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02 November 2021

To: Chair – Councillor Pippa Heylings
Vice-Chair – Councillor Henry Batchelor
All Members of the Planning Committee - Councillors Dr. Martin Cahn,
Peter Fane, Geoff Harvey, Dr. Tumi Hawkins, Judith Rippeth,
Deborah Roberts, Heather Williams, Dr. Richard Williams and
Eileen Wilson

Quorum: 3

Substitutes Councillors Nick Wright, Sue Ellington, Grenville Chamberlain,
if needed: Mark Howell, Dr. Shrobona Bhattacharya, Graham Cone,
Dr. Claire Daunton, Anna Bradnam, Brian Milnes and Jose Hales

Dear Councillor

You are invited to attend the next meeting of **Planning Committee**, which will be held in the **Guildhall, Cambridge (Meeting Rooms 1 & 2)** on **Wednesday, 10 November 2021 at 10.30 a.m.**. **A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website, normally, at least 24 hours before the meeting.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution ***in advance of*** the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
Liz Watts
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

Agenda

1. **Chair's announcements**

2. **Apologies**

To receive apologies for absence from committee members.

Pages

3. **Declarations of Interest**

1. **Disclosable pecuniary interests (“DPI”)**

A DPI is where a committee member or his/her spouse or partner has any kind of beneficial interest in the land under consideration at the meeting.

2. **Non-disclosable pecuniary interests**

These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.

3. **Non-pecuniary interests**

Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

4. **Minutes of Previous Meeting**

To authorise the Chairman to sign the Minutes of the meetings held on 29 September 2021 and 13 October 2021 as a correct record.

1 - 12

5. **Cambridgeshire County Council - Footpath Diversion (Fen Ditton Footpath 9)**

13 - 80

6. **21/01881/REM - Cottenham (Land North And East Of Rampthill Farm, Rampton Road)**

81 - 126

Approval of matters reserved in respect of appearance, landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development of 140 dwellings.

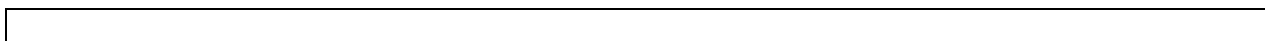
7. **21/02585/S73 - Longstanton/Northstowe (Northstowe Phase 2A, Land South Of Longstanton Road)**

127 - 162

Design amendment to layout, appearance, scale, access and landscaping of the age-restricted accommodation as part of the approved reserved matters scheme approved under reference S/3499/19/RM. Application to vary condition A1 (Approved Drawings) of reserved matters approval S/3499/19/RM and matters relating to outline planning conditions as per the original submission - (Hybrid planning application comprising a) Reserved matters for 406 dwellings including affordable housing provision non-residential floorspace landscaping open space and associated infrastructure (the Reserved Matters include access appearance landscaping layout and scale following outline planning permission S/2011/14/OL) b) Discharge of conditions 9 (Design code) 10 (Fire strategy) 11(Housing (Market mix)) 12 (Housing - Lifetime Homes (Affordable and market dwellings)) 19 (Surface water Drainage) 20 (Foul Water drainage) 23(Landscape and design) 24 (Landscape Management and Maintenance plan) 27 (Ecological Management plan) 31 (Longstanton conservation area) 32 (Low Carbon Strategy)

33 (Energy delivery strategy) 34 (BREEAM Standards) 38 (Unexploded Ordnance (UXO)) 41(External Artificial Lighting) 42 (Operational Noise - Non Residential use classes) 43 (Operational Traffic Noise Mitigation Scheme on-site) 45 (Waste & Recycling Management Strategy) 48 (Transport - Equine Walking and Cycling Routes) 57(Transport - Cycle parking) and 64 (Self-build and custom build) pursuant to outline planning permission S/2011/14/OL and c) Full planning permission for the temporary change of use of two dwellings to show homes).

8.	20/03598/OUT - Longstanton/Northstowe (Land West Of Station Road, Longstanton) Outline Planning with all matters reserved, except for the vehicular accesses onto Station Road, for the demolition of a single dwelling and associated buildings and development of up to 107 dwellings (including affordable housing) and employment/ community/ cafe/ development together with parking areas, landscaping and all associated infrastructure.	163 - 246
9.	21/03350/REM - Longstanton/Northstowe (Northstowe Phase 1, Sports Pavilion, Station Road) Reserved matters application for access, appearance, landscaping, layout and scale for the construction of a single storey pavilion building to provide changing facilities for the sports pitches at Northstowe Western Park together with a club room for community use following outline planning permission S/0388/12/OL.	247 - 268
10.	S/2442/19/FL - Willingham (The Piggery, Haden Way) The use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with a day room ancillary to that use.	269 - 290
11.	20/02161/FUL - Coton (Land At And To The Rear Of 24 High Street) Demolition of existing dwelling, double garage and stores and construction of 4 No. dwellings and associated infrastructure, including access, parking, landscaping and ancillary works.	291 - 318
12.	21/03068/FUL - Orwell (Former Garage Site, Meadowcroft Road) Construction of 4 No. 1 Bedroom Flats with associated gardens, parking and bin/cycle/plant store.	319 - 340
13.	21/01146/FUL - Barrington (Barns Adjacent To 20 West Green) Demolition of former stable and play barn, and erection of a new dwelling.	341 - 364
14.	21/01147/LBC - Barrington (Barns Adjacent To 20 West Green) Demolition of former stable and play barn.	365 - 374
15.	Enforcement Report	375 - 382
16.	Appeals against Planning Decisions and Enforcement Action	383 - 390



Exclusion of Press and Public

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 4

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 29 September 2021 at 10.00 a.m.

PRESENT: Councillor Pippa Heylings – Chair
Councillor Henry Batchelor – Vice-Chair

Councillors: Dr. Martin Cahn Dr. Claire Daunton (substitute)
Dr. Tumi Hawkins Judith Rippeth
Deborah Roberts Heather Williams
Dr. Richard Williams Eileen Wilson

Officers in attendance for all or part of the meeting:

Christopher Carter (Delivery Manager - Strategic Sites), Laurence Damary-Homan (Democratic Services Officer), Dr Jon Finney (Development Control Engineer City and South, Cambridgeshire County Council), Mike Huntington (Principal Planning Officer), Jay Patel (Trees Technician), Karen Pell-Coggins (Principal Planning Officer), Kate Poyser (Principal Planner), Stephen Reid (Senior Planning Lawyer), Ian Senior (Scrutiny and Governance Adviser) and Michael Sexton (Senior Planning Officer)

Councillor John Batchelor was in attendance remotely, by invitation.

1. Chair's announcements

The Chair made several brief housekeeping announcements.

2. Apologies

Councillor Geoff Harvey sent apologies for absence and Councillor Dr. Claire Daunton was his substitute.

3. Declarations of Interest

Councillor Henry Batchelor declared a

- pecuniary interest in minute 6 (S/1963/15/CONDG - Linton (Land North and South of Bartlow Road)) and minute 7 (21/00629/S73 - Linton (Land to the North and South of Bartlow Road)) because his employer had an ongoing business relationship with the applicant. Councillor Henry Batchelor would withdraw from the Chamber for the duration of those two items, take no part in the debate, and would not vote.
- a non-pecuniary interest in minute 8 (S/2553/16/CONDH - Linton (Land off Horseheath Road)) as he had discussed the matter with a resident.
- a non-pecuniary interest in minute 10 (Bourn Airfield Strategic Stie: Section 106 Update Report) because his employer had previously, but no longer, had a business relationship with the developer. Councillor Henry Batchelor would remain in the Chamber, take part in the debate, and vote.

Councillor Dr. Tumi Hawkins declared a non-pecuniary interest in Minute 10 (Bourn Airfield Strategic Site: Section 106 Update Report) because of the proximity to the development site of her property in West Drive, Highfields Caldecote.

Councillor Judith Rippeth declared a non-pecuniary interest in Minute 10 (Waterbeach New Town East Strategic Site: Section 106 Update Report) as one of the local Members for Milton and Waterbeach.

In respect of minute 5 (20/05101/FUL - Longstanton (Land at The Retreat, Fews Lane)), Councillors Henry Batchelor, Cahn, Daunton, Fane, Hawkins, Rippeth, Roberts, Dr. Richard Williams, and Wilson declared non-pecuniary interest because they had been present on 9 September 2021 when the meeting had to be abandoned because of an ICT issue. Each of them was now considering the matter afresh.

Councillor Heather Williams declared

- a non-pecuniary interest in minute 7 (21/00629/S73 - Linton (Land to the North and South of Bartlow Road)) because of her work with Lucy Fraser M.P. who had submitted a representation about the application. Councillor Heather Williams stated that she had not been involved in any correspondence with Lucy Fraser about this matter.
- a non-pecuniary interest in minute 12 (Enforcement Report) because one of the matters contained therein (Whitehall Farm) was situated within her ward of The Mordens.

4. Minutes of Previous Meetings

The Committee authorised the Chair to sign as a correct record, the minutes of the meeting held on 11 August 2021 subject as follows:

Minute 3 – Declarations of interest

Regarding 20/04754/HFUL - Girton (Reston, Huntingdon Road), Councillor Eileen Wilson had discussed the application with one of the local Members – Councillor Corrine Garvie - and not with Councillor Neil Gough. The minute should therefore read

Councillor Eileen Wilson declared non-pecuniary interests in Minute 6 (20/04754/HFUL - Girton (Reston, Huntingdon Road)) and Minute 9 (21/0794/TTHR - Cottenham (Land at the junction of Smithy Fen and Twentypence Road)). Councillor Wilson had discussed those applications with Councillor Corrine Garvie (a local Member for Girton) and Councillor Neil Gough (her fellow ward Member for Cottenham) respectively but was considering both matters afresh.

5. 20/05101/FUL - Longstanton (Land at The Retreat, Fews Lane)

The case officer reminded Members that, following an appeal against non-determination, the jurisdiction for determining this application lay now with a planning inspector rather than with South Cambridgeshire District Council. However, the Council was required to submit a Statement of Case and so the Planning Committee needed to agree on what decision it would have made given the opportunity. He referred Members to the various updates since the abandoned meeting on 8 September 2021 and to various representations received which were in the public domain. He also referred orally to submissions that had been received on the morning of the abandoned committee meeting in relation to hedgerow and tree loss pertaining to visibility splays. The Local Highway

Authority had responded to a Highways Report commissioned by Few's Lane Consortium by saying it could not identify any reason for refusing the application on highways grounds.

Officers were also seeking delegated authority to respond to the planning inspectorate in response to the mention of a costs application from the Few's Lane Consortium.

