 Approve subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

- 1 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.

- 2 No development shall take place above ground level, other than demolition, until full details of the materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 3 The development, hereby permitted, shall not be occupied or the use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- 4 The development shall not be occupied or the permitted use commenced, until full details of the refuse facilities for use in connection with the development have been submitted to and approved in writing by

the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the bin stores. A bin store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The bin store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the storage of waste, to encourage biodiversity and slow surface water run-off (South Cambridgeshire Local Plan 2018 policy HQ/1).

- 5 Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for at least 1 active charge point(s) for each house. The active charge points should have a minimum power rating output of 3.5kW. All other spaces should have passive provision of the necessary infrastructure including capacity in the connection to the local electricity distribution network and electricity distribution board, as well as the provision of cabling to parking spaces for all remaining car parking spaces to facilitate and enable the future installation and activation of additional active electric vehicle charge points as required, and this should be demonstrated in the submitted detail.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy TI/3 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021

Informatives

- 1 While the Ecology Officer recommends discharge of condition 7 and 8 of 20/03370/OUT, these conditions cannot be discharged through the reserved matters application. These conditions can only be discharged through the submission of a discharge of condition application.
- 2 The Applicant is required to make a Bye Law consent application to the IDB to permit the proposed development to discharge surface water run off into the IDB system.
- 3 The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of,

or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs