



<b>Planning Committee Date</b>	12 July 2023
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/01150/FUL
<b>Site</b>	Land North of 39A Station Road (west) Whittlesford
<b>Ward / Parish</b>	Whittlesford
<b>Proposal</b>	Demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of 48 No. residential units together with associated landscaping, car and cycle parking, and refuse storage (Re-submission of 22/02571/FUL).
<b>Applicant</b>	Whittlesford Parkway LLP
<b>Presenting Officer</b>	Katie Christodoulides
<b>Reason Reported to Committee</b>	Departure Application
<b>Member Site Visit Date</b>	11 July 2023
<b>Key Issues</b>	<ol style="list-style-type: none"><li>1. Principle of Development</li><li>2. Character and Appearance of the Area</li><li>3. Highway and Car Parking</li><li>4. Developer Contributions</li></ol>
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions and completion of a legal agreement (S106)

## **1.0 Executive Summary**

- 1.1 Outline planning permission (S/0746/15/OL) was granted on 14 August 2018 for the redevelopment of the site for residential use with all matters reserved. This Reserved Matters applications (21/02476/REM - 67 residential units) and (21/02477/FUL – 8 dwellings) were brought to Planning Committee on 29 June 2022 and refused.
- 1.2 This proposal seeks full planning consent for the demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of 48 No. residential units together with associated landscaping, car and cycle parking, and refuse storage.
- 1.3 Outline Consent (S/0746/15/OL) with all matters reserved for up to 60 dwellings was granted on the basis of the lack of five year housing land supply figure at the time, and special circumstances associated with the site. Significant weight was given to the fact the site was brownfield in nature with significant remediation issues, sited within the development framework and its use as a scrapyard was considered unneighbourly due to its proximity to residential properties.
- 1.4 The proposal represents a departure from the development plan and has been advertised as such. Although the site lies within the development framework, the proposal would result in some conflict with policy S/10 of the Local Plan where an indicative maximum scheme size of 8 dwellings, or up to 15 dwellings on a single brownfield site would be supported within development frameworks of Group Villages.
- 1.5 Nevertheless the proposal is considered to be in a sustainable location and therefore, the principle of residential development is considered acceptable.
- 1.6 The use of planning conditions and a Section 106 Agreement can secure appropriate detailing, technical information and financial contributions such that the proposal would accord with Local Plan policies in all other respects.
- 1.7 Officers recommend that the Planning Committee approves the application subject to conditions and completion of a Section 106 (legal) Agreement.

## **2.0 Site Description and Context**

- 2.1 This site is located within the development framework boundary of Whittlesford Bridge and comprises a brownfield site with an area of approximately 1.27 hectares. The site is bound to the north and west by agricultural land that is located within the Cambridge Green Belt. A railway line (Cambridge to London) is located immediately to the east of the site with commercial development beyond, while to the south are areas of residential development and Whittlesford Parkway Station.

- 2.2 The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II\*), approximately 80 metres from the site.
- 2.3 The site is located in flood zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.
- 2.4 The site is vacant, previously in use for a variety of uses including a scrap yard and sits slightly lower than the adjoining agricultural land. Access to the site is to be taken from Station Road West to the south.
- 2.5 This application is a revised submission following withdrawn application (22/02571/FUL – 68 dwellings) and refused applications (21/02476/REM - 67 dwellings) and (21/02477/FUL – 8 dwellings). The proposals were brought to Planning Committee on 29 June 2022. The applications were refused on the grounds of visual impact, harm to landscape and the Green Belt and harm to amenity of future occupiers. This full planning application seeks to address the reasons for refusal.
- 2.6 The changes made to this application consist of the total number of residential units having been reduced down to 48 units which has reduced the proposed density. The houses and blocks are sited around a curvilinear central green space, with the houses being reoriented on the northern and south-western parts of the site, all the houses have private gardens with a regular shape, the block of flats has been reduced to two, the central part of the site has been opened up to a large landscaped square, the distances between the houses and blocks have been optimised, residential units adjoining the countryside are clad with dark timber and denser tree and hedgerow planting on the western and northern edges is proposed.

### **3.0 The Proposal**

- 3.1 This application is for the demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of 48 No. residential units together with associated landscaping, car and cycle parking, and refuse storage.
- 3.2 Amended plans have been received to address statutory consultee comments in which the addition of windows in the side elevation of house B1, amended refuse storage location, swept path plans and Flood Risk and Sustainable Drainage Addendum were submitted.

### **4.0 Relevant Site History**

#### Application Site

- 4.1 22/02571/FUL - Demolition of existing buildings, creation of access road from Station Road West, and construction of a residential development of

68 No. residential units together with associated landscaping, car and cycle parking, and refuse storage – Withdrawn (23 September 2022).

- 4.2 21/03045/S106A – Modification of planning obligations contained in a Section 106 Agreement dated 10th August 2018 pursuant to ref: S/0746/15/OL – Disposed of (30 August 2022).
- 4.3 21/02476/REM - to provide 67 residential units following demolition of 39a Station Road West and the formation of a new access road. (Re-submission of 20/03755/REM) – Refused (6 July 2022). Appeal Decision Pending.
- 4.4 20/03755/REM – Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0746/15/OL to provide 86 residential units following demolition of 39a Station Road West and the formation of a new access road – Withdrawn (30 November 2020).
- 4.5 S/0746/15/OL – Redevelopment of site for residential use (outline planning application all matters reserved) – Approved (14 August 2018).

#### Adjacent Site

- 4.6 21/02477/FUL – Demolition of existing building and erection of three storey building to provide 8 flats, together with parking and landscaping – Refused (6 July 2022). Appeal Decision Pending.
- 4.7 20/03756/FUL – Demolition of existing building and erection of a three storey building to provide 12 flats, together with parking and landscaping – Withdrawn (30 November 2020).

## **5.0 Policy**

### **5.1 National**

National Planning Policy Framework 2021  
National Planning Practice Guidance  
National Design Guide 2021

### **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/6 – The Development Strategy to 2031  
S/7 – Development Frameworks  
S/10 – Group Villages  
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  
HQ/2 – Public Art and New Development  
NH/2 – Protecting and Enhancing Landscape Character  
NH/4 – Biodiversity  
NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt  
NH/14 – Heritage Assets  
H/8 – Housing Density  
H/9 – Housing Mix  
H/10 – Affordable Housing  
H/12 – Residential Space Standards  
SC/2 – Health Impact Assessment  
SC/6 – Indoor Community Facilities  
SC/7 – Outdoor Play Space, Informal Open Space and 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 Neighbourhood Plan**

5.4 Whittlesford Neighbourhood Plan – Area Designated

5.5 Given the very early stage of development, no weight can be afforded to the Whittlesford Neighbourhood Plan.

### **5.6 Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

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  
Development affecting Conservation Areas SPD – Adopted 2009  
Landscape in New Developments SPD – Adopted March 2010  
District Design Guide SPD – Adopted March 2010  
Affordable Housing SPD – Adopted March 2010  
Listed Buildings SPD – Adopted 2009  
Open Space in New Developments SPD – Adopted January 2009  
Public Art SPD – Adopted January 2009  
Trees and Development Sites SPD – Adopted January 2009

## 5.7 **Other Guidance**

5.8 Greater Cambridge Housing Strategy for 2019 to 2023

## 6 **Consultations**

### 6.1 **Whittlesford Parish Council – Objection**

May 2023 comments:

6.2 The amendments do not address the objections raised before. Objects on the grounds of lack of affordable housing, safe and scalable access to and from the site from Station Road West and impact of increase traffic and congestion on Station Road West and Moorfield Road then access onto the A505.

