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| Planning Committee Date Report to | 12 July 2023 South Cambridgeshire District Council Planning Committee |
| Lead Officer | Joint Director of Planning and Economic Development |
| Reference | 22/04785/REM |
| Site | Parcel 2.1 Cambourne West, Cambourne |
| Ward / Parish | Cambourne |
| Proposal | Erection of 118 dwellings for residential uses along with all roads, sewers, landscaping, and all ancillary matters. |
| Applicant | Bovis Homes Cambourne West LLP |
| Presenting Officer | James Truett |
| Reason Reported to Committee | The Town Council have objected to the proposals; and Officers consider, having consulted with the Chair and Vice Chair, that the proposals should be reported to Committee due to the significance of the proposals, in the context of the wider development of West Cambourne. |
| Member Site Visit Date | N/A |
| Key Issues | <ol style="list-style-type: none">1) Principle of Development2) Compliance with the Cambourne West Design Code (2019)3) Housing Provision4) Design, Layout, Scale and Landscaping5) Cycle and Car Parking Provision |
| Recommendation | <p>APPROVE reserved matters application 22/02785/RMA subject to conditions and informatives as set out in Section 11 of this report.</p> <p>PART APPROVE details reserved by condition pursuant to outline planning permission S/2903/14/OL, in relation to this development parcel only:</p> <p>5 – Reserved Matters 8 – Design code compliance</p> |

- 15 - Landscape details
- 16 – Tree protection
- 17 – LAP details
- 20 – Ecology measures and mitigation
- 21 – Lighting
- 22 – Pedestrian cycle links
- 23 – Car parking
- 25 – Noise assessment
- 27 – Waste strategy
- 28 – Affordable housing mix
- 29 – Market Housing mix
- 30 – Sustainability strategy
- 31 – Cycle storage
- 32 – Drainage details

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1.0 Executive Summary

- 1.1 The application seeks Reserved Matters approval for the erection of 118no. dwellings for residential uses along with all roads, sewers, landscaping, and all ancillary matters, together with the part discharge of a number of outline planning conditions, as detailed in the recommendation. The site is currently known as parcel 2.1 of the Cambourne West development.
- 1.2 The scheme provides 2no. primary vehicular accesses, several pedestrian and cycle connections, and a large Central Local Area of Play (LAP). The development consists of detached, semi-detached, and apartment dwellings ranging from 2-3 storeys of which 83no. are market dwellings, and 35no. affordable dwellings (equating to 30% affordable provision).
- 1.3 The outline planning permission (S/2903/14/OL) was granted in December 2017 and was subsequently amended by non-material amendment

(S/1775/19/NM). This application is pursuant to the outline planning permission condition 5 requiring reserved matters details (appearance, landscape, layout and scale).

- 1.4 The development appropriately considers the approved Cambourne West outline planning permission including the Design Code, and approved parameter plans. Therefore, Officers recommend that the Planning Committee **Approve** the reserved matters application subject to conditions/informatives and **Part Approve** the discharge of outline planning conditions as set out in the recommendation.

2.0 Site Description and Context

- 2.1 The overall site of Cambourne West has an area of 147ha. The site extends north towards the A428 dual carriageway with the A1198 forming the western boundary. The southern boundary is defined by the Caxton Bypass, and the eastern boundary of mature trees, containing a right of way, thereby screening views of the adjacent Lower Cambourne.
- 2.2 Outline planning permission (S/2903/14/OL) was granted in December 2017 for up to 2350 residential dwellings including affordable housing, retail use classes, offices/light industry use class, community and leisure facilities use class, two primary schools and one secondary school, three vehicular access points, a network of segregated pedestrian and cycle routes sustainable drainage system and other infrastructure together with associated earth works parking open space including equipped play playing fields and landscaping.
- 2.3 The Cambourne West development has historically been in predominant arable agricultural use and therefore has minimal significant vegetation other than the remnants of hedgerows and mature trees. There is a shallow valley running through the centre of the wider site that follows the topography of the land as it slopes to the south. Additional trees have been planted along the northern boundary as part of the A428 improvements as well as on bunds along the southern boundary as part of the A1198 (Caxton Bypass) works.
- 2.4 The application site itself is 3.99 ha and is located north of the East Fields Greenway, south of the proposed allotments, and is bounded on the east by the existing mature trees and landscaping, and to the west is the East Field orchard and Local Equipped Area for Play (LEAP).
- 2.5 A mature tree belt, containing a right of way (279/1), separates the application site from existing residential properties at Lower Cambourne and forms the south-eastern boundary, thereby screening views of the adjacent Lower Cambourne. There are no trees on the site itself. The site is in Flood Zone 1 where there is a low risk of fluvial flooding.

3.0 The Proposal

- 3.1 The application proposes the erection of 118 dwellings along with all roads, infrastructure, landscaping, and all ancillary matters.
- 3.2 Two vehicular access are proposed, the first in the northwest of the plot, which will also serve the future allotment, and the second to the south which will bisect the greenway and provide access to parcel 1.5. The site also contains one central LAP which is 200sqm and combines the 2 LAPs required on the parcel.
- 3.3 The proposal consists of detached, semi-detached, and apartment dwellings ranging from 2-3 storeys, including 83 market dwellings, and 35 affordable dwellings (30% affordable). The affordable dwellings are located across the site.
- 3.4 The proposal includes tree lined streets with 3 north south pedestrian/cycle routes linking the southern greenway with the future allotments.
- 3.5 This application has been subject to extensive pre-application dialogue with officers. The application has been amended since submission to address consultation comments and relevant representations.

Discharge of conditions

- 3.6 In addition to this reserved matters application, the application seeks to discharge the below conditions applied to the outline planning permission S/2903/14/OL. The information to discharge the conditions is included within the submitted information, for determination in relation to Parcel 2.1 only.
- Condition 5 – Reserved Matters
 - Condition 8 – Design code compliance
 - Condition 15 - Landscape details
 - Condition 16 – Tree protection
 - Condition 17 – LAP details
 - Condition 20 – Ecology measures and mitigation
 - Condition 21 – Lighting
 - Condition 22 – Pedestrian cycle links
 - Condition 23 – Car parking
 - Condition 25 – Noise assessment
 - Condition 27 – Waste strategy
 - Condition 28 – Affordable housing mix
 - Condition 29 – Market Housing mix
 - Condition 30 – Sustainability strategy
 - Condition 31 – Cycle storage
 - Condition 32 – Drainage details

3.7 The information submitted for approval in relation to these conditions is discussed in the relevant parts of the assessment section of this report, and as set out in the recommendation, all of these conditions are recommended for part approval, in so far as they relate to Parcel 2.1.

4.0 Relevant Site History

| Reference | Description | Outcome |
|--------------|--|---------------------------------------|
| S/2903/14/OL | Development of up to 2350 residential units including affordable housing retail use classes A1-A5 (up to 1.04 ha) offices/light industry use class B1 (up to 6.25ha) community and leisure facilities use class D1 and D2 (up to 0.92 ha) Two primary schools and one secondary school (up to 11 ha) use class D1 three vehicular access points including the extension and modification of Sheepfold Lane a four arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198 south of the Caxton Gibbet to serve the proposed employment uses a network of segregated pedestrian and cycle routes sustainable drainage system and other infrastructure together with associated earth works parking open space including equipped play playing fields and landscaping. | Granted Permission – December 2017 |
| S/1775/19/NM | Non material amendment of planning permission S/2903/14/OL to amend the parameter plans. | Granted Permission – June 2019 |
| S/1430/19/RM | Reserved Matters for Strategic Engineering (Highways & Drainage) for phase 1 for appearance layout and scale following Outline planning permission S/2903/14/OL. The Outline application was EIA development and an | Granted Permission – November 2019 |

| | | |
|--------------|---|--------------------------------|
| | Environmental Statement was submitted. | |
| S/4161/19/RM | Reserved Matters for Strategic Landscaping for phase 1 following outline planning permission S/2903/14/OL. The Outline application was EIA development and an Environmental Statement was submitted. | Granted Permission – May 2020 |
| S/4537/19/RM | Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2903/14/OL for 200 dwellings including affordable dwellings for phase 1 parcel 1.1a and 1.1b. The Outline application was EIA development and an Environmental Statement was submitted | Granted Permission – June 2020 |
| 20/01536/REM | Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2903/14/OL for 190 dwellings, including affordable housing, associated hard and soft landscaping and all ancillary works. | Granted Permission – June 2020 |
| 20/01640/REM | Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2903/14/OL for 286 No. dwellings including affordable housing, associated hard and soft landscaping and all ancillary works. | Granted Permission – June 2020 |
| 20/02543/REM | Reserved matters application pursuant to outline planning permission S/2903/14/OL for appearance, landscaping, layout and scale following for 150 dwellings including affordable dwellings within Phase 1, Parcel 1.3a and 1.3d. The Outline application was EIA development and an | Granted Permission – May 2021 |

| | | |
|----------------|--|------------------------------------|
| | Environmental Statement was submitted. | |
| 21/03746/REM | Application for Reserved Matters for appearance, landscaping, layout and scale for the East Square following outline planning permission S/2903/14/OL. The Outline application was EIA development and an Environmental Statement was submitted. | Granted Permission – November 2021 |
| S/4161/19/NMA2 | Non-material amendment on planning permission S/4161/19/RM for adjustments associated with the proposed access road into parcel 2.1, removal of the estate rail along the greenway, and updated tree locations and numbers in parcels 2.1 and 1.5. | Not yet determined |

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

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

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

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/10 – Affordable Housing
H/12 – Residential Space Standards
SC/2 – Health Impact Assessment
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
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/8 – Infrastructure and New Developments
TI/10 – Broadband

5.3 Supplementary Planning Documents

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

- 5.4 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
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

6.0 Consultations

6.1 Cambourne Town Council – Object

- 6.2 Objects on the grounds of excessive rear parking courts and poor design of parking spaces. There were also comments regarding the LAP location, alleyway between plots 1998 and 1996 with plots 2016 and 2017, and door design.

6.3 County Highways Development Management –No Objection

As amended:

- 6.4 The layout of the streets as shown is acceptable to the Highway Authority and the applicant has addressed all the issues raised by the Highway Authority in its comments to the Planning Authority. The acceptability of the layout design does not constitute approval for adoption of the site either wholly or in part by the Highway Authority. The acceptance demonstrates that the layout should not be unduly hazardous for movement through the space, by the wide spectrum of individuals likely to use such routes.

As submitted:

- 6.5 Amendments are required to achieve an adoptable standard. Recommends conditions relating to, pedestrian visibility splays, road construction, and vehicle visibility splays.

6.6 County Transport Team – No Objection

- 6.7 The scheme is acceptable in terms of design code compliance (movement), connectivity within the plot, cycle parking, and surrounding (though clarification requested on delivery). Insufficient detail has been presented to understand the timing of delivery of the key cycle routes around this plot, that the construction access route is separate from all cycle routes and of the electric vehicle charging.

6.8 Strategic Housing Team – No Objection

As amended:

- 6.9 The Strategic Housing Team support this application.

As submitted:

- 6.10 Amendments and clarification are required in relation to; Affordable housing mix, Self and Custom build plots, Accessible and Adaptable units, Affordable Housing tenure mix, Residential space standards, Loss of bed spaces.

6.11 Definitive Maps Officer – No Objection

- 6.12 Provides recommendations for the adjoining footpath, should it be used for cyclists in the future, to be upgraded to bridleway. Also recommends a condition for the scheme to provide details in relation to public rights of way, and informatives regarding existing rights of way.

6.13 Lead Local Flood Authority – No Objection

As amended:

- 6.14 As Lead Local Flood Authority (LLFA) we can remove our objection to the reserved matters application. Pollution control informative recommended.

As submitted:

- 6.15 Insufficient information has been submitted in relation to surface water drainage.

6.16 Environment Agency – No Objection

- 6.17 We have no objection to the submitted application.

6.18 Anglian Water – No Objection

- 6.19 The impacts on the public foul sewerage network are acceptable to Anglian Water at this stage. The proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments

6.20 Urban Design and Conservation Team – No Objection

As amended:

- 6.21 Officers are generally supportive of the proposal in Urban Design terms. The scheme design has been improved and most of the issues raised have been adequately addressed. Some issues remain, however, we are content these can be dealt with via conditions. Conditions are recommended in relation to samples of materials, architectural details, and boundary treatments.

As submitted:

- 6.22 There are significant issues regarding layout, detail and elevational design. These are grouped as; Layout of parking courts; lack of soft landscaping and planting on primary streets and parking courts; quality of public realm on junctions, green link, and central square; apartment block design.

6.23 Communities Team – No Objection

- 6.24 No objections, provides guidance and request further information on community assets with the site and for the wider Cambourne West Development.

6.25 County Archaeology – No Objection

6.26 Archaeological mitigation has previously been secured against the outline planning application S/2903/14/OL. Fieldwork has recently been completed for this parcel and therefore we make no objections to this reserved matters application.

6.27 Sustainability Officer – No Objection

6.28 The general approach is supported further information is required in relation to; solar PV panels, building regulation compliance, and electric Vehicle charging points. Conditions are recommended regarding the solar PV panels and electric vehicle charging, informative recommended related to building regulations.

6.29 Landscape Officer – No Objection

As amended:

6.30 It is considered that the application is supported in landscape terms subject to conditions regarding hard and soft landscaping and play areas.

As submitted:

6.31 Issues with non-compliance with Design Code, and non-compliance with Policy DP/2, HQ/1, and NH/6. It is considered that the proposals represent overdevelopment of the parcel leading to poor quality links, green spaces, play opportunities and edges

6.32 Ecology Officer – No Objection

6.33 The ecological management Plan shows suitable numbers of bat and bird boxes to be installed throughout the parcel. With lighting to be mitigation where greater than 1 lux falls on ecologically sensitive habitat.

6.34 Tree Officer – No Objection

6.35 There are no arboricultural or hedgerow objection to the application.

6.36 Environmental Health – No Objection

6.37 Climate, Waste and Environment – No Further comments at this stage.

6.38 Contaminated land – No specific comments to make, condition 40 on the outline consent (S/2903/14/OL) covers unexpected contamination.

6.39 Police Architectural Liaison Officer – No Objection

6.40 This area is considered to be low to medium risk to the vulnerability to crime. Recommendation are made to reduce the vulnerability to crime for the following areas: Lighting, garden access, parking surveillance, car port lighting, sheds/cycle stores, apartment cycle stores, apartment access control, LAP surveillance, and Landscaping.

6.41 Fire Authority – No Objection

6.42 The Fire Authority requests that adequate provision of fire hydrants be made via a suitable planning condition or S106 obligation.

7.0 Third Party Representations

7.1 No third party representations have been made.

8.0 Member Representations

8.1 No Member representations have been received.

8.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

9.0 Assessment

9.1 Principle of Development

9.2 This application seeks reserved matters approval for 118 dwellings for residential uses along with all roads, sewers, landscaping, and all ancillary matters following outline planning permission. The site is currently known as Parcel 2.1 of the Cambourne West Development, and is the first reserved matters site in phase 2.

9.3 The key issues to consider in the determination of this application are whether the proposals accord with the outline planning consent, whether the design of the dwellings (scale and appearance) and associated spaces (layout and landscaping) are in accordance with the approved Design Code, whether the proposals create acceptable street scenes and whether the amenities of the future occupants of the proposed dwellings would be respected.

9.4 The principle of the development has been established through the outline planning permission (S/2903/14/OL). This application is pursuant to the outline planning permission condition 5 requiring reserved matters details (appearance, landscape, layout and scale).

- 9.5 The proposed development is generally considered to comply with the outline planning permission (S/2903/14/OL), including the approved parameter plans. The proposals also generally comply with the approved Design Code for Cambourne West (2019), as discussed below.
- 9.6 The outline permission (S/2903/14/OL) was granted in December 2017 and was subsequently amended by non-material amendment (S/1775/19/NM). Since the outline permission was granted the Council has adopted the South Cambridgeshire Local Plan 2018 and the National Planning Policy Framework has been updated. The new Development Plan and alterations to the National Planning Policy, as a material planning consideration do not alter the principles of the development proposals, as established by the outline planning permission.
- 9.7 An Environmental Impact Assessment was required as part of the Outline application, and an Environmental Statement was submitted as part of the Outline application. The Environmental Statement concluded that the proposed development would result in a number of changes to the local environment, but a range of mitigation measures will be put in place to minimise potential significant adverse effects and enhance beneficial effects. This Reserved Matters submission will not result in different impacts to those identified through the Outline application process. There is no change to the Regulations which would call for further work to the Environmental Statement.

9.8 Compliance with the Cambourne West Design Code (2019)

- 9.9 The application area is located within the Phase 2 construction area and sits within Swansley Park neighbourhood and encompasses Vistry parcel 2.1. The compliance with the Design Code is discussed further in the sections below, though this section will outline compliance with key principles.
- 9.10 The design code sets the characteristics which should be established throughout parcel 2.1. Key characteristics are an informal village character, materials used to reflect those in Lower Cambourne, woodland edge, interface with greenways, and building should generally face outwards.
- 9.11 The submitted drawings show that this parcel has an informal character with a high number of native trees as specified in the Design Code. The street scenes submitted illustrate how the scheme responds to the Design Code by providing taller three-storey dwellings on the western boundary, with marker buildings to the north and south. Although the design code does not specify three-storey buildings along this frontage, it is considered

to more appropriately fit the character of a secondary frontage and is therefore supported.

- 9.12 The parcel is required to provide natural surveillance over the surrounding green spaces and allotments, this is achieved through the outward facing buildings. The parcel also appropriately provides key vistas through the locations of the roads and footpaths, whilst also achieving good natural surveillance of footpaths and play spaces, and a large singular LAP combining the space of the 2 proposed LAPs to enable a larger usable space.
- 9.13 The principles, scale and height of the proposed built form are considered to generally accord with the design requirements of the Design code. It is considered that the submitted information adequately demonstrates that the proposals are in general compliance with the Design Code in accordance with the requirements of outline planning condition 8, subject to conditions to secure certain details as discussed below.

9.14 Housing Provision

Density

- 9.15 The Design Code requires that this parcel has a density of circa 35-40 dwellings per hectare. The site measures approximately 3.99 hectares in area. The provision of 118 dwellings on the site would equate to a density of approximately 33 dwellings per hectare. This is below the area set by the Design Code, however, some of this parcel includes a connecting path to the East, leading to Lower Cambourne, the Western access road, and Northern pathway adjacent to the allotments. Overall, the density is supported as it enables sufficient space to achieve the other requirements set by the design code, makes effective use of land, and would not be considered overdevelopment of the parcel.

Market Housing Mix

- 9.16 Condition 29 of the outline consent requires the submission of any reserved matters application relating to a development parcel to be accompanied by a schedule of the mix of market dwellings proposed and how the proposed mix relates to the overall mix of market dwellings within all development parcels.
- 9.17 The condition requires the housing mix to also have regard to local market demand and be comprised of the following:
- a) 30% 1 or 2 bedroom homes;
 - b) 30% 3 bedroom homes;
 - c) 30% 4 or more bedroom homes;

- d) With a 10% flexibility allowance above or below the 30% for each of the above categories.
- 9.18 The mix proposed for the parcel itself is as follows:
- a) 7.2 % 1 or 2 bedroom homes;
 - b) 48.2 % 3 bedroom homes;
 - c) 44.6 % 4 or more bedroom homes;
- 9.19 The site wide mix for the Reserved Matters which have approval so far is as follow:
- a) 34.9% 1 or 2 bedroom homes;
 - b) 28.4 % 3 bedroom homes;
 - c) 36.7 % 4 or more bedroom homes;
- 9.20 The rationale for larger units within this parcel is consistent with the site wide density plan as set out in the Design Code. The wider site densities that have been proposed by the applicant accord with the requirements of Condition 29. This mix will be monitored on an ongoing basis as housing reserved matters parcels are submitted.
- 9.21 In light of the above, it is considered that the proposed housing mix accords with the requirements of Condition 29 of the outline consent.

Affordable Housing

- 9.22 Policy H/9 requires that developments provide a wide choice, type and mix of housing to meet the needs of different groups in the community. Policy H/10 requires that an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and in small groups or clusters distributed through the site.
- 9.23 The outline planning approval requires that 30% of the overall site is to be affordable housing. This development parcel provides 29.7% affordable housing (35 dwellings) and is therefore in accordance with the outline planning approval. The site wide percentage of affordable housing for the Reserved Matters which have approval so far is 30%.
- 9.24 The Councils Housing Team have confirmed that the affordable housing mix is policy compliant and has been agreed with the Housing Team. The affordable units meet or exceed the Nationally Described Space Standards. The affordable housing mix is as follows:
- a) 74 % 1 or 2 bedroom homes;
 - b) 23 % 3 bedroom homes;

c) 3 % 4 or more bedroom homes;

- 9.25 The Council's Housing Team had requested 5% of the 118 units provided (6 units) should be built to M4(2) standards for accessible and adaptable dwellings in accordance with Local Plan Policy H/9. However, the outline application was agreed prior to the current Local Plan, and the outline planning permission does not include a condition or other mechanism to require the developer to provide any dwellings to be built to this standard. On this basis it is not considered possible to require the developer to provide any dwellings to be built to M4(2).
- 9.26 Social/Affordable Rent and Shared Ownership - Due to viability issues the Outline application was approved with a 50/50% split. The affordable housing mix offered is policy compliant with regard to the Outline application and subsequent approval.
- 9.27 Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with Policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.

9.28 Design, Layout, Scale and Landscaping

- 9.29 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria 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.
- 9.30 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.
- 9.31 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.

Access and Layout

- 9.32 The site will be access from the tertiary roads to the West, north of East Field Orchard and Green, and to the south joining to Parcel 1.5 through the East field Greenway. The parcel is located along the tertiary road network as part of the wider scheme. It is surrounded by green infrastructure with good pedestrian links. Roads within the parcel are

predominantly tertiary with some private drives which responds appropriately to the Design Code.

- 9.33 The proposal also provides additional footpaths/access points that connect the strategic pedestrian/cycle networks approved as part of the reserved matters for strategic engineering and strategic landscape (S/4161/19/RM), in accordance with the requirements of the Design Code. This also connects to the southern greenspace (East Fields Greenway), to the future Allotments, and Green space to the west (East Field Orchard and Green). This scheme proposed connections to the wider cycle and pedestrian network which will connect to the existing lower Cambourne and approved schemes on Cambourne West.
- 9.34 The location and amount of connections to these green links were agreed at pre-application stage. A non-material amendment to the adjacent greenway approved under application S/4161/19/RM has been submitted (S/4161/19/NMA2), to include the paths to join those approved under this reserved matters application, to ensure the development of this parcel is coordinated with the detailed design of the greenway. A condition is recommended which requires that prior to the occupation of any dwellings, all cycle and pedestrian links to the adjacent greenways, shall be fully implemented (Condition 12), to ensure these links are available to residents from the outset.

Design, Appearance, and Scale

- 9.35 This rectangular parcel and the Design Code characterises the external facing elements of this parcel as having a secondary frontage to the West, and open space frontages on the remaining three sides. Though notably the northern boundary is also characterised by the future allotments, and the Eastern frontage by the Woodland Edge. The scheme has been designed in this way and provides the plots on these boundaries to front the surrounding green network which is supported. The large LAP is located in the centre of the development to allow access to all residents.
- 9.36 The scheme provides a variety on the western secondary frontage, and more broken frontages along the other boundaries facing the open space, providing natural surveillance. This is in line with the characters indicated in the Design Code. This scheme also provides a frontage which conforms with the approved southern parcel 1.5 to provide a coherent space.
- 9.37 The Design Code details the Swansley neighbourhood which this parcel is part of as requiring a selection of buff and gault clay bricks with contrasting slate and plain tiles in greys and reds. High quality materials have been particularly concentrated around the edges of the site abutting key frontages, and on key marker buildings. This has been offset with a more restrained palette within the tertiary streets within the parcel itself and providing a varied selection of materials. **Condition 2** is recommended to secure further details of the materials and architectural details.

- 9.38 The Design Code requires building heights on this parcel to be 2 - 2.5 storey. The proposed scheme comprises mainly 2-2.5 storey buildings, with some 3 storey dwellings on the Western boundary. This comes following pre-application discussions where, to create a stronger frontage overlooking the East Orchard public open space, it was considered a more suitable design solution which defines and frames the open space.
- 9.39 Boundary treatments have been subject to discussion throughout the process and to address some initial concerns from the Urban Design officer, additional brick walls instead of wooden fences are now provided in areas visible from public areas, including, but not limited to, entrances to parking courts. **Condition 7** is recommended regarding boundary treatments where there isn't a consistent strategy for the use of front hedges to the building plots, treatment of boundaries to rear gardens where these are visible from the public realm.
- 9.40 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. The applicant has confirmed that the houses all meet the prescribed standards.
- 9.41 Each property would benefit from a private garden area or communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide.

Local Areas of Play

- 9.42 The design code specifies that there should be two 100 sqm LAPs provided within this development. It was agreed at pre-app stage that one larger 200+sqm would be provided, in part due to the large quantum of surrounding landscaping, but also to provide a larger more usable play space. Play along the way has also been provided along the northern boundary supporting the play scheme for this parcel. Details of the LAP and its delivery have been secured by **condition 6** as recommended by the council's Landscape Architect.
- 9.43 In light of the above, and subject to conditions, the proposed LAP scheme is supported and meets the requirements of Condition 17 of the Outline Permission.

Landscape

- 9.44 Policy HQ/1 and NH/6 require developments to include high quality landscaping and public spaces that integrate the development with its surroundings. The approved Design Code defines key design principles regarding landscaping for developments withing Cambourne West.
- 9.45 The scheme has been discussed throughout the application process. The scheme has been amended in light of conversations to include additional tree planting on streets, additional planting to break up parking spaces and additional planting detail provided in order to meet the requirements of the outline condition (Condition 15). Further, the parking courts have been amended to include additional landscaping to break up and soften these spaces. The hard surfacing has been similarly developed to provide high quality block paving, helping to improve the sense of place.
- 9.46 The scheme is supported by the councils Landscape Architect, subject to **Conditions 5** for Hard and Soft landscaping details.
- 9.47 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 The Design Code and South Cambridgeshire Local Plan (2018) policies HQ/1 NH/2 and NH/6 and the NPPF.
- 9.48 Trees**
- 9.49 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 9.50 There are no trees within the application site that merit retention or protection. The proposal allows for extensive tree planting within the housing parcel. The Council's Tree Officer has raised no objection.
- 9.51 Throughout the pre-application process and following consultation comments the scheme has provided additional tree planting on streets and within parking courts to break up parking spaces.
- 9.52 The proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan, and the requirements of the Design Code.
- 9.53 Carbon Reduction and Sustainable Design**
- 9.54 The application is supported by a Sustainability Statement. The Council's Sustainability Officer was consulted on the application and confirmed that

the general approach to meeting the requirements set out in the site wide sustainability strategy, as required by condition 30 of the outline application are supported.

- 9.55 The Sustainability Officer also noted the submitted material details water efficiency measures to achieve potable water use of no more than 110 litres/person/day, this accords with Local Plan Policy CC/4 'Water Efficiency'.
- 9.56 The applicants have confirmed that 1 x 7 kW charge point will be provided per unit, either on plot or on a post for those units with parking in courtyards. **Condition 4** is recommended securing further details of the location and specification of the charge points.
- 9.57 The scheme follows the energy hierarchy, with fabric improvements proposed followed by the implementation of renewable energy in the form of photovoltaic (pv) panels, with these delivering a 10% reduction in emissions. It has been confirmed that the scheme will be design to meet the requirements of Part L 2021. **Condition 12** is recommended requesting a roof layout plan of the PV panels. This approach is supported by the Sustainability Officer.
- 9.58 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, the Greater Cambridge Sustainable Design and Construction SPD 2020, and the Design Code.
- 9.59 Biodiversity**
- 9.60 The 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.
- 9.61 The application is supported by an Ecological Enhancement Plan. The application provides an acceptable number of bird and bat boxes, and hedgehog holes are provided throughout the site. The lighting scheme shows that lighting will be mitigate where greater than 1lux falls on ecologically sensitive habitats. **Condition 11** has been recommended to secure the provision shown in the Ecological Enhancement Plan.
- 9.62 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal.

9.63 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021, 06/2005 Circular advice, and the Design Code.

9.64 Water Management and Flood Risk

9.65 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.

9.66 The site is in Flood Zone 1 and is therefore considered at low risk of fluvial flooding.

9.67 Condition 36 of the outline planning permission requires a Foul Water Strategy to be submitted for each development, with details to be submitted for approval prior to commencement of development. In indicative foul drainage strategy has been included, and full details will be approved as part of a separate submission prior to commencement.

9.68 The surface water strategy for Parcel 2.1 utilises the principles set in the Design Code for Cambourne west. Surface water run-off will gravitate from the site, to the existing and agreed attenuation areas and Sustainable Drainage System (SuDS) provided near the parcel (covered in the infrastructure design). This drainage strategy proposed will use Swale 17 to the West of the parcel, and then feed into pond 11 near West Cambourne Swansley Hill Meadow. Permeable paving is also provided within the parking areas and acting as source control. All private drainage will be designed in accordance with the latest Building Regulations standards. It is proposed that the sewers will be offered for adoption by Anglian Water under a Section 104 Agreement and designed in accordance with the latest standards (Sewers for Adoption 6th Edition) once the parcel is fully developed.

9.69 The Flood Risk Assessment outline planning permission set out a threshold of a maximum 55% impermeable surfacing within development parcels. This parcel achieves a 53.6% impermeable surface area, which ensures there is sufficient capacity within the designed network to received flows from all parcels in the wider Cambourne West development. The LLFA have reviewed this information and following amendments and additional information have no objection.

9.70 Anglian Water has advised that they have considered the impacts on the public foul sewage network are acceptable to Anglian Water.

9.71 The applicants have suitably addressed the issues of water management and flood risk, the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9, NPPF advice, and the Design Code.

9.72 Highway Safety and Transport Impacts

9.73 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.

9.74 The internal road network of the proposed scheme is designed to be a low speed and relatively low trafficked environment. There is a logical flow and hierarchy through the development with shared surface mews and lanes as you navigate away from the main street.

9.75 In line with the Design code, allocated parking is provided within curtilages where possible with the remaining allocated adjacent to the dwellings and with natural surveillance.

9.76 The scheme proposes shared cycle and pedestrian paths throughout the site and a central raised table which will slow traffic and enable informal crossing for a central north south connection.

9.77 The Local Highway Authority have raised no objection subject to **conditions 13, 14, 15** which relate to visibility spays and drainage onto the highway. The Transport Assessment Team were also consulted and raised no objection subject to connectivity to surrounding areas, Construction access route, and Electric Vehicle charging. **Conditions 4 and 16** are proposed which relate to adjoining footpaths, and Electric vehicle charging. Additionally, construction details are considered in conditions 39 and 40 of the outline planning permission.

9.78 Considering the above, the proposed scheme is acceptable in terms of Highway safety and Transport Impacts.

9.79 Cycle and Car Parking Provision

9.80 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. The approved Design Code similarly provides solutions to manage plot access and parking.