The Delivery Manager (Strategic Sites) explained the circumstances in which South Cambridgeshire District Council had been granted extra time to submit its Statement of Case.

Upon there being concern that questions of clarification should be asked of officers prior to public speaking, the Chair proposed that the Committee should follow its usual practice of reserving such questions for the Committee debate. This was seconded by Councillor Henry Batchelor and, by seven votes to four, the motion was carried.

Daniel Fulton (Few's Lane Consortium – objector), Gerry Caddoo (applicant, and Longstanton Parish Council addressed the meeting.

Dr. Jon Finney (Local Highways Authority) was in attendance.

Committee members' debate revolved around highway safety and the risk posed by the hedges at the junction of Few's Lane and the High Street. It was established that the Local Highways Authority had the power to trim hedges, but the onus was on the owners of those hedges to do so. The Council could not impose a Condition to trim and maintain the hedges because such hedges were outside the control of the applicant.

1. By eight votes to three, the Planning Committee resolved that, had it still the authority to determine the application then it would have been Minded to Approve the application subject to the Conditions and informative set out in the report dated 8 September 2021 from the Joint Director of Planning and Economic Development and reproduced in identical terms for the meeting on 29 September 2021.

(Councillors Henry Batchelor, Cahn, Daunton, Fane, Hawkins, Heylings, Rippeth and Wilson voted in favour while Councillors Roberts, Heather Williams and Richard Williams voted against)

2. By seven votes to three with one abstention, the Planning Committee gave officers delegated authority to submit a response to the Planning Inspectorate in relation to the costs application dated 23 September 2021 made against the Local Highways Authority by Few's Lane Consortium for consideration on behalf of South Cambridgeshire District Council.

(Councillors Henry Batchelor, Cahn, Daunton, Hawkins, Heylings, Rippeth and Wilson voted in favour while Councillors Roberts, Heather Williams and Richard Williams voted against. Councillor Peter Fane did not vote)

**Councillor Henry Batchelor
withdrew from the Chamber
for the duration of Minutes
6 and 7. By affirmation, the
Committee appointed
Councillor Peter Fane as**

Vice-Chair for those two items.

6. S/1963/15/CONDG - Linton (Land North and South of Bartlow Road)

The case officer confirmed that development on site had commenced. The Committee was informed that, as a result, the pre-commencement Condition in question could no longer be discharged but only accepted. He also referred to his recent correspondence with Linton Parish Council, and to a letter received from Lucy Frazer, M.P. for South East Cambridgeshire.

Councillor Enid Bald (Linton Parish Council) and Councillor John Batchelor (a local Member) addressed the meeting.

Hilary Ellis (Lead Local Flood Authority) was in attendance. She confirmed that the map relied upon in commenting upon the application was the best information available. The Environment Agency had no objection to the application. Some Committee members expressed surprise at this in the light of recent surface water flooding in the area.

The Senior Planning Lawyer told the Committee that discharge of the Condition might be challenged by Linton Parish Council. The time frame for considering this Reserved Matters application had lapsed although approval of the access would remain intact because that had been granted at the outline stage.

By seven votes to two, with one abstention, the Planning Committee **refused** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Members agreed the reason for refusal as being the absence of any evidence that a satisfactory method of surface water drainage could be provided, contrary to policies CC/7 (Water Quality), CC/8 (Sustainable Drainage Systems) and CC/9 (Managing flood risk) of the South Cambridgeshire Local Plan 2018.

7. 21/00629/S73 - Linton (Land to the North and South of Bartlow Road)

The case officer confirmed that development work had already commenced on site. For the record, he added that Linton Parish Council had sent two e-mails directly to Committee members and that a letter had been received from Lucy Frazer, the M.P. for South East Cambridgeshire. All representations were in the public domain.

Councillor Enid Bald (Linton Parish Council) and Councillor John Batchelor (a local Member) addressed the meeting.

Hannah Wilson (Anglian Water) was present. She confirmed that the developer had the right to decide at what point the development should join the main sewerage network: there were two options, both of which had sufficient capacity. Flooding issues were caused only when surface water infiltrated into a drainage system designed for foul water only.

By seven votes to three, the Planning Committee **refused** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Members agreed the reason for refusal as being that the proposed alternative connection to the foul water drainage system was not suitable, contrary to policies CC/7 (Water Quality), CC/8 (Sustainable Drainage Systems) and CC/9 (Managing flood risk) of the South Cambridgeshire Local Plan 2018.

**Councillor Henry Batchelor
returned to the Chamber
and resumed his position
as Vice-Chair for the
remainder of the meeting**

8. S/2553/16/CONDH - Linton (Land off Horseheath Road)

The case officer reported that three further representations had been received from Linton Parish Council, Lucy Frazer (M.P. for South East Cambridgeshire), and from a local resident.

Upon a proposal from Councillor Pippa Heylings, seconded by Councillor Heather Williams, and by affirmation, the Planning Committee **deferred** the application, without debate, so that it could be determined in due course at the meeting at which would be considered the submission of details required by Condition of surface water drainage on the same site.

9. Bourn Airfield Strategic Site: Section 106 Update Report

The case officer indicated that the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 was likely to be completed by the end of October 2021.

In response to questions from Councillor Dr. Tumi Hawkins, the case officer stated that:

- the financial contribution towards special needs education at Northstowe would include the provision of transport from the proposed new village at Bourn Airfield.
- a temporary, then permanent, cycle path would be constructed between the development site and the existing villages of Bourn and Highfields Caldecote as well as Cambourne.
- the developer was discussing with the Local Highways Authority options for enhancing the wider Public Rights of Way network.

10. Waterbeach New Town East Strategic Site: Section 106 Update Report

The case officer reported good progress and said that a date for completion of the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 would be set following a further period of public consultation.

Speaking as a local Member, Councillor Judith Rippeth welcomed additional community engagement and the fact that RLL and Urban & Civic were working together to build a single town.

The Chair noted comments from the case officer and concluded that viability would be reviewed periodically with the aim of the new town delivering more than 30% affordable housing across the two development areas.

11. Tree Preservation Order: To Revoke a TPO at 10 Burton End, West Wickham

By affirmation, the Planning Committee **revoked** the Tree Preservation Order at 10 Burton End, West Wickham, as detailed in the report from the Joint Director of Planning and Economic Development.

12. Enforcement report

The Committee **received and noted** a report about enforcement action.

13. Appeals against Planning Decisions and Enforcement Action

The Committee **received and noted** a report on appeals against planning decisions and enforcement action.

Regarding 20/05001/HFUL (23 Magna Close, Great Abington – two-storey front extension and single and double storey rear extension), the Delivery Manager (Strategic Sites) undertook to circulate to Committee members copies of the decision notice.

In response to a query from Councillor Deborah Roberts, the Delivery Manager (Strategic Sites) undertook to inform Committee members about the extent of the backlog in dealing with appeals.

In response to a query from Councillor Heather Williams, the Senior Planning Lawyer said that the appeal relating to Mill Road, Sawston would be heard during the week beginning 18 October 2021.

The Meeting ended at 3.45 p.m.

South Cambridgeshire District Council

Minutes of a meeting of the Planning Committee held on
Wednesday, 13 October 2021 at 10.00 a.m.

PRESENT: Councillor Henry Batchelor – Chair (substitute)
Councillor Peter Fane – Vice-Chair (substitute)

Councillors: Dr. Martin Cahn
Judith Rippeth
Dr. Richard Williams
Anna Bradnam (Substitute)

Dr. Tumi Hawkins
Heather Williams
Eileen Wilson

Officers in attendance for all or part of the meeting:

Christopher Carter (Delivery Manager – Strategic Sites), Phoebe Carter (Planning Officer), Laurence Damary-Homan (Democratic Services Officer), Richard Fitzjohn (Senior Planning Officer), Will Holloway (Principal Planning Enforcement Officer), Stephen Reid (Senior Planning Lawyer), Dean Scrivener (Senior Planning Officer), Ian Senior (Scrutiny and Governance Advisor), Michael Sexton (Principal Planner), Andrew Thompson (Planning Officer) and Luke Waddington (Senior Planning Officer)

1. Chair's announcements

The Chair made several brief housekeeping announcements.

2. Apologies

Councillors Geoff Harvey, Pippa Heylings and Deborah Roberts sent Apologies for Absence. Councillor Anna Bradnam substituted for Councillor Geoff Harvey.

3. Declarations of Interest

Councillor Heather Williams declared a non-pecuniary interest in Minute 12 (Enforcement) as the report included a site in her ward (The Mordens).

The Chair, Councillor Henry Batchelor, declared a pecuniary interest in Minute 7 (21/02594/S73 – Shepreth [Land to the East of Collins Close, near Meldreth Road]) as his employer had an ongoing business relationship with the applicant. The Chair stated that he would withdraw from the meeting during discussion of Item 7, with Councillor Peter Fane assuming responsibility as Chair and Councillor Judith Rippeth as Vice-Chair.

4. Minutes of Previous Meeting

The minutes from the previous meeting, held on 29 September 2021, were not available at the time and their approval was subsequently deferred to the next meeting.

5. 21/02310/REM - Northstowe (parish of Longstanton) (Phase 2B, Northstowe, Land South of Rampton Drift)

The Planning Officer presented the report on the application. Nigel Jarvis addressed the Committee on behalf of the applicant (Keepmoat Homes). Written statements were provided by Northstowe Town Council and the local Members (Councillor Sarah Cheung-Johnson and Councillor Alex Malyon).

Members stated that it was not clear in the report that drainage concerns had been fully addressed. The Planning Officer assured the Committee that the matter had been taken seriously. It was noted that the Lead Local Flood Authority, South Cambridgeshire District Council Drainage Manager and the Environment Agency had no objections to the proposed drainage solution.

Concerns were expressed by Members over the lack of a submitted Construction and Environmental Management Plan. The Planning Officer informed the Committee that Condition 32 of the Outline Planning Permission required the submission of a Construction and Environmental Management Plan before the commencement of construction. The Committee was assured by the Planning Officer that, whilst such a Plan had not yet been received, it would be submitted and reviewed in consultation with the necessary parties before any construction started.

Disappointment over the lack of representation from Northstowe Town Council at the meeting was expressed by Councillor Dr. Tumi Hawkins as the Town Council was unable to extensively offer their views and answer any questions that Members may have had for them. Councillor Hawkins noted that Local Authorities are encouraged to speak at Planning Committee meetings, and whilst Northstowe Town Council's written comments demonstrate that many issues had been addressed, it would have been valuable to have a representative of the Town Council present to allow Members to ask relevant questions of them.

By affirmation, the Planning Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

6. S/3290/19/RM - Fulbourn (Land East of Teversham Road)

The report on the application was presented by the Principal Planner. The Committee was also addressed by Dr. Elizabeth Soilleux (on behalf of residents who were in opposition of the application), Parish Councillor David Smith (on behalf of the Parish Council who were opposing the application), Paul Derry (on behalf of the Applicant) and James Howard supported Paul Derry in answering Members' questions. A written statement from local Member Councillor Graham Cone was presented to the Committee. Representatives from the Lead Local Flood Authority were also present.

Debate on the application was extensive and highlighted many issues. Concerns were raised that the deferral in January was to allow the Council to seek legal advice relevant to the application, not to allow the developer to make substantive amendments to the application (of which there were two). Members stated that there was too much uncertainty on significant issues in the application.

By unanimous vote, the Planning Committee **refused** the application contrary to the recommendation in the report from the Joint Director of Planning and Economic Development. Members agreed that the reasons for refusal were:

Design

The proposed development, by virtue of the scale and siting of the two and a half storey apartment buildings located centrally within the site and within a key view north through the site across Poor Well and along the chalk stream towards the open countryside beyond, would result in significant harm to the character and appearance of the area and significantly erode the existing wide open view and green space, which provided a positive connection between the existing village and adjacent countryside.

Furthermore, the adverse visual impact of the apartment buildings was exacerbated by virtue of the buildings being sited on raised platforms, which would increase ground levels by up to a further 900mm above existing, enhancing the adverse prominence and dominance of the central apartment buildings within the site and within views from the surrounding area, creating a scale of development that was out of keeping with the character of the area.

The proposal was therefore contrary to Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and paragraph 130 of the National Planning Policy Framework 2021, which required developments to be of high quality design, to be compatible with its location in terms of scale and appearance and to make a positive contribution to its local and wider context and the Fulbourn Village Design Guide Supplementary Planning Document 2020, in particular guidance notes 10.3, 10.10, 10.12 and Figure 46 of the Guide, which sought in Section 10 to integrate larger developments within the village.

Drainage

Insufficient information had been submitted to demonstrate that the reserved matters scheme can provide a satisfactory scheme of surface water drainage and prevent the increased risk of flooding. The proposal was therefore contrary to Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and paragraph 167 of the National Planning Policy Framework 2021 which require development proposals to incorporate appropriate sustainable surface water drainage systems and to ensure that flood risk is not increased elsewhere.

Biodiversity

The reserved matters scheme failed to provide a measurable net gain in biodiversity. The proposal was therefore contrary to Policies HQ/1(m) and NH/4 of the South Cambridgeshire Local Plan 2018 and paragraphs 174 and 180 of the National Planning Policy Framework 2021 which require development proposals to aim to maintain, enhance, restore or add to biodiversity and minimise the impacts on, and providing net gains for, biodiversity.

Affordable Housing

The reserved matters scheme, by virtue of the proposed layout, failed to adequately distribute affordable properties throughout the site and to integrate those units appropriately with the market housing. The proposal was therefore contrary to Policy H/10 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Housing Strategy 2019-2023 which sought to provide affordable housing in small groups or clusters distributed through the site.

The reserved matters scheme, by virtue of the proposed layout, locates 17 affordable units in a single cluster adjacent to Breckenwood Industrial Estate, a poor design response to

the constraints of the site and integration of those units within the development site. The proposal is therefore contrary to Policies HQ/1 and H/10 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Housing Strategy 2019-2023 which seek to provide affordable housing in small groups or clusters distributed through the site.

7. 21/02594/S73 - Shepreth (Land to the East of Collins Close, near Meldreth Road)

The Chair, Councillor Henry Batchelor, removed himself from the meeting for the duration of the discussion of Item 7 and did not take part in the debate and vote. Councillor Peter Fane assumed the role of Chair and Councillor Judith Rippeth assumed the role of Vice-Chair. The Principal Planner presented the report on the application. Sean Marten spoke on behalf of the applicant (Stonebond Properties).

The Committee noted that the amendments to the application were sensible and improved the application.

By affirmation, the Planning Committee **granted delegated authority** to officers to issue a new planning permission subject to:

- (a) the conditions and informatives set out in the report from the Joint Director of Planning and Economic Development; and
- (b) the prior completion of a Deed of Variation

8. 21/00955/FUL - Swavesey (Land adjacent to 26 Taylors Lane)

Councillor Henry Batchelor returned to the meeting as Chair and Councillor Peter Fane resumed the role of Vice-Chair. The application had been referred to the Planning Committee by Swavesey Parish Council and the Senior Planning Officer, Luke Waddington, presented the report on the application. Ed Durrant (applicant's agent) and Parish Councillor Will Wright (on behalf of Swavesey Parish Council) addressed the meeting.

The proposed black cladding for the development was the Parish Council's major objection to the development. Members felt that black cladding would not cause the development to be at odds with the aesthetic of the area, with members noting that historically wood cladding would have been treated with tar so black cladding would not be out of place. However, Councillors did note the concerns of the Parish Council.

Upon a proposal from Councillor Heather Williams, seconded by Councillor Anna Bradnam, the Planning Committee **approved**, by six votes to three, the addition of the wording "in consultation with the Parish Council" be added to condition 3 set out in the report from the Joint Director of Planning and Economic Development.

By affirmation, the Planning Committee **approved** the application subject to the conditions set out in the report by the Joint Director of Planning and Economic Development and the addition of the agreed wording to condition 3.

9. 21/01023/OUT - Cottenham (Land North West of 15 Orchard Close)

The Planning Officer presented the report on the application and informed the Committee that the applicant was South Cambridgeshire District Council.

A request was made by Members for the provision of further photos and information on the trees that could be affected by the development. The Planning Officer informed the

Committee that the development did not fall into the Conservation Area of Cottenham and that there were no Tree Protection Orders on the trees in question. It was also noted that development would be unlikely to cause any harm to these trees.

Members noted that the proposed dwelling would fit the local area and that there were no issues that would prevent the granting of outline planning permission.

Further debate was centred around matters that were not relevant to an outline planning permission application. Subsequently, Councillor Judith Rippeth, seconded by Councillor Peter Fane, proposed that the Committee move to a vote.

By affirmation, the Planning Committee **approved** the application subject to the conditions set out in the report from the Joint Director of Planning and Economic Development.

10. 21/03629/LBC - Little Wilbraham (Primrose Farm, Primrose Farm Road)

Richard Fitzjohn, the Senior Planning Officer, presented the report on the application. The Committee felt that there was no need for debate.

By affirmation, the Planning Committee **approved** the retrospective installation of a sun pipe to the previously approved kitchen extension in accordance with the recommendation set out in the report from the Joint Director of Planning and Economic Development.

11. 21/00858/FUL - Swavesey (19 Wallmans Lane)

Councillor Dr. Richard Williams had left the meeting prior to the introduction of this Item and did not take part in the discussion or vote. The Planning Project Officer presented the report on the application.

A question on why a chimney was included in the design proposals was brought forward, with environmental concerns as the central issue. The Planning Project Officer stated that the inclusion of a chimney in the design was to keep the development aesthetically in line with other houses in the area.

Members questioned why there were works ongoing at the site and the Senior Planning Officer informed the Committee that these works were part of an application that was approved in 2016 (S/1048/16/FL). Members also questioned whether a Construction Plan would control access of construction vehicles to the site and the Senior Planning Officer confirmed that this was correct.

Concerns about drainage were expressed by the Committee and Members enquired as to why a Drainage Plan was not submitted alongside the application. The Senior Planning Officer informed the Committee that the Environment Agency was satisfied with the flood risk mitigation measures implemented in the amendments to the application and thus had no objections. The Delivery Manager stated that assessing flood risk was an issue that would be addressed later in the planning procedure and that all relevant information would be presented at the appropriate time, and also suggested that members should be comforted by the Environment Agency support for the Flood Risk Assessment which had been submitted at that stage of the process.

By affirmation, minus the vote of Councillor Dr. Richard Williams who had left the meeting for this Item, the Planning Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Joint Director of Planning and Economic Development.

12. Enforcement Report

The Principal Planning Enforcement Officer presented the Enforcement Reports.

Councillor Anna Bradnam (local Member) enquired as to why recent enforcements in the Milton and Waterbeach ward were not included in the report. The Principal Planning Enforcement Officer informed the Committee that there was a delay between the service of enforcement notices and the subsequent inclusion of these notices in Enforcement Reports and stated that the enforcements in question would be included in the next Enforcement Report.

The Committee **noted** the report.

13. Appeals against Planning Decisions and Enforcement Action

The Delivery Manager informed the Committee that the appeal hearing on the Appleacre Park application would be held on 6 November 2021.

The Meeting ended at 15:50

To: South Cambridgeshire District Council - Planning Committee
From: James Stringer, Asset Information Definitive Map Officer
Ref: P106
Date: 10th November 2021

Report on the proposed stopping up of part of Public Footpath No. 9 and provision of an alternative bridleway in the parish of Fen Ditton

1 Purpose

- 1.1 To report on the proposed stopping up of part of Public Footpath No. 9 and provision of alternative bridleway in the parish of Fen Ditton as part of the Marleigh development developed by Marshall and Hill.
- 1.2 Appendix **A** comprises a copy of the agent's application. Appendix **B** includes a copy of the relevant planning application decision notice and site plan. Appendix **C** is a copy of the memorandum of agreement between Cambridgeshire County Council and South Cambridgeshire District Council. A map showing the effect of the proposals is at Appendix **D**. Consultation responses received by the County Council can be found at Appendix **E**. The NMU Diversion and Adoption Policy Matrix can be found at Appendix **F**. The decision reached by the County Council's Interim Director of Highway Maintenance can be seen at Appendix **G**.

2 Background

- 2.1 An application has been received by PlanSurv on behalf of the landowner, Hill, for the diversion of part of Public Footpath No.9 in the parish of Fen Ditton. The application falls to be determined by the relevant planning authority under section 257 of the Town and Country Planning Act 1990. A copy of this Public Path Order application is attached at Appendix **A**.
- 2.2 During discussions with the applicant, the proposal is, in line with the considered provisions of section 257, to stop up the affected section of Public Footpath No. 9 and provide an alternative highway, the status of which would be public bridleway.
- 2.3 As part of Hill's proposal for the Marleigh development site, it is also proposed that a number of additional recreational routes will be offered for dedication as public bridleways to the County Council under Section 25 of the Highways Act 1980. This element of the proposal falls to be determined by the County Council, as Highway Authority. The County Council considered this element via delegated powers on the 30th September 2021 and resolved to approve the dedication of these additional public bridleways. A copy of the determination by the Interim Director of Highway Maintenance can be found at Appendix **B**.

