

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

16 November 2016

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2458/16/RM

**Parish(es):** Waterbeach

**Proposal:** Application for reserved matters in respect of appearance, landscaping, layout and scale for the residential development of 90 dwellings on part of the outline planning permission S/1359/13/OL

**Site address:** Land North of Bannold Road, Waterbeach

**Applicant(s):** Hannah Albans, Persimmon Homes

**Recommendation:** Approval

**Key material considerations:** Planning Policy and Principle  
Sustainability  
Amount  
Layout  
Scale  
Appearance  
Landscaping  
Housing Density  
Housing Mix  
Affordable Housing  
Developer Contributions  
Biodiversity  
Highway Safety and Sustainable Travel  
Flood Risk  
Neighbour Amenity  
Heritage Assets

**Committee Site Visit:** Yes – 1 November 2016

**Departure Application:** Yes

**Presenting Officer:** Thorfinn Caithness, Principal Planning Officer

**Application brought to Committee because:** Waterbeach Parish Council recommends refusal of the application.

**Date by which decision due:** 21 December 2016

1. **Summary**

2. This is an application for reserved matters in respect of layout, scale, appearance and

landscaping for a residential development of up to 90 dwellings, following outline planning permission 13/1359/13/OL; which was allowed on appeal on 25 June 2014 following a Public Inquiry held on 13 – 15 May 2016. The principle of residential development of the site for up to 90 dwellings has therefore been established. Access to serve the site from Bannold Road was also agreed at the outline stage. This current application, which is on 2.89 ha of the original outline application site of 3.97 ha, seeks to agree the details of the development only. The application proposals are a product of pre-submission discussions with planning and highway officers.

3. Historically the Local Planning Authority has sought to resist development of the site on three key grounds, namely (1) development would prejudice the proposed Green Belt Extension policy set out in the Emerging Local Plan, (2) development would result in the loss of an important landscape buffer between Waterbeach village and Waterbeach barracks, and (3) a scheme for up to 90 dwellings would be unsustainable in terms of its scale for a Minor Rural Centre, where the adopted Local Development Framework seeks to restrict residential development to an indicative maximum of 30 dwellings.
4. When determining the appeal the Inspector considered the four main issues to be: -
  - 1) Whether relevant policies for the supply of housing were out-of-date.
  - 2) The effect of the proposed development on the character and appearance of the area.
  - 3) Whether it was justifiable to dismiss the appeal on the grounds of prematurity; and
  - 4) Whether the site was in a suitable and sustainable location for the scale of development proposed.
5. The Inspector concluded that the policies for the supply of housing were out of date due to the Council's lack of 5-year housing land supply and persistent under delivery of housing. Furthermore, the Inspector deemed the former barracks to be indistinguishable from the varied character of the existing village and the idea of the barracks and the village being "two settlements" no longer applied. In addition, he found that the benefits of the proposed development for 90 dwellings outweighed the limited harm and the identified conflict with out-of-date policies, and he concluded that the site is a suitable and sustainable location for housing.
6. With regards to this current application, the layout and scale of the development, the appearance of the dwellings and the proposed landscaping of the site are all considered to be acceptable.
7. There are conditions attached to the outline planning permission which deal with a number of material planning considerations, including archaeology, contamination and drainage. These details will be assessed and determined under separate application(s) for the discharge of conditions.
8. The applicant has submitted a concurrent full planning application for 45 no. dwellings on land which forms the north western corner (1.08 ha) of the original red line of the outline application site (3.97 ha). This application is also being reported to the 16 November 2016 Planning Committee and should be read in conjunction with this report. The two sites are intrinsically linked and effectively comprise one whole development site.
9. There are objections from the Parish Council and some local residents but the overall scale / cumulative impact of a development of 135 dwellings on the site is considered

to be acceptable. The overall net density of the site is 39 dwellings per hectare. Policy HG/1 states that higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services. When considering the outline appeal for 90 dwellings the appeal Inspector had no doubts that Waterbeach should be regarded as a sustainable location. The density proposed by this application strikes the right balance between making the best and most effective and efficient use of land and one which respects local character, distinctiveness and sense of place.

10. There are no objections from any of the technical consultees, particularly the highway and drainage consultees. There is existing capacity in the local Anglian Water sewer and surface water can be satisfactorily managed on site using a variety of SuDS techniques before being released from the site at a controlled rate designed to be better than agricultural run-off rates.
11. The application is being reported to the planning committee with the concurrent full planning application for 45 dwellings (Ref: S/2461/16/FL) in advance of a planning appeal by Persimmon for an outline application for 144 dwellings on the same site. Members may recall that they refused outline application S/1431/15/OL for 144 dwellings at Committee in January 2016 on the grounds that “the additional houses by way of density will create a feel of urbanisation which will adversely impact on the character of the surrounding and Waterbeach settlement areas”. The appeal hearing is scheduled for 29 November 2016. Persimmon have confirmed in writing that if the committee resolves to approve this reserved matters application for 90 dwellings and the associated full application for 45 dwellings, (a total development of 135 dwellings), they will withdraw their appeal. Officers would advise Members that this is not a material planning consideration and the current two applications must be determined on their own individual merits. It will be necessary at the appeal for the Local Planning Authority to substantiate its reason for refusal, and a failure to do so, will expose the Council to risk of an adverse costs award, in accordance with Government Guidance set out in the National Planning Policy Framework.
12. **Site and Surroundings**
13. The site is located outside the Waterbeach village framework and in the countryside, as identified on Map 2 of Inset 101 of the South Cambridgeshire Adopted Proposals Map, January 2010 and Map 2 of Inset 104 of the South Cambridgeshire Proposed Submission Policies Map, July 2013.
14. The site is situated to the north of Bannold Road and to the south of Kirby Road, on the north eastern edge of the village. The site measures 2.89 hectares in area and comprises an area of farmland. There is a drainage ditch along the southern boundary of the site.
15. The adjacent land parcels to the east and west of the site benefit from planning permission for residential development.
16. The application site benefits from outline planning permission for 90 dwellings, secured on appeal. Access to the site from Bannold Road was formally agreed as part of this outline consent.
17. Waterbeach is classified as a Minor Rural Centre under Policy ST/5 of the South Cambridgeshire District Council Dore Strategy DPD, January 2007. Policy ST/5 seeks

to limit new residential development proposals to an indicative maximum of 30 units, to reflect the size, scale and sustainability credentials of Minor Rural Centres. However, the appeal Inspector concluded that Waterbeach comprises a more sustainable location and critically one which is considered capable of accommodating a scheme of 90 dwellings, having regard to its available services and facilities, employment opportunities and public transport provision.

18. **Proposal**

19. Amount

20. The application seeks reserved matters approval for the layout, scale, appearance and landscaping of 90 dwellings on 2.89 hectares of the original outline site area of 3.97 hectares. 36 of the dwellings would be affordable.

21. The application proposes a mix of house types, as follows:

- 1 bed apartment – x 12
- 2 bed house – x 24
- 3 bed house – x 40
- 4 bed house – x 11
- 5 bed house – x 3

Layout

22. The proposed layout is designed to appear as a natural and logical extension to Waterbeach. The layout incorporates a principal point of access from Bannold Road to the south, the principle of which was agreed at the outline stage. Internally the estate road will be configured as a loop road, beginning with a principal avenue, feeding off to smaller streets, lanes and private drives, and includes a vehicular link to the adjacent Bovis Homes development site to the East. An area of open space is proposed as a green gateway feature at the front of the site, doubling up as surface water attenuation basins. As a consequence the new buildings will be set back into the site beyond this frontage green space feature. The building line is therefore reflective of the existing street scene and the retention of the existing frontage hedge seeks to retain the rural / village character of Bannold Road. Positioned centrally within the site the layout also incorporates a large focal green space, comprising public open space and an equipped children's play area, benefiting from strong levels of surveillance.

23. The layout also seeks to reflect the urban grain of neighbouring development sites, reflected in a grid like pattern with a strong north – south emphasis.

24. The layout makes provision for vehicular and pedestrian connections to the neighbouring residential development site to the east.

Scale

25. Scale is an important consideration in terms of ensuring developments reflect existing or create new local distinctiveness. The scheme proposes a range of 2 and 2.5 storey properties, including 1 bed apartments and 2, 3, 4 and 5 bed houses. The scheme incorporates a number of keynote buildings, carefully sited to act as focal points within the overall development, aiding legibility and sense of place. The majority of the houses and apartments are 2 storey in scale. The 2.5 storey focal buildings are

clustered around the central open space feature.

#### Appearance

26. The application proposes a mix of house types, sizes and tenures, helping to meet local needs and assisting the creation of a diverse community. The properties will be constructed using a mix of materials, including brown and grey roof tiles, red and honey gold facing bricks, and moncouche cream render. Boundary treatments will consist of a mixture of hedges, fences, walls and railings.

#### Landscaping

27. The landscape strategy for the site seeks, wherever possible, to retain existing landscape features, particularly the frontage hedge on Bannold Road. This retention strategy will be combined with a scheme of comprehensive additional new planting for the site, to help soften and integrate the new development with its edge of village surroundings and landscape context. The scheme incorporates a green infrastructure framework, including a network of incidental green spaces connecting the green gateway frontage with the central feature open space. The central green is designed to provide a focal point and there is a strong emphasis on public access to and through this central feature.

#### Access

28. Access was formally determined at the outline stage and therefore is not a reserved matter. For clarity, the principle vehicular access into and out of the site is from the south, via Bannold Road. The developer is however exploring the possibility of securing vehicular and pedestrian connections to the neighbouring consented housing site to the east.

#### Public Open Space

29. The application proposes the on site provision of 0.56 hectares of public open space. This will include a Locally Equipped Area of Play (LEAP), to be positioned within a larger open space feature to be located centrally within the site.

#### Drainage

30. The scheme adopts a Sustainable Urban Drainage Systems approach to surface water drainage management. This includes the incorporation of a number of surface water attenuation ponds, designed to be dry basins throughout the majority of the year. As such they have been incorporated into the public open space on the site. The drainage solution is intended to provide sufficient storage to enable surface water discharge from the site to be regulated to greenfield run-off rates, designed to mimic the rate of run-off from the existing undeveloped site.

#### **31. Planning History**

S/2461/16/FL – Residential development for the erection of 45 dwellings and associated works – Pending Consideration.

S/1431/15/OL - Residential Development of Up to 144 Dwellings with Access to Bannold Road – Refused. Appeal Lodged and to be determined at Informal Hearing on 29 November 2016.

S/1359/13/OL - Residential Development of Up to 90 Dwellings with Access to Bannold Road - Appeal Allowed 25 June 2016.

32. **National Guidance**

National Planning Policy Framework

33. Paragraph 6 – The purpose of the planning system is to contribute to the achievement of sustainable development.
34. Paragraph 7 – Sets out that there are 3 dimensions to sustainable development: economic, social and environmental.
35. Paragraph 14 – At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay; and, where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.
36. Paragraph 47 – Sets out that a key objective of the planning system is to boost significantly the supply of housing.
37. Paragraph 49 – States that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
38. Paragraph 56 – The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Planning Practice Guidance

39. **Development Plan Policies**

40. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**  
ST/2 Housing Provision  
ST/5 Minor Rural Centres

41. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**

DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/1 Housing Density  
HG/2 Housing Mix  
HG/3 Affordable Housing  
NE/4 Landscape Character Areas

CH/2 Archaeological Sites  
NE/6 Biodiversity  
NE/11 Flood Risk  
SF/10 Outdoor Playspace, Informal Open Space, and New Developments  
SF/11 Open Space Standards  
TR/1 Planning For More Sustainable Travel  
TR/2 Car and Cycle Parking Standards

42. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Open Space in New Developments SPD - Adopted January 2009  
Biodiversity SPD - Adopted July 2009  
Trees & Development Sites SPD - Adopted January 2009  
Landscape in New Developments SPD - Adopted March 2010  
Affordable Housing SPD - Adopted March 2010  
District Design Guide SPD - Adopted March 2010

43. **South Cambridgeshire Local Plan Submission - March 2014**

S/3 Presumption in Favour of Sustainable Development  
S/5 Provision of New Jobs and Homes  
S/7 Development Frameworks  
S/9 Minor Rural Centres  
HQ/1 Design Principles  
H/7 Housing Density  
H/8 Housing Mix  
H/9 Affordable Housing  
NH/2 Protecting and Enhancing Landscape Character  
NH/4 Biodiversity  
NH/14 Heritage Assets  
CC/9 Managing Flood Risk  
SC/6 Indoor Community Facilities  
SC/7 Outdoor Playspace, Informal Open Space, and New Developments  
SC/8 Open Space Standards  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments

44. **Consultation**

45. **Waterbeach Parish Council** – Waterbeach Parish Council OBJECT to this application for reserved matters based on the following comments:

1. The original application for this site was for 90 houses for the whole site but now has been split into two applications for 90 and 45. The plans relating to these reserved matters do not represent the original application S/1359/13/OL.
2. The layout of the site is unacceptable with a higher density of houses.

The Parish Council is written again to the Authority to confirm it objects to this application, to the concurrent reserved matters application for 90 dwellings and to the previously refused application for 144 dwellings

46. **Section 106 Officer** – Developer obligations for 90 dwellings are already secured under the legal agreement associated with the outline planning permission, the details of which are appended to this report. Contributions are secured in relation to on-and

off-site community, play and sports space provision, education, affordable housing, household waste, libraries and lifelong learning, public transport and strategic waste.

47. **Affordable Housing Officer**

The development triggers the need to provide 40% affordable housing suitable to address local housing needs, in accordance with Policy H/9 of the emerging South Cambridgeshire Local Plan. The required tenure mix is 70% rented and 30% intermediate. A percentage of the affordable houses should be built to Lifetime Homes Standard. The first 8 affordable homes on 5 year land supply sites should be occupied by those with a local connection. The occupation thereafter shall be split 50/50 between local connection and on a district wide basis.

48. **Education Authority (Cambridgeshire County Council) – Education contributions** were secured at the outline stage.

49. **Urban Design Officer –** The principles of the overall perimeter block and centralised open space is supported. There are some issues that could be addressed to improve the quality of the layout, such as parking courts, back to back distances and amenity areas, but the scheme is generally acceptable.

50. **Landscape Design Officer**

The general layout is acceptable. I welcome the following landscape considerations made by the applicant:

- A new pedestrian and vehicle link with the adjacent site to the east.
- Building line set back from Bannold Road.
- A public open space, including a children's playspace.
- A landscape buffer zone to the west providing visual containment.
- SUDS creating a sustainable urban drainage system
- Existing landscape features located along the edge of the site to be retained, protected and maintained.

51. **Ecology Officer –** No objections subject to conditions relating to ecological mitigation and biodiversity enhancement.

52. **Sustainability Officer (Huntingdonshire District Council)**

No objections subject to conditions.

53. **Principal Transport Officer (Cambridgeshire County Council)**

Further details are potentially required with respect to provision of footpath on Bannold Road, local cycle networks, accident data, traffic counts and traffic distribution.

54. **Local Highways Authority**

Cambridgeshire Fire and Rescue Service require two points of access from any development of over 100 units and in aggregate this site will exceed this number. It will be necessary for a second access, either a connection to the Bovis site to the



East, or a secondary emergency link to Bannold Road to be provided. The amended plans demonstrate that both options are provided so there are no objections subject to conditions.

55. **Cambridgeshire Fire and Rescue** – No objections subject to adequate provision of fire hydrants by planning condition or legal agreement, the cost of which will be recovered from the developer.

56. **Environment Agency** – No comments regarding surface water drainage. The Lead Local Flood Authority has agreed to take the lead on advising your authority.

With regards contaminated land, this site is not considered to be high risk.

With regards foul water, Anglian Water should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows without causing pollution or flooding. At present we understand that there is sufficient capacity within the Waterbeach Wastewater Recycling Centre to accept the combined flows of 90 + 45 dwellings.

57. **Local Lead Flood Authority (Cambridgeshire County Council)**

No objection. The applicant has demonstrated that the proposed on-site attenuation measures have sufficient storage for all predicted flood events. A condition is recommended requiring submission and agreement of details of long term maintenance arrangements for all non-adopted parts of the drainage system.

58. **Sustainable Drainage Engineer (Cambridgeshire County Council)**

No objection. The information submitted by the applicant addresses the concerns in relation to the outfall location. I am happy that this application can be approved subject to the conditions recommended by the Local Lead Flood Authority.

59. **Waterbeach Level Internal Drainage Board** – No comments until the final drainage design for the site has been submitted. Any discharge into the Board's system will require a legal agreement with the Board. Consent will also be required to pipe the ditch to form a new crossing.

60. **Police Architectural Liaison Officer** – No objections

61. **National Health Service** – No objections. Mitigation for the primary healthcare impacts arising was not secured from the outline consent.

62. **National Grid** – No response

63. **Public Health England** – No response.

64. **Public Rights of Way Officer** – No response.

65. **Archaeologist - Cambridgeshire County Council** – No objections. There is a condition on the outline consent which covers archaeology.

66. **Anglian Water** – No objections. Capacity to deal with 90 dwellings has already been established by the outline permission and there are conditions on the outline consent

with respect to foul and surface water development.

67. **Environmental Health Officer** – No objections subject to conditions to control hours of construction works, construction related deliveries, dust suppression measures, piling methods, construction programme, noise impact assessment for renewable energy, external lighting and waste management and minimisation strategy.
68. **Environmental Health (Contaminated Land)** – No objection. Condition 10 of the outline consent S/1359/13/OL deals with contaminated land.
69. **Representations**
70. **Local Residents** – 7 representations have been received from nearby residents. The following concerns have been raised: -
- i) Over-development / cumulative development with other local developments
  - ii) The amount of development is too much
  - iii) The density is too high
  - iv) Waterbeach is not sustainable for this scale of development
  - v) This is an application for 135. It has been split into two applications in the hope of a better chance of success
  - vi) Objections to the location of the proposed access onto Bannold Road.
  - vii) Objection to the proposed link to the Bovis site to the east.
  - viii) The road infrastructure is at breaking point.
  - ix) Adverse impacts on neighbour amenity from car movements and car lights; general noise nuisance and disturbance.
  - x) The existing community is suffering greatly with no consideration or respect from speculative development.
  - xi) The NPPF seeks to safeguard local communities. The social and environmental dimensions of sustainability are as important as the economic dimension.
  - xii) Electricity, gas and water utilities all require upgrading.
  - xiii) Surface water proposals need to be clarified.
  - xiv) The site is a greenfield.
  - xv) Adverse effect on rural / village character.
  - xvi) Overshadowing, overlooking and loss of privacy.
  - xvii) The site is at flood risk.
  - xviii) There is no indication of a footpath connection to the GP surgery.
  - xix) 135 dwellings will have a significant adverse impact on highway safety.
  - xx) Inadequate local bus service.
  - xxi) Primary school is cracking and needs expansion.
  - xxii) The Green Travel Plan is misleading.
  - xxiii) The site was supposed to be a break in development and a Green Belt extension
  - xxiv) There are no jobs in Waterbeach.
  - xxv) Concerns about construction traffic and hours of construction.
  - xxvi) Adverse effect on ecology
  - xxvii) Loss of productive agricultural land.
71. **PLANNING ASSESSMENT**
72. **Principle**

73. The principle of the development of this site for up to 90 dwellings was established through planning consent S/1359/13/OL, which was allowed at appeal. The current application is contained solely within the approved red line area, and covers 2.89 hectares of the total outline application site of 3.97 hectares. Furthermore, the proposed dwellings numbers do not exceed the total of 90 allowed by the Inspector. The issues to consider in the determination of this application are therefore layout, scale, appearance and landscaping. With regards to the detailed layout and scale it is necessary to ensure the development delivers a good housing mix and that the proposed density is in keeping with the character of the locality. In addition, it is important to ensure that the scheme makes adequate provision with regards to developer obligations, principally affordable housing and public open space.

74. **Sustainability**

75. Waterbeach is considered to be a sustainable location for this scale of development. In reaching this conclusion regard has been had to the appeal Inspector's considerations on this matter, when considering the outline application for 90 dwellings. In particular he set out the following key conclusions in relation to the sustainability credentials of the settlement: -

"The village has good public transport and cycle links, which is confirmed by the Council's own Services and Facilities Study. It records that there is an hourly bus service between Cambridge and Ely from Monday to Saturday, inclusive, with a half hourly service at peak times and a timetabled journey time of less than 25 minutes from the village to Cambridge. The train service from the village to and from Cambridge runs from 0700 to 2300 hours and appears to be hourly with a more frequent service to Ely at all times and to Cambridge in the morning peak. Journey times are short with a timetabled journey time to Cambridge of as little as 6 minutes. There is also an off-road cycle route parallel to the river which, by reason of the topography, provides a realistic alternative mode of travel. In addition, cycle or walking are realistic ways of gaining access to the bus and rail network, as well as local services and facilities, including employment. In terms of services and facilities, the village has a primary school and a GP, both of which are conveniently located close to the appeal site. There is no secondary school, but it was agreed at the Inquiry that there is a bus service for students to gain access to Cottenham College. The village has a basic level of retail facilities, including a post office, bakery, butcher, newsagent, village store, pharmacy and hairdresser. Apart from the numerous public houses there appears to be a fairly limited range of other services and facilities, such as one garage. However, there is significant employment both within and near to the village, a point that was recognised by the Highway Authority who noted that the Cambridge Research Park, which it regards to be an important employment area, is accessible by bus from Waterbeach . . . Even on a narrow view of sustainability, in terms of accessibility, the appeal site is a sustainable location in which prospective households would not be wholly dependent on the private car in order to meet their day to day needs. The fact that the Council seeks to identify land to the north of the village for a new town reinforces my view that the appeal site is a sustainable location . . . In the context of the failure of the adopted strategy to deliver an adequate supply of housing, I consider the appeal site represents a sustainable development option. It is not the most sustainable option in terms of locational strategy in the Core Strategy but it is a sustainable option that is deliverable and would help to meet the shortage of housing in the area.

76. It is considered that there has been no material change with regards to the Inspector's conclusions on the sustainability of Waterbeach.

77. Moreover, the Inspector set out the following in relation to the National Planning Policy Framework's three dimensions of sustainability; economic, social and environmental: -

#### Economic

78. The Inspector's decision states that the Government has made clear its view that house building plays an important role in promoting economic growth. He said the proposed development would give rise to a number of economic benefits, including the creation of jobs in the construction industry as well as the multiplier effect in the wider economy arising from increased activity. In the long term, future occupiers of the proposed new houses would provide more custom for the existing shops and services in the village thereby contributing to the local economy. The provision of new housing in Waterbeach would help to meet the needs of businesses, e.g. on the nearby Cambridge Research Park, to house their employees, whilst also providing a realistic travel option by train to Cambridge to help support its important, wider economic role. The Inspector therefore concluded that the scheme would contribute towards building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type was available in the right place at the right time to support growth.

#### Social

79. The Inspector's decision states that the Framework places importance on widening the choice of high quality homes and ensuring that sufficient housing (including affordable housing) is provided to meet the needs of present and future generations. He outlined that residential development of the site would be of clear benefit in these terms given the current shortfall in the District's housing supply. He said the proposal would be well placed to access services and facilities in the village that would meet many day-to-day needs of prospective occupiers; those in the wider area can be accessed by sustainable modes of transport.

#### Environmental

80. In relation to the environmental role of sustainability the Inspector stated that the proposed development would not unacceptably harm the character and appearance of the area. The Inspector said that the idea of the barracks and the village being two settlements no longer applies. Physically and functionally the former barracks is now part of the village. He found no basis for concluding that this part of the former barracks has a separate and distinct identity. He said there is a strong argument that better integration would achieve the strong, vibrant and healthy community that the Framework alludes to. He rejected the Council's claim that the appeal site contributes to a visually important open buffer as it is insufficiently visible in the wider landscape and said it should now be common ground that the development would not have an unacceptable adverse impact on the countryside and landscape character. He said the proposition that coalescence between the village and the former barracks would be undesirable is not therefore justified and in terms of linking the communities it would be advantageous and there is a clear and inevitable relationship between them. He concluded that development of the appeal site would merely continue the pattern of coalescence that has taken place to the west of the appeal site over the years and so this would maintain, rather than harm, this characteristic of the village.