April 2023 comments:

6.3 The Parish Council does not support the application and objects on the grounds of no affordable housing, insufficient parking for the number of units proposed, the density is inappropriate and concerns of safety of the junction.

### 6.4 **Access Officer – No Objection**

6.5 Blue Badge parking must be laid out as such with the hatching to side and rear and sited close to the lift cores. The lifts need to have at least 1.4 m depth going into the lift.

### 6.6 **Air Quality – No Objection**

6.7 There will be little impact in relation to air quality.

### 6.8 **Anglian Water – No Objection**

### 6.9 **Cambridgeshire & Peterborough Integrated Care System**

6.10 There is capacity for the development at Sawston GB Surgery.

## **6.11 Conservation Officer – No Objection**

May 2023 Comments:

- 6.12 No additional conservation issues.

April 2023 Comments:

- 6.13 Despite the relatively large scale of the proposals, views to and from the heritage assets would be very limited, including from the open space and car park to the south of the pub/chapel. Views over the heritage assets towards the site from the elevated A505 are currently impeded by a belt of tree planting. The distance and topography between the site and Whittlesford Conservation Area means there would be no impact on its significance.
- 6.14 The proposal would not adversely affect the setting and significance of the listed buildings and scheduled monument and would preserve or enhance the character or appearance of the Conservation Area, complying with NH/14 and paragraphs 194, 195, 199, 200 and 202 of the National Planning Policy Framework.

## **6.15 Contaminated Land Officer- No Objection.**

May 2023 Comments:

- 6.15 Queries raised in regard to the remedial proposals. If the queries are not clarified prior to determination, requests a condition in regard to a Remediation Meth Statement being submitted.

April 2023 Comments:

- 6.16 Requests a condition is added to any consent granted in regard to submission of a Phase 1 Desk Study, Remediation Method Statement and if unexpected contamination is found then remediation proposals shall be submitted.

## **6.17 Designing Out Crime Officer – No Objection.**

## **6.18 Cambridge Fire and Rescue – No Objection.**

- 6.19 Adequate provision should be made for fire hydrants by way of a Section 106 Agreement or planning condition.

## **6.20 County Archaeology – No Objection.**

May 2023 Comments:

- 6.21 No objections or requirements.

April 2023 Comments:

6.22 Due to the high levels of disturbance within the development area associated with 20<sup>th</sup> century gravel pitting there is low likelihood for the survival of archaeological remains.

**6.23 County Education – No Objection.**

6.24 S106 contributions towards early years education for additional early years places in Whittlesford (£51,105) and secondary education for the expansion of Sawston Village College (£113,639) are required.

**6.25 County Highways Development Management – No Objection.**

May 2023 Comments:

6.26 Recommends conditions in regard to details of future management and maintenance of the proposed streets, the falls and levels of the access so no private water drains onto the highway, submission of a Traffic Management Plan, submission of a condition survey of the public highway and provision of a footpath.

April 2023 Comments:

6.27 A Swept Path Analysis drawing of the largest vehicle proposed to service the site entering, turning and leaving the site in both directions on Station Road West is required.

**6.28 County Transport Team – No Objection.**

6.29 No objection subject to mitigation package, comprising a contribution £42,240 towards the Greater Cambridge Partnership Whittlesford Station Masterplan Scheme and cycle parking layout and design as a condition.

**6.30 Ecology Officer – No Objection.**

6.31 Recommends conditions in regard to all ecological measures being carried out in accordance with the Ecological Impact Assessment and Construction Environmental Management Plan, details of ecological enhancement submitted and details of biodiversity net gain.

**6.32 Environment Agency – No Objection.**

6.33 Requests informatives in regard to sustainable drainage systems are added to any consent granted.

**6.34 Environmental Health Officer – No Objection.**

6.35 Recommends conditions in regard to compliance with the Environmental Management Plan, details for noise insulation and mitigation and lighting.



### **6.36 Health Development Officer – No Objection**

Follow up comments:

- 6.37 Concerned regarding the isolated nature of the site and limited ability for integration, improvements to the safety of the existing footpath to the village is needed through S106 contribution and a contribution towards allotments.

Original comments:

- 6.38 No provision of affordable housing, improvements needed to the existing footpath to the village to improve safety and quality, a communal allotment should be provided and concerns regarding the isolated nature of the site and limited ability for integration for residents with the village centre.

### **6.39 Historic England – No Objection.**

May 2023 Comments:

- 6.40 Seek the views of your specialist conservation and archaeological advisers.

April 2023 Comments:

- 6.41 Seek the views of your specialist conservation and archaeological advisers.

### **6.42 Housing Strategy Officer- Objection**

May 2023 Comments:

- 6.43 Same comments remain.

April 2023 Comments:

- 6.44 The Viability Statement will need to be reviewed by a third party to be agreed with the Council to confirm whether viability prohibits affordable housing. There is a clear need for affordable housing in Whittlesford. The development is unacceptable as no affordable housing is proposed onsite.

### **6.45 HSE – No objection**

- 6.46 The planning application does not appear to fall under the remit of the planning gateway one because the height condition of a relevant building is not met.

#### **6.47 Landscape Officer – No Objections**

May 2023 Comments:

- 6.48 Requests conditions in regard to full details of play area, planting, seating, tree pits, boundaries and gates and the attenuation basin.

April 2023 Comments:

- 6.49 Further information required in terms of communal amenity space and play space, refuse collection pick up points and clarification on design of central green space.

#### **6.50 Lead Local Flood Authority – No Objection**

May 2023 Comments:

- 6.51 Requests conditions in regard to submission of a detailed surface water drainage scheme, details of long term maintenance arrangements for surface water drainage system, details of how surface water run off will be avoided during construction works, details that the surface water drainage system has been constructed in accordance with details and informatives.

April 2023 Comments:

- 6.52 Requests information in regard to water quality treatment on the access road, information in regard to storage capacity, details of remobilisation of pollutants in the soil and climate change allowance.

#### **6.53 National Highways – No Objection**

#### **6.54 Natural England – No comments as falls below threshold.**

#### **6.55 Network Rail – No Objection**

- 6.56 Recommends the developer contact the Asset Protection Team prior to any works commencing on site and agree the Asset Protection Agreement to enable approval of detailed works.

#### **6.57 S106 Officer – No Objection**

- 6.58 Planning obligations sought in relation to public open space, indoor community space, green infrastructure, burial provision, indoor sports, swimming and a monitoring fee.

#### **6.59 Sustainability Officer – No Objection**

May 2023 Comments:

- 6.60 Previous comments still stand.

April 2023 Comments:

6.61 Recommends conditions in regard to the renewable and low carbon energy technologies fully installed and water efficiency specification fully installed and operational prior to the occupation of the development.

**6.62 Tree Officer – No Objection**

6.63 The majority of trees to be removed are of low amenity value consisting of a large proportion of Leylandii and scrub.

**6.64 Urban Design Officer- No Objection**

May 2023 Comments:

6.65 Welcome the addition of side windows on house B1 and Officers would prefer the communal bin store to be retained in the previous less prominent position but raise no objections to the relocation.