- 2.4 The landowner considers that a public path order is necessary in order to implement the approved development of up to 1,300 homes, primary school, food store, community facilities, open spaces, landscaping and associated infrastructure and other development under outline permission S/2682/13/OL (see Appendix C).
- 2.5 In February 2007, South Cambridgeshire District Council entered into an Agreement with Cambridgeshire County Council providing that all Public Path Order applications under section 257 of the Town and Country Planning Act 1990 should be processed by the County Council, acting as agents for the District Council. A copy of the Agreement explaining the procedure is attached at Appendix D.
- 2.6 The application for a Public Path Order was made to Cambridgeshire County Council on the 14th May 2020. A map showing the effect of the proposal is at Appendix E. The sections of the path subject to this determination are shown in black, with the sections of path subject to the County Council's determination referred in 2.3 above shown in blue.
- 2.7 The existing public footpath runs from Newmarket Road adjacent to the BP filling station and the Newmarket Road Park & Ride before running north and then subsequently north-west across what was previously an arable field to the disused railway line, continuing to High Ditch Road near Shepherd's Court, Fen Ditton.

3 Site Description

Existing public footpath (A-B-C-D-E)

- 3.1 The existing public footpath starts from a point at OSGR TL 4915 5924 (Point A) and proceeds in a northerly then north-westerly direction between the boundaries of the BP filling station and the Newmarket Road Park & Ride for 126 metres to OSGR TL 4911 5933 (Point C). The path then proceeds adjacent to the Park & Ride boundary in a north-north-easterly direction for 300 metres to a junction with the Jubilee Cycleway at OSGR TL 4918 5962 (Point D). The path continues in a north-westerly direction across what was previously an arable field (now construction site) for 370 metres to a point south of the disused railway embankment at OSGR TL 4896 5992 (Point E). The total length of existing public footpath is 796 metres.
- 3.2 The existing public footpath has been closed for a number of years via a Temporary Traffic Regulation Order to allow groundworks to take place as part of the development. As such, there are no gaps, gates, stiles or any other highway structures (i.e. culverts or steps) on the existing route.
- 3.3 The public footpath has a recorded width of two metres for the section A-B-C and 4ft for the remaining section C-D-E. The land over which the existing route runs is not covered by any protected designation. This land forms part of the Marleigh development by Marshall and Hill.

- 3.4 The public footpath is maintainable at public expense by the County Council, as Highway Authority.

Proposed alternative public bridleway (F-G-H-J-K-L-E)

- 3.5 The proposed bridleway would commence from an alternative point on Newmarket Road at OSGR TL 4940 5928 (Point F) and would proceed as a grass verge path adjacent to an adoptable shared cycleway in a north-north-easterly direction for 274 metres to a point at OSGR TL 4944 5955 (Point G). The path would then continue as a grass verge path adjacent to an adoptable shared use cycleway in a west-north-westerly direction for 87 metres to a point at OSGR TL 4936 5958 (Point H). The proposed path would then proceed as a standalone gravel (hoggin) path in a generally but varying north-north-easterly direction for 299 metres to a point at OSGR TL 4947 5985 (Point K). The path would continue in a generally but varying north-westerly direction for 357 metres to OSGR TL 4914 5997 (Point L), before turning and continuing in a west-south-westerly direction for 189 metres to a junction with the unaffected section of Public Footpath No. 9 at OSGR TL 4896 5991 (Point E).
- 3.6 The total length of the proposed bridleway is 1,206 metres.
- 3.7 No structures such as gates, culverts, bridges, steps or boardwalks are proposed as part of this alternative bridleway. As such, no further authorisation or approval is required from CCC or SCDC such as Watercourse Consent or Structural approval.
- 3.8 New finger posts and waymarking signage will be required as a result this proposal. This would be agreed with the applicant as part of the implementation of the new route.
- 3.9 It is proposed as part of the development to replace the public footpath with a public bridleway. This has been a commitment made by the developer throughout the planning process as part of their consultation with stakeholders including the County Council and British Horse Society. The proposed bridleway between Points F-G-H would run parallel with a bound asphalt shared use cycleway. This cycleway is being offered to the County Council via a Section 38 adoption agreement currently being processed by colleagues in the County Council's Highways Development Management.
- 3.10 For the section of the path parallel with the shared use cycleway, it is proposed to record a legal width for the bridleway of two metres. For the section of bridleway that is standalone (Points H-J-K-L-E), the proposed recorded width is four metres.
- 3.11 The location of the proposed bridleway is not part of any protected or designated site.

4 Legal Framework

- 4.1 Section 257 of the Town and Country Planning Act 1990 allows that:

(1) Subject to section 259, a competent authority may by order authorise the stopping up or diversion of any footpath, bridleway or restricted byway if they are satisfied that it is necessary to do so in order to enable development to be carried out—

- (a) in accordance with planning permission granted under Part III, or
- (b) by a government department.

(2) An order under this section may, if the competent authority is satisfied that it should do so, provide—

- (a) for the creation of an alternative highway for use as a replacement for the one authorised by the order to be stopped up or diverted, or for the improvement of an existing highway for such use;
- (b) for authorising or requiring works to be carried out in relation to any footpath, bridleway or restricted byway for whose stopping up or diversion, creation or improvement provision is made by the order;
- (c) for the preservation of any rights of statutory undertakers in respect of any apparatus of theirs which immediately before the date of the order is under, in, on, over, along or across any such footpath, bridleway or restricted byway;
- (d) for requiring any person named in the order to pay, or make contributions in respect of, the cost of carrying out any such works.'

4.2 An Order shall come into effect once the new route has been certified by either the order-making authority or the highway authority as being of a satisfactory standard for public use. The County Council as highway authority will undertake the certification.

4.3 The Equality Act 2010 consolidated previous anti-discrimination legislation. Of particular importance to the highway authority (a public authority as defined in the Act) is section 149. This section of the Equality Act 2010 requires public authorities to have due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it (the public sector equality duty). These considerations are the need to:

- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

- 4.4 The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 4.5 There is currently little formal guidance on how the Act interacts with existing rights of way legislation. However, it is generally understood to require order-making authorities to take into account the reasonable needs of people with the relevant protected characteristics in considering changes to the rights of way network. The Act requires authorities to be more proactive in recording their thought-processes in making their decisions.
- 4.6 The Crime and Disorder Act 1998 states that the District Council as a relevant authority has a duty to consider the impact of all its functions and decisions on crime and disorder in its area with due regard to the need to all it can reasonably do to prevent crime and disorder (including anti-social behaviour and other behaviour adversely affecting the environment).

5 **Cambridgeshire County Council and South Cambridgeshire District Council Policy (including maintenance)**

- 5.1 The County Council's own Non-Motorised User (NMU) policy (approved by Highways & Community Infrastructure Committee on 21st February 2017 and replacing the previous Public Path Order Policy) requires that certain criteria are met if a public path order is to be made.
- 5.2 The policy is applicable to any new or diverted NMU route which would become maintainable at public expense. The relevant criteria is made up of a numerically scored set of criteria which consider accessibility relating to the County Council's duty under the Equality Act 2010; the benefit to the Authority and communities from resolving long term maintenance problems; the benefit to the Public Rights of Way (PRoW) network; and the benefit to landowners from improved land management.
- 5.3 Within the Cambridgeshire Rights of Way Improvement Plan (ROWIP), several Statements of Action are listed which identify specific ways in which issues that the Rights of Way network face can be addressed now and in the future.
- 5.4 The District Council does not have an explicit policy on the application of Section 257 and the interaction of proposals to divert Public Rights of Way as part of the planning process. It does however make reference to Public Rights of Way as part of its Local Plan Policy TI/2: Planning for Sustainable Travel. It notes:

"Planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport, including:

... c. Protection and improvement of existing cycle and walking routes, including the Rights of Way network, to ensure the effectiveness and amenity of these routes is maintained,

including through maintenance, crossings, signposting and waymarking, and, where appropriate, widening and lighting;”

6 Consultations

- 6.1 The local Ramblers’ Association, the British Horse Society, South Cambridgeshire District Council, Fen Ditton Parish Council, local Members, the prescribed user groups and the utility companies were all consulted about the proposals. The following replies have been received (copies are attached as Appendix F):
- 6.2 The British Horse Society, Cambridge Ramblers’ and CTC Cambridge all raised a number of points of representation and clarification but were supportive of the overall proposal.
- 6.3 Vodafone had no objection to the diversion of the existing public footpath. Cadent Gas have raised an objection, indicating that they have apparatus in the vicinity of the proposed bridleways. However, it is considered that Cadent Gas have misinterpreted the consultation that was undertaken. The physical delivery of the path surface and its associated infrastructure is secured by the planning permission and is the responsibility of the developer to implement in accordance with any requirements of Cadent Gas. This process is to determine the legal status of those constructed routes and whether Cadent Gas rely in anyway on the existence of Public Footpath No. 9 to gain access to its apparatus. From the information provided by Cadent, it does not appear that this is the case, and it is therefore considered that Cadent Gas’ objection should be discounted.
- 6.4 No other responses were received.

7 Grounds for stopping up and provision of alternative highway: Town and Country Planning Act 1990 and Other Legislation

- 7.1 The stopping up of the affected section of Public Footpath No. 9 is required to enable the delivery of the permitted development of Phase 1 of the Marleigh site. Those works which this Order would enable have been granted planning permission by the Local Planning Authority.
- 7.2 It is therefore considered that the stopping up of that part of Public Footpath No. 9 is necessary to implement a planning permission granted under part III of the Town and Country Planning Act 1990. Section 1 (a) of Section 257 TCPA 90 is therefore satisfied.
- 7.3 The applicant has agreed, through the consultation and development of the planning proposals, to provide an alternative highway, to the standard and status of public bridleway along a replacement alignment. The applicant has also agreed to undertake the necessary works to implement the proposed new route at their own expense. These works will be subject to certification by the County Council as the Local Highway Authority.