81. Officers consider that in considering the outline appeal for 90 dwellings the Inspector

was clear in relation to a number of points, including that Waterbeach is a sustainable settlement for this scale of development and development and in relation to all three dimensions of sustainability.

### **Amount**

82. The application proposes the following amounts of development
- Site Area – 2.89 ha.
  - Total Open Space – 0.56 ha of open space (including Locally Equipped Area of Play – LEAP).
  - Total Dwellings – 90.
  - 36 affordable dwellings (40%).
  - A density of 39 dwellings per hectare (dph).
83. The application should however be read in conjunction with a concurrent full planning application for 45 dwellings, located to the north west corner of the overall land parcel. When assessed together with this full application the cumulative amount of development proposed is as follows: -
- Total Site Area – 3.97 ha.
  - Total Residential – 3.31 ha.
  - Total Open Space – 0.56 ha.
  - Total Dwellings – 135.
  - Total Affordable – 54 Units - 40%.
  - Average Net Density – 40 dwellings per hectare (dph).
84. Compared to the consented scheme for 90 dwellings, the overall land parcel would now accommodate a total of 135 dwellings, 54 of which would be affordable. This represents a 50% increase in the number of dwellings.
85. The amount of development proposed is large scale, however it is considered to be acceptable, having regard to the sustainability credentials of the village and accessibility to services, facilities and employment opportunities and availability of public transport, including regular rail and bus services. The contribution to the District's current shortfall in housing that the additional number of dwellings can make weighs heavily in favour of the application.

### **Layout**

86. The layout is considered to be acceptable and is considered to be one which would be in keeping with the character, appearance, local distinctiveness and sense of place of the locality. In reaching this judgement due regard and significant weight must be attached to the Inspector's decision in relation to the previous outline permission for 90 dwellings. The Inspector deemed the former barracks to be indistinguishable from the varied character of the existing village and the idea of the barracks and the village being "two settlements" no longer applied. He did not accept that the site would result in the loss of a visually important open buffer essential for the separation of Waterbeach from the barracks; neither is the gap important in the wider landscape. It is therefore considered acceptable to develop this land parcel with 90 dwellings and this is what this application for reserved matters seeks to do. In so doing, the developer proposes a green gateway at the site frontage with the frontage properties set back in line with the prevailing building line and the retention of the existing frontage hedge. This approach helps to retain some of the edge of settlement / rural character which currently prevails. Once within the estate, the site will clearly become

developed, nevertheless the layout is one within which there is a sense of space, incorporating a central open space feature and acceptable separation distances between the proposed dwellings themselves and relative to the existing neighbouring properties. The layout incorporates a number of sustainable urban drainage features, which will have not only a practical but also an aesthetic function within the layout.

87. Overall, the proposed layout is considered to be materially different and a significant improvement compared to the previously refused scheme for 144 dwellings.

### **Scale**

88. The scale of the development is considered to be acceptable. The vast majority of the site incorporates buildings of two-storey scale, which is in keeping with the character of the wider village environment. Set within the centre of the site, and clustered around the large open green space feature, a number of 2.5 storey feature buildings are proposed. It is considered that the centre of the site, away from existing public streets, has capacity to accommodate and absorb this scale of building.

89. The overall scale of the development, comprising 90 dwellings and 2.89 hectares is unquestionably large, and clearly greater than the indicative maximum of 30 dwellings which adopted Development Framework policies would support, however the Inspector has concluded that this scale of development is acceptable for Waterbeach. The additional 45 dwellings proposed by the concurrent full application on 1.09 hectares of the total site of 3.97 hectares is considered to be an acceptable increase in terms of scale.

### **Appearance**

90. The appearance of the individual buildings is considered to be acceptable and is reflective of the wider local vernacular. Section 7 of the National Planning Policy Framework deals with design and states that planning policies and decisions should avoid unnecessary prescription or detail, should not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. The application proposes a good mix of house types and sizes with good sized private amenity spaces, pleasant streets and lanes and a legible environment. Some of the smaller 1-bed apartments are equipped with only a Juliette balcony and / or small areas of communal amenity area, however this under-provision is more than compensated for by the very large public open space feature within the site, combined with a number of other smaller incidental green spaces. The application includes a detailed materials schedule which is considered to be acceptable. A variety of bricks, roof tiles and render are proposed which will help to emphasise the character and distinctiveness of individual buildings and the overall character of the new estate; reinforcing and creating new local distinctiveness.

### **Landscaping**

91. Landscaping is a reserved matter, to be determined within this application. There is also a condition on the outline consent (Condition 6) requiring submission and agreement of full details of hard and soft landscaping. Condition 5 on the outline consent also requires submission and agreement of boundary treatments for the site.
92. The applicant has submitted detailed landscaping proposals, comprising planting schedules, avenue trees, retention and gapping up of existing mature hedgerows, new landscape buffer hedgerows, shrub mixes and wetland meadow mixes. The site

incorporates a significant green gateway feature at the frontage of the site comprising wetland meadows either side of the principal access and a large, central public open space and park is proposed within the centre of the site. The Council's Landscape Officer has been formally consulted and has requested some additional information and changes to the detailed landscaping proposals. Amended plans have now been submitted to the satisfaction of the Council's Landscape Section. A condition is recommended requiring the development to be implemented in accordance with the approved detailed soft landscaping proposals.

### **Affordable Housing**

93. Policy HG/3 of the LDF states that proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing to meet local needs. The amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of two or more dwellings. Policy H/9 of the emerging Local Plan states that the amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of three or more dwellings. The requirement for affordable housing therefore triggered for this application.
94. The proposal would provide 36 affordable dwellings (40%) and therefore complies with Policy HG/3 of the LDF and H/9 of the emerging Local Plan.
95. The Council's Housing Team has been formally consulted. The amount and mix of affordable housing proposed is acceptable. Concerns have been raised about the internal floor space amounts. The applicant has submitted amended affordable house types to address this concern. 100% of the affordable units will be built to Lifetime Homes Standards.