Cycle Parking

9.81 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.

- 9.82 The submitted information shows that secure lockable cycle storage will be provided in the form of sheds in rear gardens where there is no garage space. **Conditions 9 and 10** are included to provide further details of the secure cycle storage and visitor cycle parking.

Car Parking

- 9.83 Local Plan Policy TI/3 requires a design-led approach to parking, with 2 spaces recommended per dwelling – 1 space to be allocated within the curtilage. Similarly, the Design Code recommends typically 2 parking spaces per dwelling.
- 9.84 The parking layout has been subject to pre-app discussions. The parking layout has been amended to be broken up with trees and landscaping to reduce the potential for large expansive areas of hardstanding. All single driveways are 3.5m wide and double driveways are 7m side. This is to enable sufficient space for parked cars, bins, and cycles manoeuvring.
- 9.85 The parking provision is broadly compliant with the design code and the Local Plan by providing on average 2.25 spaces per dwelling. The scheme does only provide 1 space per 1 bedroom dwelling, and 3 spaces for 4+ bedroom dwellings. Given the location of the plot, the walkable and cyclable services, and the future public transport links which will serve Cambourne West, this car parking provision is considered to be appropriate.
- 9.86 The Town Council in their comments make reference to excessive rear parking courts and poor designs of parking spaces. The proposal has undergone extensive amendments and the parking court designs are supported by officers subject to a **condition 7** to detail the boundary treatments.
- 9.87 Subject to conditions as described above, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Design Code.

9.88 Environmental Health and Amenity

- 9.89 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.

- 9.90 A site-wide Construction Environmental Management Plan (CEMP) has been approved under condition 33 of the outline planning permission. Outline condition 41 requires submission of a Construction Method Statement (CMS) prior to commencement of each development parcel. prior to commencement of development. Details have also been approved under Condition 35 of the outline planning permission of a mitigation scheme to address the impacts on air quality arising from the wider development.
- 9.91 As part of condition 25, the outline permission requires a statement explaining why a noise assessment and noise attenuation/insulation scheme is not required in respect of the residential units within that Development Parcel to protect occupants from noise emanating from the A428 and A1198 to be submitted as part of any reserved matters parcel.
- 9.92 An Acoustic Technical Note has been submitted as part of this application. This note considers the proposed parcel 2.1 in relation to the parcel 1.1a and 1.1b by supplying the Environmental Noise Survey and Noise Impact Assessment submitted for parcels 1.1a and 1.1b. This Technical note details the distance of the site from the A428 and A1198 and the location of the noise bund. The Noise Bund is submitted as part of a separate reserved matters application (22/04877/REM). Due to distance of the site from the A428 and A1198 and the proposed noise bund, it is considered a new noise assessment and noise attenuation/insulation scheme is not required as part of this parcel, and the details submitted for the previous parcels 1.1a and 1.1b are acceptable in this instance as this site is further from these noise sources. This is considered to address the requirements of outline condition 25.
- 9.93 The Council's Environmental Health Team have assessed the application and have no comments to make at this stage as the conditions on the outline application address noise, air quality, lighting, construction and contaminated land and which will require details to be approved separately prior to commencement of development, and as such no additional conditions are required at this stage.
- 9.94 The scheme is shielded from existing dwellings at Lower Cambourne by a mature hedgerow which provides a buffer of around 45metres. This scheme does not raise concerns of overshadowing or overlooking of existing dwellings. There is similarly a distance of around 30metres, of greenspace and trees, between this scheme and the recently approved southern parcel 1.5. The proposals provide amenity spaces for future residence through private gardens or communal gardens which would meet or exceed the recommendations of the Council's District Design Guide. The relationships between the proposed residential dwellings are considered to be appropriate with adequate separation distances and sympathetic built relationships. The District Design Guide (2010) recommends back-to-back distances of 25m for 2-storey dwellings, and 30m for 3-storey dwellings. Minimum back-to-back distances are proposed

to be approximately 20m. Whilst below the guidance, this is similar to distances seen on previous reserved matter phases, and considering the detailed design and layout of the site is considered acceptable in terms of residential amenity. The proposal adequately respects the amenity of its neighbours and of future occupants.

9.95 Refuse and Recycling

- 9.96 Policy HQ/1 requires developments to provide facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development.
- 9.97 In line with Condition 27 of the outline permission, a refuse plan/strategy and refuse vehicle tracking plan have been submitted and are considered to be acceptable.
- 9.98 The provision of refuse, recycling and compost storage is integrated within each plot, to not detract from the overall appearance of the development or the street scene. Refuse storage facilities for individual homes are located either within rear gardens or integrated within private garages. The waste strategy has been subject to pre-application and post submission discussions and the scheme has been revised following informal comments. The bin drag distances, and refuse vehicle tracking, for both residents and the waste collection team are considered acceptable. **Condition 17** has been included to secure the provision of refuse storage.

9.99 Other Matters

Broadband

- 9.100 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. Condition 50 of the outline application required a scheme detailing the provision of open access ducting for fibre optic cable to serve a range of telecommunication services. As details of telecoms provision have not been submitted as part of this application, this will need to be provided at a later date.

Fire hydrants

- 9.101 The comments received from Cambridgeshire Fire and Rescue are acknowledged, however, this is already covered by condition 44 on the Outline planning permission. Therefore, no condition has been added to this reserved matters.

Town Council comments

- 9.102 The Town Council in their comments also make reference to the doors looking identical, and access from the business park to West Cambourne. The door details are secured via **Condition 2** (materials) so are subject to

change. The business park access is outside the redline boundary for these proposals and is not a consideration for this scheme.