- 7.4 It is not considered that the rights of statutory undertakers will be affected for this proposal. It is therefore considered that Subsection 2 of Section 257 TCPA 90 is satisfied.
- 7.5 The proposed alternative bridleway will be approximately 1,206m in length, compared to 796m for the existing public footpath. This is a considerable increase in length and in isolation, could impact of the convenience of the PRow network if travelling from Fen Ditton to Newmarket Road. The increase could also impact on those users who may have difficulties in walking or riding longer distances.
- 7.6 However, the stopping of the existing footpath is required to enable a large-scale residential development. That development is delivering a number of new routes, including the realigned Jubilee Cycleway. Therefore, the alternative public bridleway will form part of a wider highway network and will no longer be the sole route between Fen Ditton and Newmarket Road. Those users whose mobility may be restricted will be able to travel along shorter alternative routes delivered as part of the wider development, whilst the alternative public bridleway will retain an unbound, recreational highway notwithstanding the wider housing development.
- 7.5 The proposal is not considered to be in conflict with the provisions of the Equality Act 2010 as the stopping up of the existing route is not felt to disproportionately impact users with protected characteristics. Additionally, the provision of an alternative public bridleway does not propose any features or structures that would restrict or limit its use by any particular group or groups of users.

8 Grounds for stopping up, provision of alternative highway and creation of additional public bridleways: Cambridgeshire County Council criteria including Maintenance Liability

- 8.1 Both proposals have been assessed against the County Council's NMU Diversion and Adoption policies respectively. The two NMU assessments can be found at Appendix G.
- 8.2 The proposal subject to Section 257 of the Town and Country Planning Act 1990 scored a total of 26 out of a possible 30 points, representing a score of 86%. The threshold score for a proposal to be considered acceptable by the Highway Authority is 21.
- 8.3 Of the six criteria which must be met for an application to be considered, four have been fully met.
- 8.4 The existing route had been available for use for many years. This changed a number of years ago when construction works commenced on site and the path closed via a Temporary Traffic Regulation Order (TTRO). Due processes have been followed throughout the closure period, and therefore It is not considered that in light of the permissions granted to develop the site that seeking the reopening of the route ahead of any potential Public Path Order would offer any benefit. The County Council's Interim

Director of Highway Maintenance agreed that this criterion be waived in this instance in their approval of the proposal dated 20th September 2021.

- 8.5 The criteria require a minimum width of four metres for any alternative or new public bridleway. This width is considered the minimum width in ensuring that differing users would be able to be safely accommodated within the extent of the highway.
- 8.6 Along some sections of the alternative bridleway, the route is adjacent to a 3-metre-wide shared pedestrian and cycle path. It is therefore considered that the full four metres would not be necessary along these sections and a reduced recorded width of two metres is proposed. For the sections of the alternative bridleway that are standalone, the minimum width of four metres will be met. The County Council's Interim Director of Highway Maintenance agreed that this criterion be waived in this instance in their approval of the proposal dated 20th September 2021.
- 8.7 The provision of a bridleway adjacent to an adoptable shared use cycleway not only ensures that additional width of accessible public highway is provided, it would also secure rights for equestrians and ensure all three users have the appropriate width and different surface type to mitigate conflict between users.
- 8.8 The remaining four criteria which must be met are considered to have been met. These include:
- 1) Cost of implementation and ongoing maintenance;
 - 2) Pre-application consultation;
 - 3) No objections;
 - 4) No gates or stiles;
- 8.9 The proposal is in-line with existing permissions granted by South Cambridgeshire District Council. Given the approved planning layout on this site, the proposed alternative public bridleway is considered the most suitable and appropriate alignment, meeting the criteria set out in the NMU policy.
- 8.10 Whilst this does increase the maintenance liability placed on the County Council, it is considered in-line with our Rights of Way Improvement Plan, Health and Well-being Strategy, Climate commitments, modal shift and other policies in securing additional NMU provision through the delivery of strategy housing developments. The surfacing of the proposed routes have also been approved by the County Council's Public Rights of Way Officer and are to a specification that is considered to mitigate any unnecessary increase in liability.
- 8.11 Consideration should be given to the Cambridgeshire Rights of Way Improvement Plan (ROWIP). It is considered that this proposal supports the aims of the ROWIP under:
- SoA3: 72,500 new homes, as it ensures that this public footpath is protected from development and that new facilities are provided to an acceptable standard.

- SoA5: Filling in the Gaps, as the proposal delivers significant lengths of new bridleways, improving the overall bridleway network.

8.12 The proposal is also considered to be in accordance with the Cambridgeshire Health and Wellbeing Strategy including:

- Priority 5: Create a sustainable environment in which communities can flourish

9 Conclusions

9.1 It is considered that the proposed stopping up of part of Public Footpath No. 9 and provision of an alternative bridleway meets the requirements of Section 257 of the Town and Country Planning Act 1990.

9.2 The County Council's Interim Director of Highway Maintenance has resolved that the overall proposal would not have any detrimental impact on the connectivity of the surrounding highway network or place a significant and unjustifiable additional burden on the affected or alternative routes which may cause concern to the County Council, as Local Highways Authority.

10 Recommendations

10.1 That South Cambridgeshire District Council approves the making and confirmation (subject to no objections) of a Public Path Stopping Up Order under Section 257 of the Town and Country Planning Act 1990 for the stopping up of that part of Public Footpath No. 9, Fen Ditton between Points A-B-C-D-E on the Plan at Appendix E and the provision of an alternative public bridleway between Points F-G-H-J-K-L-E.

10.2 That any made Public Path Order include a legally recorded width of two metres for the section between Points F-G-H and four metres for the section between Points H-J-K-L-E.

10.3 That South Cambridgeshire District Council indicates its formal decision to Cambridgeshire County Council, as agents for the District Council.

LIST OF DOCUMENTS

A	Copy of diversion order application
B	Copy of CCC decision dated 30 th September 2021
C	Copy of planning application No. S/2682/13/OL
D	Copy of Memorandum of Agreement between the District Council and Cambridgeshire County Council
E	Map showing proposed changes to PRoW Network
F	Copies of consultation responses
G	NMU Diversion Policy Matrix

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Appendix A

To: Cambridgeshire County Council acting as agent for the Local Planning Authority

TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR AN ORDER TO PERMANENTLY DIVERT
A PUBLIC RIGHT OF WAY

Name of applicant Hill Marshall LLP C/O Denis Devane
Address The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex
EN9 1BN
Tel. (work) 07966 317874 Tel. (home)

I hereby apply for the diversion of the footpath/bridleway* known as Teversham No.1 and Fen Ditton No.9
..... [parish][no.] under s.257 of the Town and Country Planning Act
1990 and undertake, if an order for the diversion of the path is made, to carry out
such work on the diverted route of the path as may be required to bring the path into
a fit condition for public use to the satisfaction of the County Council (the Highway
Authority), prior to the confirmation of the order.

(*Delete the term that does not apply.)

Signed PlanSurv Ltd (Agent) Date 14/05/2020
On behalf of Hill Marshall LLP

Consent of other landowner/s and other requirements

Written consent of any other landowner/s affected by your proposed diversion (for both the existing line and proposed new line) must be obtained prior to submission.

A copy of the County Council's requirements for making diversion orders can be found at the end of this application form. The County Council will require all of these to be met. Please note in particular:

The requirement for pre-application consultations: The applicant must consult with the relevant Parish Council and local user groups, and must append copies of any correspondence to this application

The path to be diverted

Parish Teversham.No.1 and Fen Ditton.No.9..... No..... 1 and 9.....
From Old Railway Line Fen Ditton..... OS grid ref. 548924 259929.....
To Newmarket Road west of the park and ride..... OS grid ref. 549151 259249.....

General description of path Land to the west of Teversham No.1 and to the south
of Fen Ditton No.9. The path is formed of an earth track that passes diagonally south east from
the old railway line, Fen Ditton, through agricultural field where it crosses the jubilee cycle way and turns south
towards and emerging at Newmarket Road, to the east of the Petrol Filling Station and west of the Park and Ride.

Landowner – please provide a map showing landownership/other interests

Name Hill Marshall LLP
Address The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex EN9 1BN

Lessee/tenant

Name
Address

Occupier

Name
Address

Reasons for the diversion

Local Planning Authority: South Cambridgeshire District Council

Planning application No: S/2682/13/OL and subsequent reserved matters and discharge of condition applications.....

Date of Planning Permission: 30/11/2016

Description of proposed development:

Up to 1,300 homes, primary school, food store, community facilities, open spaces, landscaping and associated infrastructure and other development.
.....

The proposed new route of the path

Please enclose a signed and dated plan, preferably at scale of not less than 1:2,500 and based on an Ordnance Survey map.

From Old Railway Line Fen Ditton OS grid ref. 548924 259929

To Newmarket Road east of the Park and Ride OS grid ref. 549363 259544

General description of new path The path (Hoggin surface) will travel north east along the disused railway line,

.. heading south east up a ramp into Kingley Woods where the path will join a bridleway surface path, running parallel to

High Ditch Road, before turning south west towards the Park and Ride, where it will join a cycle path for cyclists and pedestrians

(with a 2 m grass strip for equestrians) briefly turning east before travelling south towards Newmarket Road (to the east of The Park and Ride).
.....

Landowner

Name Hill Marshall LLP

Address The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex EN9 1BN

Lessee/tenant

Name

Address

Occupier

Name

Address

Other Legal Interests

Please give details of any other person(s) having a legal interest in the land over which the right of way is to be diverted, for example other landowners, mortgagees or other persons having an easement over the land:
.....
.....
.....

Has the written consent of all such persons been obtained?

Yes/no [Delete as applicable]

The consents must accompany this application, together with a map showing all ownership and legal interests.

Pre-application consultations

Please append copies of all correspondence with user groups and the relevant Parish/Town/City Councils. Have any objections been raised?

.....
This was discussed with James Stringer via email (09.04.2020) who confirmed no pre-application consultations would be required.
.....

Works

Following receipt of this application, if not already undertaken, the County Council's rights of way officer will contact you to arrange to meet you to inspect the proposed new route and to agree the works that will be needed to bring it into a fit condition for use as a public path. These works will be confirmed in writing following the site inspection. Please note that the Council will require a minimum width of 2m to be provided for the new route of a public footpath, and a minimum of 4m for the new route of a public bridleway. The new path will be signposted and/or waymarked to the extent deemed necessary by the Council.

Coming into operation of an alternative route

Please note that the existing route of the path to be stopped up will **not** be extinguished until an officer of the Rights of Way Team acting on behalf of the Highway Authority (Cambridgeshire County Council) has certified that the new route of the alternative path has been provided on the ground to a suitable standard for use by the public. It is the applicant's responsibility to ensure that works to provide the new route of the path are completed.