### **Housing Mix**

96. Policy HG/2 of the LDF states that in developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including one and two bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community.
97. Policy H/8 of the emerging Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people and people with disabilities. The market homes in developments of 10 or more homes will consist of:
  - a. At least 30% 1 or 2 bedroom homes;
  - b. At least 30% 3 bedroom homes;
  - c. At least 30% 4 or more bedroom homes;
  - d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.
98. The application proposes a mix of properties which would comply with adopted and emerging Development Plan policies.

### **Density**

99. The application site measures 2.89 hectares and proposes 90 dwellings. This equates to a gross density of 31 dwellings per hectare. Considered in isolation from the concurrent full planning application for 45 dwellings, a density of 31 dph is considered

to be in keeping with Policy HG/1 of the adopted Development Framework, which requires residential developments to make the best use of sites by achieving net densities of at least 30 dwellings. Excluding the 0.56 hectares of public open space proposed by this development, the net density would equate to approximately 39 dwellings per hectare. Nevertheless, Policy HG/1 states that higher average net densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for, good local public transport services. When considering the outline appeal for 90 dwellings the appeal Inspector had no doubts that Waterbeach should be regarded as a sustainable location, therefore the density of between 31 and 39 hectares proposed by this application is considered to be one which strikes the right balance between making the best and most effective and efficient use of land and one which is respectful of local character, distinctiveness and sense of place. When assessed in combination with, and as part of, the overall scheme for 135 dwellings the proposed density is 40 dwellings per hectare. This density is policy compliant and is considered to be one which strikes the right balance between making the best and most effective and efficient use of land, optimising housing delivery on the site at a time of recognised shortfall and one which is respectful of local character, distinctiveness and sense of place.

100. The density proposed by the combined development of 135 dwellings (40 dph) is considered to be comparable with other consented schemes in the locality. The comparative densities of these other consented housing schemes is set out in Table 1 below: -

**Table 1 – Comparable Densities of Waterbeach Housing Sites (See Appendices for Plan).**

Plan Ref	Site Name	Number of Dwellings	Density (Net)
1.	S/2458/16/RM – Land North of Bannold Rd	90	39 dph
2.	S/2461/16/FL – Land North of Bannold Rd	45	41.6 dph
3.	Combined Sites 1 and 2	135	40 dph
4.	S/1907/14/OL – Land East of Cody Road	36	28 dph
5.	S/0558/14/OL – Land West of Bannold Drove	57	32 dph
6.	S/0645/13/FL – Land East of Cody Road	60	33 dph

### **Trees and Landscaping**

101. There is a condition on the outline consent that requires tree protection details to be agreed. This matter can be dealt with under a separate discharge of conditions application. Nevertheless, the applicant has submitted an Arboricultural Implications Assessment and Method Statement, Arboricultural Implications Plan and Tree Protection Plan. These have been considered by the Council’s Tree Officer and are considered to be acceptable, subject to a condition requiring the recommendations within the tree protection plan and strategy to be complied with.



## **Biodiversity**

102. The Council's Ecology officer has identified that ecological matters were not addressed by the Inspector when considering the outline appeal for 90 dwellings. To ensure an appropriate level of biodiversity mitigation, enhancement and gain a number of conditions are required. Subject to these it is not considered that the application proposals would cause undue harm to protected species or their habitats.

## **Highway Safety and Parking**

103. The access to the site has been agreed at the outline stage, therefore it cannot be altered as part of this application. The Inspector approved drawing No 16958/1001A, which shows the principal access off Bannold Road. The applicant has submitted this drawing with the current application to confirm that there is no change to this previously approved access arrangement.
104. There are conditions on the outline consent which require the provision and implementation of visibility splays in accordance with approved drawing No 16958/1001A, submission and agreement of a construction traffic management plan, provision of a footpath along the northern side of Bannold Road to connect up with the Cody Road junction and submission and agreement of a Travel Plan. These details can be dealt with separately under a discharge of conditions application. A Green Travel Plan has been submitted with this current application, the details of which are considered to be satisfactory according to the County Council's Transport Assessment Team.
105. The concurrent full application for 45 dwellings creates a cumulative development of 135 dwellings. The Highway Authority requires provision of a secondary vehicular access for emergency purposes. The master site layout plan proposes a potential vehicular connection to the approved Bovis site to the east, which is presently under construction. The Highways Authority has sought clarification as to whether this connection is available. The applicant has indicated that there may be a ransom strip on the Bovis development site which could prevent this connection. A meeting has taken place with the Highways Authority following which an amended Layout Plan has been submitted. This includes the option to develop and provide a secondary emergency link access to Bannold Road in the event that the connection to the Bovis site cannot be achieved.
106. The Highway Authority has also sought some changes to the detailed design and layout of the estate road. Amended plans have been submitted to the satisfaction of the Highways Authority.
107. The County Council's Transport Assessment Team has sought some additional information from the applicant to clarify some of the contents of the Transport Assessment. These questions have been answered to the satisfaction of the Highways Authority. The cumulative traffic and transport effects associated with the overall development of 135 dwellings are considered to be acceptable. This was also the case for the larger scheme of 144 dwellings which was refused by the Planning Committee in January 2016. Members will note that the Committee was satisfied in relation to the access and traffic implications of this larger scheme. Waterbeach has a railway station with regular services, likewise bus services and cycle paths providing options for travel other than the private car.
108. Condition 17 of the outline consent requires submission and agreement of details of a new footpath connection on the north side of Bannold Road. As part of the approved

S106 pursuant to the outline consent, the developer is required to upgrade bus stops and install a footway along the northern edge of Bannold Road.

109. Condition 14 of the outline consent requires submission and agreement of a construction traffic management plan. These details can be considered and agreed under a separate discharge of condition application.