9.103 Conditional matters pursuant to outline permission:

9.104 As part of the Reserved Matters submission, it is necessary to consider whether the submission details conditioned by the outline planning permission have been appropriately detailed in the Reserved Matters submission. This Reserved Matters application is accompanied by information to discharge the following conditions in specific reference to this parcel only:

- **Condition 5 - Reserved Matters – layout, landscape, appearance:** The proposal encompasses the above reserved matters details .
- **Condition 8 – Design Code compliance:** The proposal complies with the Design Code with outstanding details to be secured by planning conditions.
- **Condition 15 – Landscape details:** Landscape details have been submitted and a condition has been added to this Reserved Matters.
- **Condition 16 - Tree protection:** There are no trees within the application site that merit retention or protection. The proposal allows for extensive tree planting within the housing parcel.
- **Condition 17- LAP details:** The LAP details submitted are considered to adequately address the requirements of Condition 17. A details condition has been added to this Reserved Matters.
- **Condition 20 – Ecology measures and mitigation:** Ecological measures including bat and bird boxes and fencing details for hedgehog permeability have been provided are considered acceptable. A compliance condition has been added to this Reserved Matters.
- **Condition 21 – Lighting:** The lighting details submitted are considered to be acceptable. A lighting in unadopted areas condition has been added to this Reserved Matters.
- **Condition 22 – Pedestrian cycle links:** The details submitted in respect of pedestrian linkages as shown on the layout plan are appropriate.
- **Condition 23 – Car parking:** The details submitted in respect of car parking accord with the requirements of policy.
- **Condition 25 – Noise assessment:** Details submitted accord with the Noise Assessment submitted with the outline planning.
- **Condition 27 – Waste strategy:** The submitted refuse plan/strategy and refuse vehicle tracking plan have been considered to be acceptable. A compliance condition has been added to this Reserved Matters.
- **Condition 28 – Affordable Housing Mix:** Details in respect of this parcel have been considered acceptable in the context of the wider development.
- **Condition 29 – Market Housing mix:** Details in respect of market housing mix for this parcel are considered acceptable in the context of the wider development.
- **Condition 30 – Sustainability Strategy:** Details have been submitted demonstrating compliance with the site-wide sustainability strategy
- **Condition 31 – Cycle storage:** Details have been submitted and a condition has been added to this Reserved Matters.
- **Condition 32 –surface water proposals:** Drainage details submitted are considered to be acceptable.

- 9.105 All conditions on the outline planning permission (ref: S/2903/14/OL) that require compliance at the reserved matters stage have been adequately addressed.
- 9.106 On the basis of the above considerations, it is considered that the proposal accords with the relevant policies contained within the approved Cambourne West Design Code, South Cambridge Local Plan 2018, other Development Plan Documents, as well as the NPPF 2019.

9.107 Planning Balance and Conclusion

- 9.108 The proposals are considered to largely comply with the outline parameter plans, and the approved Cambourne West Design code. Although there are some deviations from the approved Design code this have been agreed with officers and are considered to contribute positively to the scheme. The inclusion of 3 storey dwellings within the parcel helps to better establish the secondary frontage overlooking the greenspace to the west of the parcel.
- 9.109 Throughout the pre-application and application stages there have been amendments which have resolved issues raised by consultees. This scheme provides much needed market and affordable housing in the area, and has resulted in a high-quality scheme which appropriately considers local and national policies.
- 9.110 After considering the submission, material considerations, and comments that have been made on the submission, the proposals are considered acceptable and in accordance with the relevant policies of the Local Plan; the Waterbeach New Town SPD, the approved Design Code, the National Design Guide, and the aims and objectives of the NPPF.

10.0 Recommendation

- 10.1 **i) Approve** reserved matters application reference 22/04785/REM subject to the planning conditions as set out in section 11 below with authority delegated to officers to undertake appropriate minor amendments to the conditions and/or informatives (and include others considered appropriate and necessary) prior to issue of the permission.
- ii) Approve the part discharge** of the following outline planning conditions (planning application reference S/2903/14/OL) in so far as they relate to this reserved matters application site according to the recommendations for each condition set out in the table below:

| Condition | Recommendation |
|----------------------------|----------------|
| 5 – Reserved matters | Approve |
| 8 – Design Code compliance | Approve |

| | |
|------------------------------|---------|
| 15 – Landscape details | Approve |
| 16 – Tree protection | Approve |
| 17 – Local Area of Play | Approve |
| 20 – Ecology measures | Approve |
| 21 - Lighting | Approve |
| 22 – Pedestrian cycle links | Approve |
| 23 – Car parking | Approve |
| 25 – Noise assessment | Approve |
| 27 – Waste strategy | Approve |
| 28 – Affordable housing mix | Approve |
| 29 – Market housing mix | Approve |
| 30 – Sustainability strategy | Approve |
| 31 – Cycle storage | Approve |
| 32 – Surface water drainage | Approve |

11.0 Planning Conditions

Conditions

Approved Plans

- 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.

Materials

- 2- Prior to the commencement of above ground level development, full details including samples of the materials to be used in the construction of the external surfaces of buildings, which includes external features such as entrance doors, windows, opening surrounds, external metal work, balconies, balustrades, rain water goods, copings, bike and bin stores shall be submitted to and approved in writing by the local planning authority. Details of feature brickwork indicating how the brickwork relates to openings and edges shall be provided for approval. Sample panels of the brickwork to be used shall be erected on site and shall be at least 1.5m x 1.5m to

establish the detailing of bonding, coursing, mortar colour and type of jointing and any brick patterning, articulation and insets. Detailing shall be agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ1 of the South Cambridgeshire Local Plan 2018.

Rights of Way Scheme

- 3- Prior to commencement of development, a public rights of way scheme shall be submitted to and approved by the Local Planning Authority which will include provision for:
- i. the design of access to and across public rights of way routes and their surfacing, widths, gradients, landscaping and structures
 - ii. any proposals for upgrades of public rights of way

Reason: In the interests of the amenity and safety of the public.

Electric Vehicle Charging Points

- 4- Prior to the installation of any electrical services, an electric vehicle charge point plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall make provision for 1 active charge point for each dwelling, either on plot or in the communal car park areas. The active charge points should have a minimum power rating output of 7kW. Information on the specification of the charge points shall also be provided. 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 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2021.

Hard and Soft Landscaping

- 5- No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

The development shall be carried out in accordance with the approved details.

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.

Play Areas

- 6- No development above ground level, other than demolition, shall commence until details of all play areas, including Lap1, Lap2 and any Play along the Way features as indicated on drawings 19079/1004 Rev E (Planning Layout), and 752D-01- Rev C (Parcel 2.1 Masterplan) have been submitted to and approved in writing by the Local Planning Authority. These details shall include equipment specification, surfacing materials, street furniture, signage and any other hard and soft landscape elements.

The approved play equipment shall be installed and made available prior to occupation of any adjacent dwellings.

Reason: To ensure the development is satisfactorily assimilated into the area and provides acceptable play spaces in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Boundary Treatments

- 7- No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatments (including gaps for hedgehogs) to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and retained as approved thereafter.