Recovery of fees and costs

Under the 'Local Authorities (Recovery of Costs for Public Path Orders) Regulations 1993 as amended by SI 1996 No 1978, the County Council may recover from the applicant the reasonable administrative costs of processing applications for, and making, public path orders. The County Council will invoice you for:

- the administrative costs of processing your application up to the making of a public path order, as set out in the Cambridgeshire Highway Records Guide which contains a Schedule of Charges that are available at www.cambridgeshire.gov.uk/highwaysearches;
- staff travelling expenses @ 45p per mile plus VAT;
- the cost of inserting one Public Notice in a local newspaper at the time of the making of the order, one Public Notice in a local newspaper at the time of the confirmation of the order and one Public Notice in a local newspaper at the time of the coming into operation of the order

The costs of taking an opposed order to a public inquiry will be met by the County Council or District Council, but the County Council will expect the applicant to provide their own legal representation at the inquiry. Please note that both Councils reserve the right to decline to proceed to a public inquiry for an opposed order.

For further information see the County Council's guidance:

- *Guidance and Check List for Public Path Order Applicants*
- *Public Rights of Way – A guide for planners and developers* available on our website at

<http://www.cambridgeshire.gov.uk/rightsofway>

Highways Service – Asset Information Definitive Map Team: Data Protection Privacy Notice

We collect and use information about you - such as your name, address, email address, telephone number, and payment details - so that we can provide you with our services acting in our capacity as the Highway Authority and Commons Registration Authority under the Commons Registration Act 1965, Highways Act 1980, Wildlife & Countryside Act 1981, Town & Country Planning Act 1990, Freedom of Information Act 2000, Environmental Information Regulations 2004 and the Commons Act 2006.

Full details about how we use this data and the rights you have around this can be found in our privacy notice at www.cambridgeshire.gov.uk/privacy. If you have any queries, please contact the Data Protection Officer at data.protection@cambridgeshire.gov.uk. The national regulator for Data Protection is the Information Commissioner's Office: <https://ico.org.uk/>

Statement

I hereby agree to put the new route(s) into a fit condition, as approved by the Council, for use by the public within 28 days of a request by the Council to do so.

I hereby undertake to defray any compensation which becomes payable in consequence of the coming into operation of the order, and to pay in full the County Council's administrative costs of making the order and the costs of the public notices.

I also undertake with Cambridgeshire County Council to meet in full the requirements of any statutory undertaker in respect of any apparatus which may be over, in or under the right of way in respect of which I am making this application. I understand that the consent of the statutory undertakers (i.e. gas, water, electricity, telecommunications, the Post Office and the Civil Aviation Authority) is required before the order can be confirmed by the council and that their consent may be conditional on my carrying out works to protect the statutory undertakers' apparatus and/or rerouting it. (The Council will consult with statutory undertakers on your behalf.)

I have read and understand this application and make my application acknowledging the conditions specified in it.

Signed PlanSurv Ltd (Agent) on behalf Date 14/05/2020
of Hill Marshall LLP

Appendix B

**HIGHWAY MAINTENANCE
MEMORANDUM**

To : James Stringer
Asset Information Definitive Map Officer

From : Emma Murden
Interim Assistant Director, Highway Maintenance

Date : 30/09/2021

Reference : P106

SUBJECT : Report on the proposed stopping up of part of Public Footpath No. 9 and provision of alternative bridleway, and the creation, by agreement, of additional public bridleways in the parish of Fen Ditton

With reference to your report of 29th September, I agree with your recommendation that the stopping up of part of Public Footpath No. 9 and the provision of an alternative public bridleway proposed under the Town and Country Planning Act is acceptable to the County Council as the Local Highway Authority.

This approval should be reported to South Cambridgeshire District Council as Local Planning Authority to allow them to make a formal decision on whether or not to make a public path order under Section 257 of the Town and County Planning Act 1990.

I further agree with your recommendation that public path creation agreements should be entered into with the landowner for the dedication of public bridleways between Points E-M-N, J-Q and G-P-Q-R as shown on the plan at Appendix D of your report.

My determination is subject to a width of at least two metres being recorded in any signed public path creation agreement for the sections between Points M-N and four metres for the sections between Points E-M, J-Q and G-P-Q-R.



Emma Murden
Interim Assistant Director, Highway Maintenance

Appendix C



A 30.10.13 Revised further to comments made by SCDC on 25.10.13		HYT	AB
rev.	date	notes	dm aud
OUTLINE PLANNING APPLICATION			
Diespeker Wharf 38 Graham Street London N1 8JX		PTEa POLLARD THOMAS EDWARDS architects	
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project	Wing Masterplan, Cambridge	drawn	audited
scale	1:2500@A1 1:5000@A3	KH	RSC
date	10.12.2013	scale	1:2500@A1 1:5000@A3
job no.	12-592	date	10.12.2013
draw title	Illustrative Masterplan layout	draw no.	PL - 09
rev	A	date	

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Miss Julia Jardine,
Terence O'Rourke Ltd
Everdene House
Deansleigh Road
Bournemouth
Dorset
BH7 7DU

The Council hereby grants permission for up to 1,300 homes, primary school, food store, community facilities, open spaces, landscaping and associated infrastructure and other development.

At: Land north of, NEWMARKET ROAD, Cambridge
For: Marshall Group Properties Limited

In accordance with your application dated 18 December 2013 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. The development hereby permitted shall be carried out in accordance with the following approved plans save for only minor variations where such variations do not deviate from this permission nor have any additional or materially different likely significant environmental effects to those assessed in the Environmental Statement accompanying the application:
12-592_PL_01_Location_Plan Revision B
12-592_PL_02_Aerial_Plan Revision A
12-592_PL_03_Demolition_Plan Revision A
0060_GA_005 Rev M_Boulevard_east (sheet 1 of 2)
0060_GA_005 Rev M_Boulevard_west (sheet 2 of 2)
0060_GA_006E_Construction_Access
12-592_PL_04_Land Use_PP Revision F
12-592_PL_05_Building_Heights_PP Revision C
12-592_PL_06_Access_Movement_PP Revision D
12-592_PL_07_Landscape_Open_Space_PP Revision C
REASON: To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990 and to ensure the details of the development are acceptable to the Local Planning Authority.
2. The first application for approval of reserved matters shall be made to the Local Planning Authority no later than three years from the date of this permission.
REASON: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.
3. Application(s) for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of 12 years from the date of this permission.
REASON: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004 and provide a consistent approach to the development of the site alongside adjoining

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developments.

4. The commencement of each reserved matters area pursuant to this outline permission shall begin before the expiration of two years from the date of the last reserved matters to be approved for that reserved matters area.
REASON: To prevent the accumulation of unimplemented planning permissions and in accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

5. No development on any individual Development Parcel or Strategic Engineering and Landscape Element shall commence, apart from Enabling Works, until approval of the details (where appropriate) of the appearance, landscape, layout and scale (hereinafter called the reserved matters) within that Development Parcel or related to that Strategic Engineering and Landscape Element has been obtained from the Local Planning Authority in writing. The development shall be carried out as approved.
REASON: To ensure that all necessary details are acceptable. In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004

6. The development pursuant to this permission of the uses listed below shall not exceed the following development levels:
Use class / type of use - Quantum
 - Primary school (D1), potentially including community hall - 2.3 ha primary school site
 - Community hall of 200 m2 gross internal floorspace (excluding any parish office)
 - Foodstore (A1) - Up to 1,500sqm gross internal floorspace
 - Petrol Filling station
 - Flexible mixed-use units (A1 – 5, B1, D1, D2) - Up to 3,000 m2 gross internal floorspace
 - Park pavilion comprising: café, public wc's, park store, offices, and gym (A1 – 5, B1, D1, D2) - 2,600 m2 of which 1,600 m2 offices gross internal floorspace
 - Sports pavilion (D2) - 200 m2 gross internal floorspace
 - Allotment clubhouse and amenities (D2) - 200 m2 gross internal floorspace
 - Replacement car dealerships (sui generis) - Up to 4 haREASON: To ensure that the development is implemented within the approved parameters upon which the Environmental Statement is based, in accordance with LDF policies DP/1, DP/2 and DP/3.

7. Prior to, or concurrently with the submission of the first reserved matters application(s) a site-wide Phasing Plan which accords with the S106 triggers shall be submitted to the Local Planning Authority for approval.

No development shall commence apart from Enabling Works until such time as the site-wide Phasing Plan has been approved in writing by the Local Planning Authority.

The site-wide Phasing Plan shall include the sequence of providing the following elements:

- a) Major infrastructure including all accesses, primary roads, segregated footpaths and cycleways and timings of such provision;
- b) Residential development parcels (including numbers and reference to indicative delivery dates);
- c) The local centre;
- d) The primary school and children's nursery;

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- e) Surface water drainage features, SUDS and foul water drainage network;
- f) Formal and informal public open space, provision for children and teenagers, playing fields, and allotments;
- g) The sports pavilion, allotment club house and pavilion building in Beta Square;
- h) Strategic electricity, telecommunications, potable water mains provision and gas networks;
- i) Structural landscape planting;
- j) Environment mitigation measures.

The site-wide Phasing Plan shall also include a mechanism for reviewing and amending the sequencing of the above elements.

The development shall be carried out in accordance with the site-wide Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that the community spaces are provided in time to cater for the needs and impacts arising out of the development in accordance with Cambridge East Area Action Plan policies CE1 and CE2, which set out the vision and development principles for the delivery of the community

8. Prior to, or concurrently with, the submission of the first of the reserved matters application(s), a site-wide Design Code shall be submitted to the Local Planning Authority for approval. No development shall commence apart from Enabling Works and Strategic Engineering and Landscape Elements (save for strategic landscaping) until the Design Code has been approved in writing by the Local Planning Authority. The Design Code shall be prepared in accordance with the approved parameter plans established in this outline permission and having regard to the Design and Access Statement and the approved parameter plans and shall include the following:
- a) The overall vision of the development;
 - b) The character and heights established through the approved parameter plans, reference to the phasing of Development Parcels;
 - c) The street hierarchy, including the principles and extent of the highway that would be potentially be offered for adoption, along with traffic calming measures;
 - d) Typical street cross-sections which will include details of tree planting, tree species, underground utility/service trenches, and on street parking;
 - e) How the design of the streets and spaces takes into account mobility and visually impaired users;
 - f) Block principles to establish use, density and building typologies. In addition, design principles including primary frontages, pedestrian access points, fronts and backs and threshold definition shall be provided;
 - g) Key groupings and other key buildings including information about height, scale, form, level of enclosure, building materials and design features;
 - h) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, pipes, flues, vents, meter boxes, external letterboxes, fibres wires and cables required by statutory undertakers as part of building design;
 - i) Details of the approach to vehicular parking across the site including the location and layout of parking for people with disabilities and for each building type, including details of a design approach for access points into and the ventilation of any undercroft/underground parking;
 - j) The approach to cycle parking for all uses and for each building type, including the distribution (resident/visitor parking and location in the development), type of rack, spacing and any secure or non-secure structures associated with the storage of cycles;

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- k) The approach to the character and treatment of the retained woodland, and new structural planting in the key public open spaces and along the primary and secondary streets;
- l) Outdoor sports and children's play space strategy including the formal playing fields, NEAP, LEAPs and LAPs;
- m) The approach to the treatment of footpaths, cycleways and bridleways through the site;
- n) The conceptual design and approach to the public realm (making reference to the public art strategy, materials, signage, utilities and any other street furniture);
- o) The conceptual design and approach to the lighting strategy and how this will be applied to different areas of the development with different lighting needs, so as to maximise energy efficiency, minimise light pollution and avoid street clutter, in general accordance with the lighting statement approved as part of this outline permission;
- p) Details of waste and recycling provision for all building types and recycling points;
- q) Utility routes, type and specification;
- r) Measures to demonstrate how the design can maximise resource efficiency and climate change adaptation through external, passive means, such as landscape, orientation, massing, and external building features;
- s) Details of measures to minimise opportunities for crime;
- t) Measures to show how design will address/minimise the impact of noise (from traffic, aircraft etc.) on future residents;
- u) Details of the Design review procedure and of circumstances where a review of the Design Code shall be implemented.