### **Flood Risk**

110. The site is situated in flood zone 1 and is therefore at very low risk of flooding.
111. The Inspector imposed a condition on the outline consent requiring submission and agreement of a scheme for the provision and implementation of surface water drainage to be submitted and agreed. This matter can therefore be agreed under a separate discharge of conditions application. Nevertheless, the application is supported by a detailed Flood Risk Assessment and Drainage Strategy.
112. The applicant has undertaken soakaway testing of the site. The ground conditions are such that this method of surface water disposal is not viable; therefore it is necessary to consider an alternative method of managing surface water disposal.
113. Initial discussions with the Internal Drainage Board indicate that the ditch along the Bannold Road frontage does not currently have capacity to accept surface water run-off from the site. One alternative option would be connection to an existing surface water sewer in Bannold Road which has been identified by the applicant's topographical survey. If further investigations of this sewer conclude that this is not possible, an alternative solution exists whereby a direct outfall to IDB Main Drain W13 will be permissible. What is clear, however, is that there are a number of options and solutions and the drainage consultees are satisfied in this regard.
114. The Drainage Strategy demonstrates that surface water will be attenuated on site, managing a range of predicted flooding events using a number of sustainable urban drainage systems (SuDS). These on-site drainage proposals will ensure surface water run-off is quickly diverted towards on-site gullies and drainage channels and that on-site attenuation is sized appropriately. The strategy demonstrates that the rate of outfall will be reduced compared to the rate associated with the existing undeveloped site. The benefits of SuDS technology is as follows: -
- Storing run-off and releasing it slowly (attenuation);
  - Allowing water to soak into the ground (infiltration);
  - Slowly transporting (conveying) water on the surface;
  - Filtering out pollutants;
  - Allowing sediments to settle out by controlling the flow of water.
115. The proposed layout will incorporate a number of attenuation basins, which will take the form of depressions within the site with shallow banks, providing additional freeboard to cope with more extreme events. These areas can be landscaped to provide aesthetic and amenity value. Planting can be used to enhance biodiversity. The attenuation basins will allow peak flow rates to be reduced and enable flows to be reduced below existing greenfield run-off rates during storm events. These SuDS basins will have a multi-functional role, acting as viable public open space areas, available for amenity and utility during normal conditions. Only during significant rainfall events would the depression areas received water and be used for attenuation.

116. The Local Lead Flood Authority (LLFA) has been formally consulted and is cognisant of the fact that there is a pre-condition on the outline consent which deals with surface water. Nevertheless, the LLFA is satisfied that the proposed attenuation features and oversized pipes have been sized to provide storage for all potential flooding events up to and including the 1 in 100 annual probability rainfall event (+30% climate change allowance), with an additional 10% for climate change included within the freeboard storage in the open attenuation basins incorporated on site.
117. The LLFA has recommended a condition requiring details for the long term maintenance arrangements for any parts of the surface water drainage system not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwellings. These details shall include identification of run-off sub-catchments, SuDS components, control structures, flow routes and outfalls. The details must also clarify the access required to each surface water management component for maintenance.
118. Cambridge City Council's Sustainable Drainage Engineer has also been formally consulted and is satisfied with the surface water drainage management proposals and available outfall options available to the developer.
119. Overall the application particulars have satisfactorily demonstrated that the proposed development will not be affected by current or future flooding from any source and will not increase the risk of flooding elsewhere, using a mix of on-site SuDS including water storage culverts and attenuation basins.
120. With regards foul water a connection to the existing public sewerage system in Bannold Road is proposed. Anglian Water has confirmed there is capacity to accept the flows from the 90 dwellings. This was agreed at the outline stage.

### **Neighbour Amenity**

121. The proposal is not considered to adversely affect the amenities of neighbours through an unduly overbearing mass, through a loss of light or through a loss of privacy. The siting, orientation, size, scale and window placements of the individual buildings are such that there will be acceptable relationships with existing neighbouring properties. A number of conditions are proposed to protect existing residential amenity during the construction phase of the development. There are pre-conditions attached to the outline consent which deal with external lighting and a construction traffic management plan.

### **Heritage Assets**

122. Condition 9 of the outline consent which requires submission and agreement of a programme of archaeological work in accordance with a written scheme of investigation. This matter can be dealt with by way of a discharge of condition application.

### **Developer Contributions**

123. Developer contributions were established at the outline planning application stage and will be secured by the legal agreement pertaining to that consent. This includes on- and off-site community, plays and sports space provision, education, affordable housing, household waste, libraries and lifelong learning, public transport and strategic waste. Details of the developer contributions to be secured by the outline agreement are set out in the appendices to this report.

## **Other Matters**

### Road Adoption

124. The road would be adopted by the Local Highways Authority providing it is constructed in accordance with its specification. The areas of open space would be maintained by the Parish Council or a Management Company.

### Fire Hydrants

125. Cambridgeshire Fire and Rescue has no objection subject to adequate provision of fire hydrants. There is a pre-condition on the outline consent allowed by the Inspector which states no development until the submission of a scheme for the provision and location of fire hydrants has been submitted and agreed.

### Land Contamination

126. There is a condition on the outline planning permission which deals with contamination. This matter will be dealt with separately under a discharge of conditions application.

### Boundary Treatments

127. Condition 5 of the outline consent requires submission and agreement of details of boundary treatments. These details can be agreed under a separate discharge of condition application.

### **128. Conclusion**

129. The principle of the development of 90 houses and associated infrastructure on the site has already been established by the outline consent allowed on appeal. Access from Bannold has also already been agreed.

130. This application seeks to agree the remaining reserved matters only; namely layout, scale appearance and landscaping on 2.89 hectares of the total outline site of 3.97 hectares.

131. The submitted details are considered to be acceptable. A good mix of housing and open space is proposed, combined with good quality strategic green spaces and edges and an attractive green gateway to the overall development which create a layout which is in keeping with the locality. The proposed density of 39 dph is policy compliant.

132. The combination of this scheme for 90 dwellings and the concurrent full application for 45 dwellings creates an overall development of 135 dwellings. This overall scale is considered to be one which can be satisfactorily accommodated on site without causing harm to landscape character and visual amenity, residential amenity, highway safety or any other interests of acknowledged importance.

133. There are satisfactory arrangements in place to manage foul and surface water and a number of conditions are imposed to protect the amenities of existing local residents during the construction phase, which is a clear concern given a number of other similar housing developments in the locality.

134. There is a legal agreement attached to the outline consent which secures the necessary developer contributions.
135. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance.