April 2023 Comments:

6.66 The proposed scheme is supported in urban design terms meeting policy HQ/1 of the Local Plan. Concerns are raised about how useable some of the communal amenity space for the blocks of flats will be, the narrow design of the private amenity space is for plots 5-8 type a and the amount and siting of car parking plots.

**6.67 Waste Officer- No Objection**

May 2023 Comments:

6.68 No objection as the bin store has been moved as per previous comments.

April 2023 Comments:

6.69 Requests the proposed bin store for the block of flats is moved and the bin store area is resized to allow 6 x 1100 litre sized bins.

**7.0 Third Party Representations**

7.1 4 representations of objection have been received. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

7.2 Principle of development

- Overdevelopment of a rural area and the site.

- SCDC land supply issue has been resolved and no reason why the application should comply with National and Local Planning requirements.

### 7.3 Affordable Housing

- The proposal for no affordable housing would be contrary to policy H/10 of the Local Plan.

### 7.4 Character, Appearance and Scale

- Three storey high houses and apartments would be out of keeping with the mix of housing of a rural village
- Proposals are cramped with inadequate private outside space
- The proposed density of 38 units per hectare would not accord with Policy H/8 of the Local Plan
- Effort been made to tone down from urban.

### 7.5 Highway Safety and Access

- Increase in traffic to Station Road West
- Concerns regarding the volume of traffic this development will bring to Station Road West.
- Already there is a problem with traffic and parking along Station Road West from station users and driving too fast. More vehicles will compound these problems
- There is no safe pedestrian walkway from the station to car pick up points
- Due to parking on the street, the speed cars travel and inconsiderate parking up and across driveways obscures the view and near misses with cars and bicycles when trying to enter the road from residents driveways
- The additional properties would cause even more of an issue with increased cars from new residents
- Excessive speed of cars coming down the road would cause problems to residents and their visitors when trying to exist the new development on Station Road West
- Construction traffic and HGV's will cause a significant increase in traffic
- Suggestion of Council Highway Department carrying out a survey of the requirement for yellow lines. With lines along Royston Road
- Speed restrictions should be introduced to Station Road West in order that it becomes a 20mph zone
- The start of the development has to be delayed until parking in Station Road West is under the control of the Civil Parking Powers and therefore any resulting illegal parking can be enforced.
- Apart from the train service, public transport is non-existent in the village
- The proposal contravenes Policy TI/2 of the Local Plan

- The access roads should be adopted and maintained by the County to prevent commuters parking on the site
- No HGV tracking has been undertaken
- Seek pedestrian footways on the site and around

#### 7.6 Parking provision

- Significant issue with parking on Station Road West where parking restrictions not enforced.

#### 7.7 Flooding and Drainage

- Seek pedestrian footways on the site and around
- Surface water drainage issues on the site and area.

#### 7.8 Other Matters

- Pond on site could be dangerous for children.
- Lack of a children's communal play area on site
- Request there is a condition that construction does not start work until the Civil Parking Enforcement is in place.

#### 7.9 **Member Representations**

None.

#### 7.10 **Local Groups / Petition**

None.

### **8 Assessment**

#### **8.0 Principle of Development**

Village Development Framework and Settlement Strategy

8.1 The site is located within the development framework boundary of Whittlesford Bridge. Whittlesford is defined under Policy S/10 of the Local Plan as a Group Village. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within development frameworks of Group Villages and development may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site.

8.2 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that (a) development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and (b) retention of the site in its present state does not form an essential part of the local character, and development would

protect and enhance local features of green space, landscape, ecological or historic importance; and (c) There is the necessary infrastructure capacity to support the development.

- 8.3 The supporting text to Policy S/7 of the Local Plan sets out that development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.

#### Previous Planning History

- 8.4 The principle of residential development on the site was established under outline planning consent (S/0746/15/OL) which was granted permission in August 2018. A Section 106 Agreement dated 10 August 2018 is attached to the outline planning consent. Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters within three years of the date of approval (i.e. by 14 August 2021). The reserved matters application was received by the Local Planning Authority in May 2021 and was refused under planning consent (21/02476/REM) in July 2022 on grounds of visual impact, harm to landscape and the Green Belt and harm to amenity of future occupiers.
- 8.5 Outline Consent (S/0746/15/OL) was granted for residential use against the lack of five year housing land supply figure at the time, and special circumstances associated with the site. Significant weight was given to the fact the site was brownfield in nature with significant remediation issues, sited within the development framework and its use as a scrapyards was considered unneighbourly due to its proximity to residential properties. The proposal considered that removal of the scrapyards use would significantly enhance the amenity of the locality and improve the visual appearance of the area.
- 8.6 Paragraph 120 of the National Planning Policy Framework states that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Policy S/3 of the Local Plan states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Whilst Whittlesford is identified as a Group Village it does have good access to public transport and has some local facilities such as a primary school, shop, post office and public house. It boasts direct connections to significant employment centres, due to the proximity of the railway station and its network.
- 8.7 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that (a) development is of a scale, density and character appropriate to the location, and is consistent with other policies

in the Local Plan; and (b) retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and (c) There is the necessary infrastructure capacity to support the development.

## Conclusions

- 8.8 The proposal would conflict with the Council's Policy S/10 of the Local Plan due to the scale of the development. However, given the recent planning history which is a material consideration, the principle of residential development of similar scale has previously been established. The proposed number of dwellings has been reduced significantly to 48 units and would entail the reuse of a brownfield site, within the village development framework, which represents a sustainable location. The conflict with the Local Plan is limited, and therefore, the proposal is considered acceptable in principle.

## Housing Provision

- 8.9 The outline consent (S/0746/15/OL) granted permission the redevelopment of the site for residential use with all matters reserved. Indicatively, this was for up to 60 units.
- 8.10 The recently withdrawn full planning application under (22/02571/FUL) was for 68 residential units and the refused reserved matters application description was for 'the erection of 67 residential units'. This application has been reduced to 48 units, comprising 20 dwelling houses and 28 apartments.

## Housing Density

- 8.11 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
- 8.12 The site measures approximately 1.27 hectares in area. The provision of 48 dwellings across the site would equate to a density of approximately 38 dwellings per hectare.
- 8.13 The proposed density of the development would just be above the requirement in Policy H/8 of the Local Plan, although considerably lower than the proposed density of the approved outline planning consent (S/0746/15/OL). Policy H/8 of the Local Plan states that density may vary where justified by character if the locality, the scale of development or other local circumstances. The approved scheme (S/0746/15/OL) was considered acceptable given developing the site necessitated a higher

density of development than would be normally expected due to the development costs. This was weighed against the removal of an unneighbourly use and the benefits to the wider amenity of the village.

- 8.14 The density proposed is considerably lower than that accepted at outline stage. Given this and that any development must be design-led and responsive to the site's context. The proposed density is considered acceptable.

#### Market Housing Mix

- 8.15 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. For market housing development of 10 or more homes, Policy H/9 provides targets as set out in the table below. Policy H/9 states the mix of affordable homes is to be set by local housing needs evidence.

<b>Policy Requirement</b>	<b>Market</b>	<b>Affordable</b>
30% 1 or 2-bedroom homes	26 (54%)	0
30% 3-bedroom homes	14 (29%)	0
30% 4-bedroom homes	8 (17%)	0
10% flexibility allowance	0	0

- 8.16 The proposal would be slightly higher on the proposed 1 and 2 bedroom homes and lower on the proposed 4 bedroom homes than required by Policy H/9 of the Local Plan.
- 8.17 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number. The proposal will be M4 (2) compliant.
- 8.18 Policy H/9(2) requires provision of self and custom build plots as part of the development. The applicant has advised that given the proposal is for apartment buildings and three storey semi-detached dwelling houses, single self built units would not be compatible for this scheme.

#### Affordable Housing

- 8.19 Local Plan Policy H/10(1) states that all developments of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000sqm, to provide that 40% of the homes on site will be affordable to address evidence of housing need, although more recent paragraph 63 of the NPPF sets the threshold for affordable housing at 'major developments' (i.e. 10 dwellings or more).
- 8.20 Policy H/10(2) does make three exceptions to this requirement where it can be demonstrated that the level of affordable housing sought would



make a development unviable, off-site provision of affordable dwellings can be demonstrated to have benefits, or it can be demonstrated that it is not possible or appropriate to build affordable homes on-site or off-site, in which case the development will provide a financial contribution towards the future provision of affordable housing.

- 8.21 The Housing Officer has commented that they raise objections to the proposal as no affordable housing is proposed on site. A Viability Appraisal has been submitted as part of the application, in which it details the proposed scheme would incur a deficit even with a scheme of 100% market housing. A review of the applicant's Viability Appraisal was undertaken by an independent assessor BNP Paribas Real Estate for the Local Authority. This review concluded that a scheme of 100% market housing would produce a surplus of £100,991 against the benchmark land value. In arriving at this figure, BNP Paribas have accepted some assumptions on a without prejudice basis, although have requested further information in relation to the remediation costs and benchmark land value. Further information has been provided by the applicant and is being reviewed. Therefore, it is considered that this is the minimum amount the proposal should provide as a contribution to affordable housing.
- 8.22 As a result of the above, the surplus of £100,991 a commuted sum for affordable housing will be sought as a planning obligation through a Section 106 Agreement. The applicant has agreed that this figure is the minimum to be provided. A review mechanism is also proposed as part of the section 106 agreement in the event that the proposal can get closer to a policy compliant position at the time work take place on site.
- 8.23 Whilst the proposal would not provide a policy compliant level of affordable housing, the Council is satisfied that a robust viability case has been presented and therefore, the proposal is in accordance with policy H/10.

### **Design, Layout, Scale, Landscape Impact and Landscaping**

- 8.24 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.
- 8.25 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.
- 8.26 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.

## Layout

- 8.27 The proposed layout comprises a single access road from Station Road West with a large central public open space, two blocks of flats to the east of the site and three rows of terrace houses to the north end of the site and a row of semi-detached houses on the south-west side of the site. The proposed layout of the development with a reduced number of dwellings than previously propose together with the central public open space, has helped to create a more spacious and less dense development. This better reflects the development pattern of Station Road West and the rural character of the edge of village area adjacent to the Green Belt.

## Scale

- 8.28 The proposed scale comprises of two blocks of flats which are three storey's in height at 9.4 metres, twelve x 2.5 storey dwellings (house type A) comprising three groups of terraces at the northern end of the site at 9.9 metres in height and eight x 3 storey semi-detached dwellings (house type B) proposed on the south-west side of the site at 11.1 metres in height.
- 8.29 The height of the dwellings along Station Road West are mainly two storey. However, the site is located adjacent to the railway line and larger commercial/industrial buildings exist further to the east. This built form, combined with the site being relatively well screened, the proposed scale and height of the development is considered acceptable to the visual amenity of the area.

## Appearance

- 8.30 The proposed design of blocks b and c comprising the flat buildings would be contemporary with a buff brick for the lower floors and dark timber wall panels for the top floor with a flat green/sedum roof.
- 8.31 The proposed design of house type A at the north end of the site would consist of black cedar cladding, large windows with balustrades and cedar doors and pitched roofs in slate.
- 8.32 The proposed design of house type B at the west side of the site would consist of buff brick with a dark stained timber cladding at the top floor, large windows, cedar doors and a green/sedum roof at a shallow pitch roof.
- 8.33 The proposed design rationale of black cedar cladding for the dwellings is a response to barn forms found in the village and the rural context of the village and site. Those dwellings sited at the northern boundary of the site adjacent to the countryside are designed in black cladding to respond to the rural context.

- 8.34 The Urban Design Officer supports the proposal in design terms but raised concerns regarding communal space, private amenity to the terrace houses and the siting of car parking plots. These issues are addressed further in this report under the residential amenity and car and cycle parking sections.
- 8.35 The Urban Design Officer raised concern regarding the amenity space for plots A5-A8 and lack of front garden areas and amenity space for plots A1-A4 and A9-A12 and the inconsistent appearance on the street scene. It is acknowledged that there is not sufficient space to allow meaningful landscaping and amenity space here however, the site as a whole is well landscaped and with the central green, it is not considered to be a concern which would warrant refusal.
- 8.36 In addition concerns were raised regarding the surface car parking spaces on site. The proposed car parking spaces are considered to be sufficiently dispersed with landscaping and would not result in harm to the visual amenity of the area.
- 8.37 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 HQ/1, NH/2, NH/6 and SC/9 and the NPPF (2021).

#### Landscape Impact and Landscaping

- 8.39 The application is accompanied by a Landscape Master Plan, boundary sections, Design and Access Statement and Landscape and Visual Impact Assessment (LVIA).
- 8.40 The Landscape and Visual Impact Assessment details a visual assessment of the proposal and found that there are opportunities for views from public vantage points in the near vicinity of the site, with some views possible in the middle distance to the east and west. Views of the interior of the site were limited by the lower ground levels within the site, existing vegetation and by structures at Whittlesford Parkway Station and large commercial units and buildings to the east of the station.
- 8.41 It was concluded that the proposed development would not result in significant landscape effects on the countryside to the north and west, would have a positive effect on the townscape character in the immediate vicinity of the site as the scrap yard and existing bungalow would be replaced with a well designed residential development.
- 8.42 The Landscape Officer has commented that the Landscape Visual Impact Assessment demonstrates that the reduced number of apartment blocks and increase in perimeter planting reduces the impact on views from the surrounding roads and countryside to the north west and north east and the scheme is better integrated with its context. The Landscape Officer requested further information regarding a schedule of all the communal

amenity space and play space, a plan showing refuse collection pick up points to demonstrate all refuse storage is accessible and clarification on the design intent for the central green space. Following additional information, the Landscape Officer raises no objections subject to recommended conditions.

- 8.43 Subject to the recommended conditions, the proposal would accord with Policies HQ1 and NH/4 of the Local Plan 2018.

### **Trees**

- 8.44 Policies NH/2, NH/4 and HQ/1 of the Local Plan seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.45 The application is accompanied by an Arboricultural Report. The proposals are considered acceptable in regard to the impact on trees and landscaping.
- 8.46 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan.

### **Heritage Assets**

- 8.47 The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II\*), approximately 80 metres from the site.
- 8.48 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development which affects a listed building or its setting, the local authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.49 Paragraph 199 of the NPPF sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 8.50 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.

- 8.51 The Conservation Officer has commented that given the proposed development site would be located west of the railway line and north/west of existing modern development, views to and from the heritage assets would be limited, as a result the proposal would not adversely effect the setting and significance of the listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, paragraphs 194, 195, 199, 200 and 202 of the NPPF and Local Plan policy NH/14.

### **Carbon Reduction and Sustainable Design**

- 8.52 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 of the Local Plan.
- 8.53 Policy CC/3 'Renewable and Low Carbon Energy', requires that proposals for new dwellings and new non-residential buildings of 1,000m<sup>2</sup> 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.
- 8.5 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.
- 8.55 The application is supported by a Sustainability Statement and Energy Strategy.
- 8.56 The application has been subject to formal consultation with the Council's Sustainability Officer who has commented that the documents submitted detail that the proposal would maximise massing and positioning of units to maximise the benefits of south facing orientation, improved fabric beyond compliance with Building Regulations Part L, provide high levels of air tightness, natural ventilation, low energy lighting and Minimum A+ rated electrical appliances. The proposal would result in a 54.04% reduction in carbon emissions and installation of fittings and fixed appliances would ensure no more than 110 litres of water per person per day are used.
- 8.57 The Sustainability Officer supports the proposal from a sustainable construction perspective subject to conditions in regard to the water efficiency specification and renewable and low carbon energy technologies as detailed in the Sustainability Statement Energy Statement.

- 8.58 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 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

### **Biodiversity**

- 8.59 The NPPF states new development should contribute to enhancing the natural environment through biodiversity net gains. 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.
- 8.60 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by an Ecological Impact Assessment which sets out that the proposed scheme would result in a net gain of 22.62% for habitats and 19.60% for hedgerows.
- 8.61 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to require ecological measures to be carried out in accordance with the Ecological Impact Assessment and Construction Environmental Management Plan, submission of a scheme of ecological enhancement and details of biodiversity net gain.
- 8.62 Subject to appropriate conditions, officers are satisfied that the proposed development complies with Policy NH/14, the Biodiversity SPD 2022, the requirements of the NPPF and 06/2005 Circular advice. [REDACTED]

### **Water Management and Flood Risk**

- 8.63 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.
- 8.64 The site is in Flood Zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.
- 8.65 The application is accompanied by a Flood Risk Assessment and Surface Water Drainage Strategy.
- 8.66 The application has been subject to formal consultation with Anglian Water, the Environment Agency and the Lead Local Flood Authority (LLFA).

- 8.67 Anglian Water has raised no objections as no assets owned by Anglian Water or those subject to an adoption agreement are within the development site boundary.
- 8.68 The Environment Agency have commented that they have no objection to the proposed development subject to informatives added to any consent granted in regard to sustainable drainage systems.
- 8.69 The Local Lead Flood Authority have commented that the surface water from the proposed development can be managed through the use of a combination of filter drains, storage ponds and geocellular soakaway. The Lead Local Flood Authority request conditions in regard to submission of a detailed surface water drainage scheme, details of long term maintenance arrangements for surface water drainage system, details of how surface water run off will be avoided during construction works, details that the surface water drainage system has been constructed in accordance with details and informatives.
- 8.70 The applicants have suitably addressed the issues of surface 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**

- 8.71 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.
- 8.72 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.
- 8.73 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.
- 8.74 The application is supported by a Transport Assessment and Residential Travel Plan. Vehicular access to the site would be by a single access off Station Road West.
- 8.75 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team. The Local Highways Authority comment that the effect of the proposed development on the public highway should be mitigated through planning conditions in regard to details of future management and

maintenance of the proposed streets, the falls and levels of the access so no private water drains onto the highway, submission of a Traffic Management Plan, submission of a condition survey of the public highway and provision of a footpath.

- 8.76 The Transport Assessment Team comment that they raise no objection to the proposal subject to a mitigation package in regard to a contribution of £42,240 towards the Greater Cambridge Partnership Whittlesford Station Masterplan scheme and a condition requiring details of cycle parking layout and design.
- 8.77 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with the NPPF.

### **Cycle and Car Parking Provision**

- 8.78 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**

- 8.79 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.
- 8.80 122 cycle parking spaces in total are proposed comprising of 68 spaces for the dwelling houses and 54 spaces for the apartments.

#### **Car Parking**

- 8.81 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 8.82 The proposal will provide 94 car parking spaces which will comprise of the basement car parking providing 48 spaces (including 5 disabled spaces), each dwelling house will have a built in garage providing 20 spaces and 26 surface level parking bays. The proposal would also provide parking spaces for up to 31 visitors.



- 8.83 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 (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future. The proposal will provide 1 charging point for each private space which will be incorporated into the garages for the dwellings and for the 78 spaces elsewhere, the proposal will provide 8 charging points.
- 8.84 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.

### **Residential Amenity**

- 8.85 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.
- 8.86 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. The proposal would meet these requirements.
- 8.87 The Urban Design Officer has raised concerns regarding the front of plot parking spaces for plots B1-B8 and disturbance caused by car headlights and engine noise at night. It is reasonable to expect some vehicle movements within a residential estate and it is not considered that this would be to such a level to cause material harm to residential amenity.

### **Neighbouring Properties**

- 8.88 The proposed development would be over 50 metres from the nearest properties outside the site which are to the south of the site along Station Road West. Given this separation distance, the proposed residential development would not give rise to any harmful residential amenity impacts such as loss of light, overlooking, visual enclosure, noise or disturbance.

## Future Occupants

- 8.89 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 proposal will meet the prescribed national space standards in line with Policy H/12.

## Garden Size(s)

- 8.90 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m<sup>2</sup> in urban settings and 50m<sup>2</sup> in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m<sup>2</sup> in urban settings and 80m<sup>2</sup> in rural settings. Ground floor apartments should have a minimum of 10m<sup>2</sup> private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m<sup>2</sup> is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m<sup>2</sup>, plus use of a communal garden, where 25m<sup>2</sup> is allowed for each apartment.
- 8.91 All flats will have a private amenity space with the ground floor flats having both gardens and terraces, with upper floor flats having a private terrace with an area of 7m<sup>2</sup>. All dwellings will have a private rear garden and terraces of 80m<sup>2</sup>.
- 8.92 The Urban Design Officer comments that along the sides of the blocks of apartments at the boundary lies communal garden space however, there is not a footway leading to this space. Given the significant amount of communal and private amenity space provided for the apartment blocks, plus the central public space within the site, this is considered acceptable.
- 8.93 The proposal would meet or exceed the recommendations of the Council's District Design Guide and is therefore, considered acceptable.

## Open Space and Recreation

- 8.94 Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.

- Outdoor sports – 1.6 ha per 1,000 people;
- Open Space – 1.2ha per 1,000 people;
- Formal children's play space – 0.4 ha per 1,000 people;
- Informal children's play space – 0.4 ha per 1,000 people; and
- Informal open space – 0.4 ha per 1,000 people.
- Allotments and community orchards – 0.4 ha per 1,000 people.

- 8.95 The proposal accords with policy SC/7 of the Local Plan.

## **Planning Obligations (S106)**

- 8.96 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.
- 8.97 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.
- 8.98 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.
- 8.99 In consultation with the Council's Section 106 Officer a range of contributions are required as part of the proposed development.
- 8.100 For outdoor sports space an offsite contribution of £86,878.34 is required towards improvements to sports facilities in Whittlesford, including refurbishment of the pavilion and to improve facilities at Sawston Sports Centre.
- 8.101 For formal children play space an onsite LEAP and an offsite contribution of £24,000 towards older children's play equipment in Whittlesford.
- 8.102 For informal open space, an offsite contribution of £16,396.67 towards improvement of Millennium Wood.
- 8.103 For allotments and community orchards, an offsite contribution of £14,623 towards either an extension or internal improvements to existing allotments in the village.
- 8.104 For indoor community space an offsite contribution of £39,443.19 for either an extension or internal improvements to Whittlesford Memorial Hall.
- 8.105 For green infrastructure an offsite contribution of £36,120 to countryside public rights of way including footpaths 257/3 and 257/6.

- 8.106 For burial provision, an offsite contribution of £10,080 to improve and expand the Whittlesford cemetery.
- 8.107 For indoor sports an offsite contribution of £19,701 towards indoor sports courts at Sawston Sports Centre.
- 8.108 For Swimming, an offsite contribution of £21,968 towards indoor swimming pool improvements at Sawston Sports Centres.
- 8.109 A monitoring fee of £2,700 is required.
- 8.110 Contributions are also sought by Cambridgeshire County Council in respect of education who have commented formally on the application.
- 8.111 An early years education contribution of £51,105 towards new early years places in Whittlesford is required. A secondary education contribution of £113,639 towards the expansion of Sawston Village College is required plus a monitoring fee for these education contributions.
- 8.112 Contributions are sought by Cambridgeshire County Council in respect of £42,240 towards the Greater Cambridge Partnership Whittlesford Station Masterplan scheme.
- 8.113 A minimum commuted sum of £100,991 would be sought for affordable housing and also include a review mechanism to reassess whether further contributions towards affordable housing can be achieved post commencement of construction.
- 8.114 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

### **Other Matters**

#### Air Quality:

- 8.115 An Air Quality Assessment has been submitted as part of the application.
- 8.116 The Council's Air Quality Officer has commented that they raise no objections to the proposals as there will be little impact in relation to air quality, bar some short term medium risk of dust nuisance arising from the construction. This has been addressed in the submitted Construction Environmental Management Plan.

Broadband:

- 8.117 Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively, the application. It is therefore considered reasonable and necessary to impose a broadband condition if the application was recommended for approval.

Crime:

- 8.118 The Designing Out Crime Officer commented on lighting, cycle storage, access control to the flats, lift and stair cores, bin storage, the underground car park access, overlooking to the playground from houses and side and rear access gates. The applicant should be aware of these comments. A condition shall be added to require details of the proposed lighting for the scheme.

Fire Hydrants:

- 8.119 Should consent be granted, a condition shall be added to any consent granted to require details of the number and location of fire hydrants on site.

Contamination:

- 8.120 A Remediation Strategy Contamination Review has been submitted as part of the application.
- 8.121 The Council's Contaminated Land Officer comments that they raise no objections subject to conditions being recommended in regard to submission of a Remediation Strategy, Remediation Method Statement and any unexpected contamination.
- 8.122 The proposal is considered to be in accordance with Policy SC/11 of the Local Plan 2018.

Lighting:

- 8.123 Policy SC/9 of the Local Plan sets out that development proposals which include new external lighting will only be permitted where it can be demonstrated that the proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes, that light spillage and glare are minimised and there is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties and road users.
- 8.124 The application has been subject to formal consultation with the Council's Environmental Health Team, who in their comments raise no objections and recommend conditions in regard to compliance with the Environmental Management Plan, details for noise insulation and mitigation and lighting.

8.125 The proposal would accord with Policy SC/9 of the Local Plan

Noise:

8.126 Policy SC/10 of the Local Plan sets out that planning permission will not be granted for development which would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise characteristics such as impulses whether irregular or tonal.

8.127 A Noise and Vibration Assessment and Construction Environmental Management Plan have been submitted as part of the application.

8.128 The Environmental Health Officer has raised no objections in regard to noise subject to a condition in regard to details for noise insulation.

Health Impact:

8.129 The Health Development Officer in their comments raise concern regarding the isolated location of the site and cohesion of residents and feeling of isolation. This comment is acknowledged, however the site lies adjacent to existing residential properties along Station Road West, the railway station and a contribution is to be sought in regard towards the Greater Cambridge Partnership Whittlesford Station Masterplan scheme and condition in regard to footway to the village from the development.

### **Planning Balance**

8.130 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).

8.131 The provision of 48 dwellings within a Group Village, would be in excess of the exception of up to 15 dwellings on a single brownfield site and as such is a departure from the development plan. This conflicts with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.

8.132 However, the 2015 Outline Consent (S/0746/15/OL) is a material consideration which granted up to 60 dwellings. The proposal would regenerate a vacant brownfield site with provision of 48 dwellings located within the Whittlesford Development Framework. Regeneration of such land carries substantial weight as set out in the NPPF. The proposal would remove the former scrap yard which was incompatible with nearby residential properties, particularly due to noise. The proposal would provide landscaping, drainage and ecological improvements with extensive planting and biodiversity features. There would be a 22% net gain in biodiversity which would be secured by condition. Financial

contributions towards the improvement of existing village facilities including outdoor sports, formal children's play space, informal open space, allotments and community orchards, indoor community space, green infrastructure, burial provision, indoor sports, swimming, education and the Greater Cambridge Partnership Whittlesford Station Masterplan would be secured by way of a Section 106 Agreement.

8.133 The use of planning conditions can secure appropriate detailing and technical information such that the proposal would accord with Local Plan policies in all other respects.

8.134 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations including the previous planning application for the site, the application is recommended for approval subject to conditions and completion of a legal (s106) agreement.

## **9.0 Recommendation**

9.1 **Approve** subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.
- Completion of a legal agreement (s106) in accordance with the heads of terms set out under the Planning Obligations section of this report delegated to officers

## **10.0 Planning Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

191214-MA-XX-XX-DR-C-0014 Rev P06 Proposed Access Design

19214-MA-XX-DR-C-7031-P01 Fire Appliance site Access

19214-MA-XX-DR-C-7010-P04 Refuse Vehicle

19214-MA-XX-DR-C-7011-P01 Refuse Vehicle Site Access

19214-MA-XX-DR-C-7030-P04 Fire Appliance

19214-MA-XX-XX-DR-C-0510-S2-P03 Surface and Foul Water Drainage Strategy

19214-MA-XX-XX-DR-C-4501-S2-P02 Indicative Sustainable Drainage Systems Details

A101 Rev F Building B Proposed Plans  
 A102 Rev F Building B Proposed Elevations  
 A103 Rev F Building B Proposed Sections  
 A104 Rev F Building C Proposed Plans  
 A105 Rev F Building C Proposed Elevations  
 A106 Rev F Building C Proposed Sections  
 A107-1 Rev B 3 BED HOUSE TYPE A-1  
 A107-1 Rev B FLOOR PLANS, ELEVATIONS AND SECTION AA  
 A107-2 Rev B 3 BED HOUSE TYPE A-2  
 A107-2 Rev B FLOOR PLANS, ELEVATIONS AND SECTION AA  
 A107-3 Rev B 3 BED HOUSE TYPE A-3  
 A107-3 Rev B FLOOR PLANS, ELEVATIONS AND SECTION AA  
 A107 4 Rev B FLOOR PLANS, ELEVATIONS AND SECTION AA  
 A107 4 Rev B 3 Bed House Type A-4  
 A108-1 Rev D 4BED HOUSE TYPE B (VERSION 1)  
 A108-2 Rev D 4BED HOUSE TYPE B (VERSION 2)  
 B100 Rev H Site Location Plan  
 B101 Rev H Site Plan  
 B102 Rev H Proposed Plans  
 B103 Rev G Proposed Parking  
 B104 Rev H Site Sections  
 B105 Rev H Site Sections  
 B106 Rev H Site Sections  
 B107 Rev G Retaining Wall Sections  
 CSA/4568/132 Rev B Landscape Master Plan  
 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.

3. No development shall take place above ground level, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

The details shall include cedar cladding, entrance doors and garage doors, slate roof, brickwork, green / sedum roof, dark stained timber wall panelling and the glass balustrade. 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.

4. 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.

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.

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.

6. All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be

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

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

7. No development, other than demolition shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. All proposed underground services will be coordinated with the proposed tree planting and the tree planting shall take location priority.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

8. No development shall take place until details of earthworks, including ground raising related to earthworks balancing across the site have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including sections through the areas to show the proposed make-up of the mounding, the levels and contours to be formed and showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

9. All ecological measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (CSA Environmental, February 2023) and Construction Environmental Management Plan (Ensphere Group, February 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

10. Prior to the commencement of development above slab level a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other enhancements as applicable and in line with the Greater Cambridge Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

11. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a net gain in biodiversity will be achieved through a combination of on-site and / or off-site mitigation. The BNG Plan shall include: i) A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site; ii) Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric; iii) Identification of the existing habitats and their condition on-site and within receptor site(s); iv) Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric; v) An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate. The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

12. Details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.  
Details of the green biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:
  - a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,
  - b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only),
  - c) The biodiverse (green) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,

d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,

e) A management/maintenance plan approved in writing by the Local Planning Authority,

All works shall be carried out and maintained thereafter in accordance with the approved details

Reason: To ensure proposals are in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

13. No development (or phase of) shall take place, unless otherwise agreed, until:

c) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has been submitted to and approved in writing by the Local Planning Authority.

Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are identified and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors as well as to controlled waters, property and ecological systems in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

14. The development (or each phase of the development where phased) shall not be occupied until the works specified in the approved Remediation Method Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

15. If, during development, any additional or unexpected contamination is identified, then remediation proposals for this material should be agreed in writing by the Local Planning Authority before any works proceed and shall be fully implemented prior to first occupation of the development hereby approved.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

16. Prior to first occupation, the Local Highway Authority would seek the provision of a minimum 1.8m wide footway link towards the village of Whittlesford from the development to the Junction of Duxford Road/Moorfield Road in a westerly direction and a minimum 1.8m wide footway towards Whittlesford Parkway rail station in an easterly direction, under a Section 278 Agreement with the Local Highway Authority.

Reason: To provide adequate facilities for pedestrians in the interests of highway safety.

17. Prior to any works commencing on site, the developer shall undertake a condition survey of the adopted public highway for a distance of at least 50 metres either side of the extent of the site (where it abuts the adopted public highway). The inspection of the adopted public highway shall be carried out in conjunction with an officer of the Local Highway Authority. The developer will be responsible for the repair, in a timely manner, of any damage to the adopted public highway that may be caused as a result of their operations.

Reason: For the safe and efficient operation of the highway.

18. No demolition or construction works (Including any temporary or enabling works) shall commence on site until a Traffic Management Plan (TMP) has been agreed with the Local Planning Authority in consultation with the Local Highway Authority. The Local Highway Authority requests that the TMP be a standalone document separate from any Environment Construction Management Plan or the like, as the risks and hazards associated with construction traffic using the adopted public highway are quite different from those associated with the internal site arrangements. The principle areas of concern that should be addressed are:

- i. Movements, control, and timings of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway).
- ii. Contractor parking, for both demolition and construction phases all such parking shall be within the curtilage of the site and not on the street. If the site has limited potential to provide on-site car parking the applicant must provide details of how any off-site parking will be controlled, e.g., a managed list of contractor/employee vehicles parking on-street and their drivers telephone contact details.
- iii. Movements, control, and timings of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
- iv. Control of dust, mud, and debris in relationship to the functioning of the adopted public highway, including repairs to highway damage caused by site vehicles. Please include wording that the adopted public highway within the vicinity of the site will also be swept within an agreed time frame as and when reasonably requested by any officer of

the Local Highway Authority and that any highway damage (including verges) will be repaired in a timely manner at no expense to the Local Highway Authority.

- v. The Traffic Management Plan must relate solely to how the operation of the site will affect the adopted public highway, other information for example noise levels is not a highway matter and should not be included within the plan.

The approved Traffic Management Plan shall be adhered to throughout any demolition and construction periods for the proposed development.

Reason: in the interests of highway safety.

- 19. The proposed vehicular access shall 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 the Local Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: for the safe and effective operation of the highway.

- 20. No development shall commence, apart from below ground works and demolition, until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a Private Management and Maintenance Company has been established. The applicant is advised that to discharge the above Condition the Local Planning Authority requires a copy of the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Reason: to ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

- 21. Prior to occupation of any part of the development, details and a plan of facilities for the secure parking of cycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location, number, type and dimensions of cycle parking for the houses and apartments.

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

22. The approved water efficiency specification (as set out in the Sustainability & Energy Statement) shall be fully installed and operational prior to the occupation of the development. Full Building Regulations Part G water calculations demonstrating dwellings can achieve a design standard of water use of no more than 110 litres/person/day shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire District Council Local Plan 2018 policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

23. The approved renewable/low carbon energy technologies (as set out in the Energy Statement, Feb 2023) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance program, details of which shall have previously been submitted to and approved in writing by the local planning authority. Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented development and thereafter maintained in accordance with the approved details

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution (South Cambridgeshire District Council Local Plan 2018, policy CC/3 and Greater Cambridge Sustainable Design and Construction SPD)

24. No external lighting shall be provided or installed until an artificial lighting impact assessment and mitigation scheme if required has been submitted to and approved in writing by the local planning authority.

The assessment shall include the following:

a) the method of lighting (including luminaire type / profiles, mounting location / height, aiming angles / orientation, angle of glare, operational controls, horizontal / vertical isolux contour light levels and calculated glare levels to receptors)

b) the extent/levels of illumination over the site and on adjacent land and predicted lighting levels at the nearest light sensitive receptors

All artificial lighting must meet the Obtrusive Light Limitations for Exterior Lighting Installations contained within the Institute of Lighting Professionals Guidance Notices for the Reduction of Obtrusive Light - GN01/20 (or as superseded).

Where required, the mitigation scheme shall be carried out as approved and retained as such.

Reason: To minimise the effects of light pollution on the surrounding area and to protect biodiversity interests in accordance with Policies SC/9 and NH/4 of the South Cambridgeshire Local Plan 2018.

25. No development above ground level shall commence until a noise insulation/mitigation scheme has been submitted to and approved in writing by the local planning authority. The noise insulation scheme shall have regard to the external and internal noise levels recommended in British standard 8223:2014 Guidance on sound insulation and noise reduction for buildings and shall include details of: a) the acoustic/noise insulation performance specification of the external building envelope of the residential units having regard to the building fabric, glazing and ventilation; b) mitigation to reduce the level of noise experienced externally and internally. Where submitted, the scheme shall be carried out as approved before the use is commenced or the development is occupied and shall be retained as such.