The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code will apply, who should use the Design Code, and how to use the Design Code.

All subsequent reserved matter applications shall accord with the details of the approved Design Code and be accompanied by a statement which demonstrates compliance with the code.

REASON: To ensure high quality design and coordinated development in accordance with policies CE/1, CE/2, CE/13, CE/14 of the Cambridge East Area Action Plan 2008; and to facilitate continuity through cumulative phases of development in accordance with Policy DP/5 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007

9. Prior to, or concurrently with, the submission of the first reserved matters application(s) a site-wide biodiversity management plan shall be submitted to the Local Planning Authority for approval. The plan shall set out how the development will secure the ecological measures and mitigation set out in paragraphs 9.164 – 9.166 and 9.205-9.220, and tables 13.1 and 13.2 of the Environmental Statement, dated December 2013.

REASON: To enhance ecological interests in accordance with policies CE/16 and CE/17 of the Cambridge East Area Action Plan 2008.

10. Prior to, or concurrently with, the submission of the first of the reserved matters application(s) a detailed site-wide surface water drainage strategy shall be submitted to the Local Planning Authority for approval. This shall complement the Site Wide Phasing Strategy and generally accord with the Strategic Surface Water Drainage Strategy for the site as set out in Chapter 11 and Technical Appendix H of the Environmental Statement, dated December 2013 and within paragraph 1.24 and Figure 11.3 of the Addendum to Environmental Statement dated August 2014, and be based on sustainable drainage principles.

The surface water drainage strategy shall include:

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Evidence based details of existing and proposed drainage routes.

Details of existing infiltration rates where appropriate.

Detailed calculations for any proposed storage requirements, including precautionary factors for biodiversity habitat requirements, if ponds are proposed, and for potential future impermeable expansion areas or extensions that may connect to the system. The calculations must include an appropriate allowance for climate change in accordance with the NPPF.

Detailed calculations for any proposed discharge rates to the receiving watercourse.

Any drainage details including SUDS must comply with Advice Note 6 'Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/).

Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.

The scheme shall be implemented in accordance with the phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

All reserved matters applications shall be designed in accordance with the approved scheme and the development shall be carried out in accordance with the approval details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To prevent the exacerbation of flooding outside the site by ensuring the satisfactory storage and disposal of surface water from the site in accordance with policy CE/22 of the Cambridge East Area Action Plan 2008.

11. Prior to, or concurrently with, the submission of the first reserved matters application for the first Development Parcel, a site-wide sustainability strategy shall be submitted to the Local Planning Authority for approval addressing renewable energy, carbon emissions and water conservation. It will have regard to sections 4.4 and 4.6, and chapter 5 of the Sustainability Statement and Water Conservation Strategy (December 2013) and section 4 of the Energy Statement (December 2013) as updated by pages 1 and 2 of the Sustainability Statement and Water Conservation Strategy and Energy Statement Addendum (August 2014). The strategy will also explain the measures that will make the development an exemplar community having regard to page 1 of the Addendum to the Sustainability Statement and Water Conservation Strategy and Energy Statement (August 2014).

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CE/22, CE/24 and CE/28 of the Cambridge East Area Action Plan 2008.

12. Within any reserved matters application for landscape submitted pursuant to this permission the details required by condition 5 shall include detailed landscape designs and specifications for the Development Parcel or Strategic Engineering and Landscape Element to which the reserved matters application relates. The details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' (available at www.aoa.org.uk/policy-campaigns/operations-safety/).

The details shall include such of the following as are relevant to the submission for that Development Parcel or Strategic Engineering and Landscape Element:

Soft Landscape

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the

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- mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants;
- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the relevant area of the site;
 - c) The landscape treatment of roads (primary, secondary, tertiary and green) through the relevant area of the site;
 - d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.), tree pit details and details of the species, number and spacing of trees and shrubs;
 - e) The planting and establishment of structural landscape to be provided in advance of all or specified parts of the relevant area of the site as appropriate;
 - f) Full details of any proposed alterations to existing watercourses/drainage channels and details of any water features;
 - g) Drainage details including SUDS – such schemes must comply with Advice Note 6 ‘Potential Bird Hazards from Sustainable urban Drainage Schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/);
 - h) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works;
 - i) A specification for the Topsoil Strip, storage, re-spread and remediation in accordance with Defra : Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

Hard Landscape

- j) Full details, including cross-sections, of all bridges and culverts;
- k) The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets;
- l) 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways;
- m) Details of all hard surfacing materials (size, type and colour).

No subsequent alterations to the approved landscape details are to take place unless submitted to and approved in writing by the Local Planning Authority. The landscape within each Development Parcel and each Strategic Engineering and Landscape Element shall be implemented in accordance with the approved landscape details for that Development Parcel or Strategic Engineering and Landscape Element.

REASON: In the interests of the amenity of residents and to ensure that a detailed approach to the development of the built-up area (or parcels thereof) is agreed, in order to safeguard the setting of the site and its surroundings, and to ensure a suitable relationship and integration of the built development with its surroundings and to avoid endangering the safe movement of aircraft and the operation of Cambridge Airport through the attraction of birds and an increase in the bird hazard risk of the application site in accordance with policies CE/14 and CE/15 of the Cambridge East Area Action Plan 2008.

13. Any reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of the trees to be removed and retained within that Development Parcel or Strategic Engineering and Landscape Element; and the tree protection measures to be put in place in respect of those trees to be retained within that Development

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Parcel or Strategic Engineering and Landscape Element, in accordance with BS5837:2012. Tree removal within that Development Parcel or Strategic Engineering and Landscape Element shall be in general accordance with plans Arbtech AIA 01 (West) Arbtech AIA 01 (East) of the Arboricultural Impact Assessment or as otherwise agreed in writing with the Local Planning Authority. The development of a Development Parcel or Strategic Engineering or Landscape Element shall be carried out in accordance with the tree protection measures approved for that Development Parcel or Strategic Engineering and Landscape Element.

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.

14. Any reserved matters application for a Development Parcel containing residential development shall include details of any LAP(s) (Local Area of Play) to be provided within that Development Parcel together with details of the dwellings served by each LAP and the timetable for laying out the LAP(s) for approval. The LAP(s) shall be laid out in accordance with the details and timetable approved by the Local Planning Authority.

REASON: To ensure that appropriate facilities for youth and children's play provision are provided in relation to the development of the site, in accordance with policies SF/10 and SF/11 of the adopted Local Development Framework 2007.

15. Prior to or concurrently with the submission of the first of the reserved matters application(s) for residential development, a Strategy for Youth Facilities and Children's Play provision, in accordance with the principles set out in the Design and Access Statement and Planning Statement, shall be submitted to the Local Planning Authority for approval. The strategy shall include sufficient details to demonstrate the implementation of that strategy including specifications, location and phasing. Development shall take place in accordance with the approved strategy.

REASON To ensure that appropriate facilities for youth facility and children's play provision are provided in relation to the development of the site in accordance with policy CE/20 of the Cambridge East Area Action Plan 2008.

16. Any reserved matters applications for a Development Parcel or Strategic Engineering and Landscape Element which incorporate allotment provision shall where appropriate include the following details:

- a) A plan of the allotments, principles of plot layout and design providing for a range of plot sizes designed to allow flexibility to meet the needs of future plot holders; areas for communal storage of, for example, manure and compost;
- b) Proposed management arrangements;
- c) Access and parking arrangements to allow easy and safe access to the allotments;
- d) Details of the allotment clubhouse / store;
- e) Boundary treatment, including security arrangements for the allotments;
- f) Water supply, including use of stored rainwater and SuDS for watering crops.

The provision of allotments shall be carried out in accordance with the approved details and in accordance with the approved phasing programme.

REASON: To ensure that appropriate allotments are provided in relation to the development of the site in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008.

17. Any reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of the ecological measures and mitigation incorporated

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into that Development Parcel or Strategic Engineering and Landscape Element in accordance with the approved site-wide biodiversity management plan and a timetable for their implementation. The ecological measures and mitigation within that Development Parcel or Strategic Engineering and Landscape Element shall be implemented as approved in accordance with the approved implementation programme for that Development Parcel or Strategic Engineering and Landscape Element.

REASON: To ensure that the development enhances the biodiversity value of the site in accordance with policy CE/16 of the Cambridge East Area Action Plan 2008.

18. Concurrently with each reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element which includes any form of illumination an artificial lighting scheme for that Development Parcel or Strategic Engineering and Landscape Element, to include details of any external lighting of that Development Parcel or Strategic Engineering and Landscape Element such as street, floodlighting, security / residential lighting and a programme for their delivery, as well as an assessment of impact on any sensitive residential premises on and off site, shall be submitted to the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the Development Parcel or Strategic Engineering and Landscape Element and on the boundary of the Development Parcel or Strategic Engineering and Landscape Element and at future adjacent properties, including consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" including resultant light intrusion / trespass, source glare / luminaire intensity and building luminance.

No development shall commence on a Development Parcel or Strategic Engineering and Landscape Element which includes any form of lighting until the artificial lighting scheme for that Development Parcel or Strategic Engineering and Landscape Element has been approved in writing by the Local Planning Authority.

The approved lighting scheme for a Development Parcel or Strategic Engineering and Landscape Element shall be installed, maintained and operated in accordance with the approved details / measures for that Development Parcel or Strategic Engineering and Landscape Element unless the Local Planning Authority gives its written consent to any variation.