136. **RECOMMENDATION**

137. It is recommended that the Planning Committee approves the application subject to the following conditions: -

**i) The development hereby permitted shall be carried out in accordance with the following approved plans and particulars: -**

- **WB/LOC/01 Rev A – Location Plan.**
- **EMS2856\_04 Rev D – Reserved Matters Planning Layout**
- **EMS2856\_02 Rev Q – Planning Layout**
- **16958/1001 Rev H – Junction Geometry Layout**
- **TR1 Revision D – Refuse Vehicle Tracking**
- **WB/MP/01 Rev A – Materials Plan**
- **BRdW/ChP/001 Revision A – Chimney Layout Plan**
- **EMS2856\_06 Revision B – Detailed Landscaping Proposals**
- **EMS2856\_07 Revision B – Detailed Landscaping Proposals**
- **EMS2856\_08 Revision B – Detailed Landscaping Proposals**
- **ALN-PD20 – Alnwick (Cottage).**
- **BDL-PD20 Rev A – Beadnell (Cottage)**
- **CHT-PD20 – Chatsworth (Cottage)**
- **CHE-PD21 – Chedworth (C-STD)**
- **CHE-PD20 Rev A – Chedworth (Cottage)**
- **CLC-PD20 – Clayton Corner (Cottage) Render**
- **CLC-PD21 – Clayton Corner (Cottage)**
- **COR-PD21 – Corfe (C-STD)**
- **COR-PD20 – Corfe (Cottage)**
- **HB-WD01 – Hanbury (Cottage)**
- **HAT-PD21 – Hatfield (C-STD) – Hatfield**
- **HT-PD20 Rev A – Hatfield (Cottage)**
- **LE-PD20 – Leicester (Cottage)**
- **ROS-PD01 – Roseberry Cottage**
- **RUD-PD20 – Rufford (Cottage)**
- **71-PD20 Rev A – Type 71 (Cottage)**
- **81-PD20 Rev A – Type 81 (Cottage)**
- **4BFRFN-PD20 Rev A – 4BFRFN-PD20 (Cottage)**
- **4BFRFW-PD20 Rev A – 4BFRFW-PD20 (Cottage)**
- **160019-DN-01A – Proposed Lighting and Installation Design Layout.**
- **Arboricultural Implications and Method Statement, September 2016 by Andrew Belson.**
- **Arboricultural Implications Plan, drawing No 2975.AIP.**
- **Tree Protection Plan, drawing No 2975.TPP.**
- **EMS2856\_09 – Detailed LEAP Proposals.**
- **18006 – Topographical Survey.**
- **Flood Risk Assessment Issue 4 by RPS, November 2016**
- **Transport Assessment, Rev C, by Woods Hardwick, November 2016**

- **Green Travel Plan, Rev B by Woods Hardwick, November 2016**

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

- ii) No development shall commence until the applicant has submitted for approval in writing by the Local Planning Authority, full details of the affordable housing units to demonstrate 100% provision of affordable housing units to Lifetime Homes Standards.**

(Reason – In order to ensure that the affordable homes secured by the development can readily meet or be simply adapted to meet, the needs of most people, including those with reduced mobility, in accordance with Policy H/8 (3) of the Proposed Submission South Cambridgeshire Local Plan, July 2013.

- iii) Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) shall 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 unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

- iv) All works must proceed in strict accordance with the recommendations detailed in Section 4 of the Biodiversity Survey report (JBA Consultancy Services Ltd., March 2015) and Section 5 of the Water Vole Assessment report (fpcr, May 2015). This shall include avoidance and mitigation measures for water vole, reptiles and nesting birds. If any amendments to the recommendations as set out in the reports are required, the revisions shall be submitted in writing to and agreed by the Local Planning Authority before works commence.**

Reasons – To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended).

- v) No development shall commence until a scheme for ecological enhancement including a location plan and specification for native planting (including for wetland areas), in-built features for nesting birds and roosting bats and connectivity measures for hedgehog has been provided to and agreed by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.**

Reason: To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007.

- vi) The development shall be implemented in accordance the approved materials schedule set out on drawing No WB/MP/01 Rev A – Materials, unless otherwise approved in writing by the Local Planning Authority.**

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

- vii) No development shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.**

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

- viii) The development shall be implemented in accordance with the approved Detailed Landscape Proposals as set out on drawing Nos EMS2856\_06 Rev B, EMS2856\_07 Rev B, EMS2856\_08 Rev B, and EMS2856\_09, unless otherwise agreed in writing by the Local Planning Authority. 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, unless the Local Planning Authority gives its written consent to any variation.**

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

- ix) The development shall be implemented in accordance with the contents and recommendations set out in the approved Arboricultural Implications Assessment and Method Statement by Andrew Belson, dated September 2016, Arboricultural Implications Plan (Drg 2975.AIP) and Tree Protection Plan (Drg 2975.TPP) unless otherwise agreed in writing with the Local Planning Authority.**

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

- x) No construction work and or construction related dispatches from or deliveries to the site shall take place other than between the hours of 0800 – 1800 Monday to Friday, 0800 – 1300 Saturday and at no time on Sundays or Bank or Public Holidays unless otherwise approved in writing by the local planning authority.**

(Reason – In the interests of residential amenity).

- xi) 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 from noise 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.**

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15 – Noise Pollution, NE/16 – Emissions and DP/6 – Construction Methods).

- xii) No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the Local Planning Authority approves the variation of any detail in advance and in writing.**

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15 – Noise Pollution, NE/16 – Emissions and DP/6 – Construction Methods).

- xiii) No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their executions has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.**

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15 – Noise Pollution, NE/16 – Emissions and DP/6 – Construction Methods).

- xiv) No development shall take place until a scheme for the provision of on-site renewable energy to meet 10% or more of the projected energy requirements of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme.**

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.)



**xv) The road and footpath link to the site to the east shall be completed to top course level prior to the occupation of any of the dwellings.**

(Reason – To safeguard the character and appearance of the area and in the interests of highway safety).

### **Informatives**

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission must be sought from the Highway Authority for such works.

2. The applicant / developer should have regard and consideration of South Cambridgeshire District Council Supplementary Planning Document – ‘District Design Guide: High Quality and Sustainable Development in South Cambridgeshire’, Adopted March 2010: Chapter 10 – Environmental Health and associated appendices:

<http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SPDs/DistrictDesignGuideSPD.htm>

### **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 Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD’s)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/2588/15/RM & S/0558/14/OL

### **Report Author:**

Thorfinn Caithness  
Telephone Number:

Principal Planning Officer  
01954 713126