Reason: To ensure an appropriate boundary treatment is implemented in the interests of visual amenity and privacy in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Lighting in unadopted areas

- 8- No development above base course level shall commence until details of the height, type, position, and angle of glare of any final site lighting in any unadopted areas has been submitted to and agreed in writing by the Local Planning Authority. The details and measures so approved shall be carried out and maintained in accordance with the approved lighting scheme/plan. Such lighting shall be kept to a minimum for the purposes of security and site safety.

Reason: In the interests of amenity and to reduce disruption to commuting/ foraging bats and to limit light pollution having regard to Policy NH/4 of the South Cambridgeshire Local Plan 2018 and paragraph 170 of the National Planning Policy Framework, 2019.

Cycle Storage

- 9- Notwithstanding the approved plans, 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.

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

Visitor cycle parking

- 10-No dwelling shall be occupied until a scheme for the provision of cycle stands for visitors has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.

Reason: To ensure the provision of appropriate cycle parking facilities for visitors in accordance with Policies HQ/1, TI/3 and TI/4 of the South Cambridgeshire Local Plan (2018).

Ecology Enhancement Plan

11-Prior to occupation of each dwelling, the bat and bird boxes, hedgehog connections, and single species and multi species native hedgerows which are shown within the approved Ecology Enhancement Plan (M-MCAMW-NHC-SD-XX-D2-A-PL-000 Rev B) shall be installed and thereafter retained for that specific use.

Reason: To ensure accordance with the Biodiversity SPD (2022) and section 3.20 of the Cambourne West Design Code, as well as Policy NH/4 of the South Cambridgeshire Local Plan.

Photovoltaic Panels

12-Prior to the occupation of any dwelling hereby approved, a site wide roof plan shall be submitted to and approved in writing by the local planning authority detailing the location of the photovoltaic panels that form part of the approved energy strategy for the site as contained within the Energy Statement, Proposed Development of Parcel 1.5, Cambourne West, 23/09/2022 Revision 2). The proposed photovoltaic panels shall be fully implemented and thereafter maintained in accordance with the approved details prior to occupation of any dwelling.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Pedestrian Visibility splays

13-Two pedestrian visibility splays of 2m x 2m shall be provided each side of each vehicular accesses that serve individual parking spaces. The splays must be measured from and along the proposed back edge of the footway or back of the maintenance strip. The splays shall be within land under the control of the applicant. The splays shall thereafter be maintained free from obstruction exceeding 0.6m above the level of the public access routes for the lifetime of the development.

Reason: In the interests of highway safety

Vehicle Visibility Splays

14-Two inter vehicle visibility splays be provided from the all the proposed accesses that serve more than one car parking space. These splays shall at a minimum be 2.4m x 25m. The splays are to be included within the public access routes. The area encompassed within the inter vehicle visibility splay shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high in perpetuity or until such time as the land so enclosed become adopted public highway.

Reason: in the interests of highway safety

Driveway Levels

15-The proposed driveways be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give sufficient comfort that in future years water will not drain onto or across the public access routes and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway

Adjoining footpaths

16-Prior to the occupation of any dwellings, all cycle and pedestrian links to the adjacent greenway, shall be fully implemented unless an alternative scheme for the delivery of these cycle and pedestrian links is approved in writing by the Local planning Authority. If an alternative scheme for delivery is approved in writing, then all cycle and pedestrian links to the adjacent greenways shall be fully implemented in accordance with the alternative scheme.

Reason: To ensure adequate connectivity between the site and the wider town of Cambourne West in accordance with the Design Code and Policy TI/2 of the South Cambridgeshire Local Plan 2018.

Refuse Storage

17-No dwelling shall be occupied until the space for the storage and collection of wheeled bins and any bin collection point for that dwelling has been provided and made available for use.

Reason: To ensure the provision of appropriate facilities in the interests of visual and residential amenity and usability, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan (2018).

The Road(s), Footway(s) and Cycleway(s)

18-Prior to the occupation of any dwelling, the road(s), footways(s) and cycleway(s) to serve that dwelling shall be constructed to at least binder course surfacing level from the dwelling to the adjoining highway in accordance with details submitted to and approved in writing with the Local Planning Authority.

Reason: To ensure that the highways are built to an appropriate standard and completed before individual dwellings within the land parcel are occupied, in accordance with Policy TI/2 of the South Cambridge Local Plan 2018.

Informatives

Outline Conditions

1- The applicant's attention is drawn to the conditions attached to the outline planning consent S/2903/14/OL that require the submission and approval of details before development can commence. All pre-commencement conditions associated with the outline planning consent must be adequately addressed and discharged prior to commencement of any development on the site.

The conditions attached to the outline planning consent which are hereby part approved in so far as they relate to this reserved matters approval are:

- Condition 5 – Reserved Matters
- Condition 8 – Design Code Compliance
- Condition 15 – Landscape Details
- Condition 16 – Tree Protection
- Condition 17 – Local Areas of Play
- Condition 20 – Biodiversity measures
- Condition 21 – Lighting
- Condition 22 – Walking and Cycling Provision
- Condition 23 – Parking
- Condition 25 – Noise
- Condition 27 – Waste
- Condition 28 – Affordable housing
- Condition 29 – Market housing mix
- Condition 30 – Sustainable Design and Construction
- Condition 31 – Cycle Storage
- Condition 32 – Detailed Surface Water Proposals

The conditions attached to the outline planning consent that require the submission and approval of details are as follows:

- Condition 24 – Highways Adoption Strategy
- Condition 36 – Foul Drainage
- Condition 39 – Detailed Construction waste management and minimisation plan
- Condition 40 – Construction Method Statement
- Condition 44 – Fire Hydrants
- Condition 50 - Broadband

High Reach Fire Access

- 2- If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required.

Rights of Way

- 3- Public Footpath No. 1, Cambourne must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

No alteration to the footpath's surface is permitted without our consent (it is an offence to damage the surface of a public footpath under s 1 of the Criminal Damage Act 1971).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

The applicant will be required to meet the costs of any new or amended signage that may be required as a result of any legal changes to the Public Rights of Way network

Pollution Control

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

Building Regulations

- 5- In line with the transitional arrangements set out in the relevant approved documents, the Council expects the development hereby approved to meet the requirements of Part L 2021 edition. Where meeting these requirements results in any changes to the design of the proposals hereby approved, these amendments shall be submitted and approved by way of formal application to the local planning authority.