Reason: To protect the amenity of future occupiers in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

26. Development, including demolition, shall be carried out in accordance with the details contained within Station Road West, Whittlesford Construction Environmental Management Plan (Document Reference: 20-E074-027 Project Number: 20-E074 and dated February 2023) prepared by Ensphere Group Ltd). No deviation shall be permitted except where it has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

27. No development above ground level shall commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use.

28. No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed surface water drainage scheme for the site, based on the agreed FLOOD RISK ASSESSMENT AND SUSTAINABLE DRAINAGE STRATEGY ADDENDUM, Markides Associates, Dated (15th May 2023) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently



be implemented in full accordance with the approved details prior to occupation of the first dwelling.

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

29. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

30. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land and properties or occupied properties within the development itself; in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

31. Upon completion of the surface water drainage system, including any attenuation ponds and swales, and prior to their adoption by a statutory undertaker or management company; a survey and report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall be carried out by an appropriately qualified Chartered Surveyor or Chartered Engineer and demonstrate that the surface water drainage system has been constructed in accordance with the details approved under the planning permission. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently

re-surveyed by an independent surveyor, with their findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

32. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

33. No dwelling(s) shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

34. Prior to the first occupation of the/any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

## **Informatives:**

### **Sustainable Drainage Systems (SuDS)**

1. Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
2. Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.
3. Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution Cont/d.. 2 prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
4. The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
5. Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).
6. SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual (CIRIA C753, 2015) and the Susdrain website.

For further information on our requirements with regard to SuDS see our Groundwater protection position statements (2017), in particular Position Statements G1 and G9 – G13 available at:  
<https://www.gov.uk/government/publications/groundwater-protection-position-statements>

We recommend that developers should:

- 1) Refer to our 'Groundwater Protection' website;
- 2) Refer to our Land Contamination: Risk Management website when dealing with land affected by contamination. This is based on CLR11 which is archived within CL:AIRE Water and Land Library (WALL), and also includes the Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;
- 3) Refer to our Land Contamination Technical Guidance;

4) Refer to 'Position Statement on the Definition of Waste: Development Industry Code of Practice';

5) Refer to British Standards BS 5930:1999 A2:2010 Code of practice for site investigations and BS10175:2011 A1: 2013 Investigation of potentially contaminated sites – code of practice

6) Refer to our 'Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination' National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a 'Foundation Works Risk Assessment Report', guidance on producing this can be found in Table 3 of 'Piling Into Contaminated Sites';

7) Refer to our 'Good Practice for Decommissioning Boreholes and Wells'.

8) Refer to our 'Dewatering building sites and other excavations: environmental permits' guidance when temporary dewatering is proposed

The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to surface waters or groundwater.

### **Infiltration**

Infiltration rates should be worked out in accordance with BRE 365. If for an outline application it is not feasible to access the site to carry out soakage tests before planning approval is granted, a desktop study may be undertaken looking at the underlying geology of the area and assuming a worst-case infiltration rate for that site. If infiltration methods are likely to be ineffective then discharge into a watercourse/surface water sewer may be appropriate; however soakage testing will be required at a later stage to clarify this.

### **Pollution Control**

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.

### **Environment Agency**

Evidence in the emerging Integrated Water Management Study for the Greater Cambridge Local Plan indicates that groundwater abstraction is placing significant pressures on water bodies (including chalk streams) that are sensitive to abstraction, and there is a risk of causing deterioration in the ecology if groundwater abstraction increases with licenced headroom. The area hosts several chalk streams which are internationally recognised habitats, sensitive to

the availability of groundwater baseflow and vulnerable to low flows. This development has the potential to increase abstraction from groundwater sources. You should consider whether the water resource needs of the proposed development alone, and in-combination with other proposed development that the relevant water company is being asked to supply, can be supplied sustainably without adverse impact to WFD waterbodies and chalk streams. At the present time we are unable to advise with confidence that further development will not harm the water environment, until it can be shown sustainable water supplies can be provided. We are working the water companies and reviewing their draft Water Resources Management Plan to address this issue.

The Local Planning Authority must have regard to River Basin Management Plans and be satisfied that adequate water supply exists to serve development, in accordance with the policies of the Local Plan. Any surplus in water companies' current WRMP is subject to further consideration of whether it can be taken without causing environmental deterioration.

Should the development be permitted, we would expect you to ensure that the new buildings meet the highest levels of water efficiency standards, as per the policies in the adopted local plan.

Your authority should ensure that the local Water Recycling Centre has sufficient capacity to accept foul drainage from the proposed development to ensure protection of the water environment including WFD waterbodies.

## **Residential**

The location of this development is in an area of serious water stress (as identified in our report Water stressed areas - final classification). Across East Anglia we are also concerned that the rivers and groundwater including chalk streams are vulnerable to deterioration under Water Framework Directive, from groundwater abstraction. As a minimum, the higher standard of a maximum of 110 litres per person per day should be applied to this development as set out in the Building Regulations &c. (Amendment) Regulations 2015. This standard is already a requirement of South Cambridgeshire District Council Local Plan Policy CC/4 (Water Efficiency) and can be checked by Local Planning Authorities Building Regulations teams for compliance. However, the applicant should consider if a higher standard of water efficiency could be achieved, looking at all options including rainwater harvesting and greywater systems.

Should the development be permitted, we would expect you to ensure that the new buildings meet the highest levels of water efficiency standards, as per the policies in the adopted local plan.

Research has shown that it could cost as little as £6-9 per home to reach the more ambitious level of 110l/p/d. In addition, building water efficiency measures in to the development will lead to a reduction in water bills.

Using the water efficiency calculator in Part G of the Building Regulations a developer can calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 requirement. The calculator can be found here:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/504207/BR\\_PDF\\_AD\\_G\\_2015\\_with\\_2016\\_amendments.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf)

## **Public Highway**

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, and that a separate permission must be sought from the Local Highway Authority for such works.

The applicant must be made aware that the proposed alteration of the Traffic Regulation Order in respect to the extension of the existing Double Yellow Lines as shown on submitted drawing number: 19214-MA-XX-XX-DR-C-0014 P06, is subject to a consultation process, the outcome of which cannot be prejudged and that the applicant will be required by the Local Highway Authority to bear the full costs of the process to amend the Traffic Regulation Order, irrespective of the outcome. It cannot be guaranteed that the proposed Double Yellow Lines will be implemented as shown within the submitted drawings & Transport Assessment and the Local Highway Authority does not want to risk being the final arbitrator of a Planning Application.

## **Green Roofs**

All green roofs should be designed, constructed and maintained in line with the CIRIA SuDS Manual (C753) and the Green Roof Code (GRO).

## **Pollution Control**

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.

## **Air Source Heat Pumps**

The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be

served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. 5 In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

## **Demolition**

Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working. In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

## **Environmental Health**

The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

## **Residential Road Traffic and Rail Noise Insulation**

To satisfy the noise insulation scheme condition for the residential building envelope and traffic/railway noise, the applicant / developer must ensure that the residential units are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health

Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

### **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 Supplementary Planning Documents (SPDs)
- Planning File References: 22/02571/FUL, 21/02477/FUL, 21/02476/REM, 21/03045/S106A, 20/03756/FUL, 20/03755/REM and S/0746/15/OL