REASON: To protect the character and appearance of the area and the amenity of existing and future residential properties in accordance with National Planning Policy Framework (NPPF) paragraphs 120, 125 and policy CE/2 of the Cambridge East Area Action Plan 2008. It is also necessary to control the permanent lighting arrangements on this development to avoid confusion with aeronautical ground lights which could endanger the safe movement of aircraft and the operation of Cambridge Airport. For further information please refer to Advice Note 2 'Lighting Near Aerodromes' (available at www.aoa.org.uk/policy-campaigns/operations-safety/).

19. Each reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of the pedestrian and cycle routes for that Development Parcel or Strategic Engineering and Landscape Element. No building shall be occupied or

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activity brought into use within the relevant Development Parcel or Strategic Engineering and Landscape Element until the approved pedestrian and cycle routes relating to that building or activity (as appropriate) has been carried out.

REASON: To ensure that the development promotes walking and cycling in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

20. Each reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of car parking for that Development Parcel or Strategic Engineering and Landscape Element. No building shall be occupied or activity brought into use within the relevant Development Parcel or Strategic Engineering and Landscape Element until the approved parking provision relating to that building or activity (as appropriate) has been laid out.

REASON: To ensure an appropriate level of car parking provision, and to ensure that highway safety and amenity is not compromised by unsightly on street parking in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

21. With any reserved matters application for layout of a Development Parcel containing residential development there shall be submitted to the Local Planning Authority for approval either: (i) a noise statement explaining why a noise assessment and noise attenuation/insulation scheme is not required in respect of the residential units within that Development Parcel or (ii) a noise assessment and if necessary a noise attenuation/insulation scheme for the residential units in that Development Parcel to protect occupants from noise emanating from the A1303 Newmarket Road, primary internal roads, the local centre and petrol filling station, and flying operations at Cambridge Airport, as appropriate.

Where required, the noise attenuation/insulation scheme for a Development Parcel containing residential units shall demonstrate that the internal noise levels recommended in British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" (or as superseded) shall be reasonably achieved in respect of the residential units within that Development Parcel and shall include a timescale for the phased implementation of the scheme, as necessary.

If a noise attenuation/insulation scheme is required for a Development Parcel the said scheme as approved shall be fully implemented in respect of a residential unit within that Development Parcel before that residential unit is occupied and shall be retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that sufficient noise attenuation is provided to all residential properties to protect residents from the impact of the A1303 Newmarket Road and continued flying operations at the airport, to safeguard the amenity and health of future residents in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008.

22. Prior to, or coincident with the submission of any Reserved Matters Application for any non-residential buildings within a Development Parcel details of equipment relating to that non-residential building within that Development Parcel for the purpose of extraction and/or filtration and/or abatement of fumes and or odours including the operation of any in vessel composting, shall be submitted to and approved in writing by the Local Planning Authority. The approved extraction/filtration/abatement scheme/s for a particular non-residential building within a Development Parcel shall be installed before the use of that non-residential building hereby permitted is commenced and shall thereafter be retained. Any approved scheme / system shall not be altered without prior approval. Any approved fume filtration/extraction system installed,

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shall be regularly maintained in accordance with the manufacturers specification to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority.

REASON: To ensure that an appropriate environment is created for residents in accordance with policy DP/2 of the adopted Local Development Framework 2007.

23. Prior to or concurrently with any reserved matters application for a Development Parcel the details required by condition 5 shall be accompanied by full details of the appropriate on-site storage facilities for waste (including waste for recycling) within that Development Parcel, including where appropriate:
- a) The detailed position and layout of bin stores and confirmation of acceptable drag distances;
 - b) The provision of home composting facilities;
 - c) For apartments, confirmation of the capacity of the communal bins;
 - d) Proposals for lighting of the communal bin compounds;
 - e) Confirmation, including a tracking diagram, that all bins can be accessed by waste collection vehicles;
 - f) Arrangements for the provision, on-site storage, delivery and installation of waste containers for each dwelling prior to occupation of that dwelling.

The RECAP Waste Management Design Guide will be utilised to ensure the development design will provide adequate space for internal and external waste storage. No development shall commence on a Development Parcel until the details of on-site storage facilities for waste for that Development Parcel have been approved in writing by the Local Planning Authority. The approved facilities for each building that will be used for residential, commercial or employment purposes within a Development Parcel shall be provided prior to the occupation, use or opening for business of that building and shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

REASON: To ensure the provision of waste collection infrastructure on site and to protect the amenities of nearby residents/occupiers and in the interests of visual amenity in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008.

24. Any reserved matters application for a Development Parcel including housing shall include a plan showing the distribution of market and affordable units (all tenures), including a schedule of dwelling type and size (by number of bedrooms) within the Development Parcel for which approval is sought. The affordable housing units shall be provided in accordance with the approved details.

REASON: To ensure that there is a mixed and balanced distribution of tenure types across the development in accordance with policy CE/7 of the Cambridge East Area Action Plan 2008.

25. The submission of any reserved matters application relating to a Development Parcel which includes residential development, pursuant to this outline permission, shall be accompanied by a schedule of the mix of market dwellings proposed within that Development Parcel demonstrating how the proposed mix relates to the overall mix of market dwellings within all Development Parcels which already have reserved matters approval and taking into account the indicative mix of dwellings detailed within the Planning Statement and local knowledge of market demand. The market dwellings within each Development Parcel for residential development shall be constructed in accordance with the approved market mix for that Development Parcel.

REASON: To ensure that the overall mix of dwellings across the site as a whole is based on the indicative housing mix stated in the Planning Statement, which seeks to ensure development contains a mix of residential units providing accommodation in a range of types, sizes and

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affordability, to meet local needs, in accordance with policy CE/7 of the Cambridge East Area Action Plan 2008.

26. All non-residential buildings, except for those exempt from BREEAM standards and the primary school, shall achieve BREEAM 'Excellent'. The primary school shall achieve a minimum of BREEAM 'Very Good'. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development. Unless otherwise agreed by the Local Planning Authority, each reserved matters application containing a non-residential building which is not exempt from BREEAM standards will be accompanied by a pre-assessment setting out how the standard will be met.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CE/22, CE/24 and CE/28 of the Cambridge East Area Action Plan 2008.

27. Prior to or concurrently with any reserved matters application for a Development Parcel containing residential units a statement shall be submitted to and approved in writing by the Local Planning Authority which demonstrates how the residential units within that Development Parcel achieve a standard equivalent to level 4 of the Code for Sustainable Homes. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development. No residential units within a Development Parcel shall be occupied until the statement for that Development Parcel has been approved in writing by the Local Planning Authority. The residential units within that Development Parcel shall be constructed in accordance with the approved statement.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CE/22, CE/24 and CE/28 of the Cambridge East Area Action Plan 2008.

28. Any reserved matters applications for residential, employment, retail, education, community buildings or the local centre shall include details of how the proposals accord with the site-wide sustainability strategy.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with policies CE/22, CE/24 and CE/28 of the Cambridge East Area Action Plan 2008.

29. Within any reserved matters application that includes the local centre or part thereof, details shall be provided of the car and cycle parking provision to serve the local centre or relevant part thereof, and where relevant, details of the 'bring' recycling facility, and pedestrian and cycle access to the park and ride site.

REASON: To ensure adequate parking provision, connectivity and provision of recycling facilities in accordance with policies CE/3, CE/6 and CE/11 of the Cambridge East Area Action Plan 2008.

30. Any reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element containing a residential unit, non-residential building or public open space shall include details of facilities for the parking of bicycles. The facilities relating to a residential

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unit, non-residential building or public open space shall be provided in accordance with the approved details before the use of that residential unit, non-residential building or public open space commences and shall thereafter be retained and shall not be used for any other purpose. REASON: To ensure appropriate provision for the secure storage of bicycles in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

31. Prior to or concurrently with any reserved matters application for a Development Parcel a Public Art Delivery Plan for that Development Parcel shall be submitted to the Council for approval which accords with the approved Addendum to the Public Art Strategy dated August 2014. If no Public Art is proposed within a Development Parcel then the Public Art Delivery Plan for that Development Parcel should comprise a short statement explaining this and referring back to the Public Art Strategy. No building on a Development Parcel shall be occupied until the Public Art Delivery Plan for that Development Parcel has been approved in writing by the Council. Where the approved Public Art Delivery Plan for a Development Parcel contains the provision of Public Art, that Public Art Delivery Plan shall be implemented in accordance with the details and programme approved as part thereof.

REASON: To ensure that the site provides public art in a satisfactory way that relates to the agreed Public Art Strategy in accordance with policy CE/9 of the Cambridge East Area Action Plan 2008.

32. A 5m wide maintenance strip will be provided to the west of the High Ditch Road Ditch for maintenance purposes (as shown on figure 11.3 of the ES Addendum, August 2014). The proposed sports field bund will not be located within 5m of the western bank of High Ditch Road Ditch in order to comply with maintenance requirements.

Any reserved matters applications for the Development Parcel or Strategic Engineering and Landscape Element which includes land proposed for the maintenance strip immediately to the west of the High Ditch Road Ditch shall include details of this maintenance strip and access to it. Following its provision, the approved access shall then thereafter be retained, unless otherwise agreed in writing with the Local Planning Authority.

REASON: to allow maintenance in order to safeguard against the risk of flooding in accordance with policy NE/11 of the adopted Local Development Framework 2007.

33. Details of an access to Thorpe Way Ditch for maintenance purposes shall submitted to and approved in writing by the Local Planning Authority as part of the reserved matters application for the relevant Development Parcel or Strategic Engineering and Landscape Element which includes land adjacent to the Thorpe Way Ditch. The approved access shall thereafter be delivered and retained at all times, unless otherwise agreed in writing with the Local Planning Authority.

REASON: to allow maintenance in order to safeguard against the risk of flooding in accordance with policy NE/11 of the adopted Local Development Framework 2007.

34. Any reserved matters application for a Development Parcel or Strategic Engineering and Landscape Element shall include details of surface water drainage in relation to that Development Parcel or Strategic Engineering and Landscape Element, which must be in accordance with the approved detailed site-wide surface water drainage strategy.

The proposals for a Development Parcel or Strategic Engineering and Landscape Element shall include in respect of that Development Parcel or Strategic Engineering and Landscape Element where appropriate:

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- details of the design, location and capacity of all such SUDS features including where appropriate the ha-ha and central water feature.
- ownership, long-term management/maintenance and monitoring arrangements/responsibilities, including detailed calculations to demonstrate the capacity of receiving on-site strategic water retention features without the risk of flooding to land or buildings.
- Drainage details including SUDS – such schemes must comply with Advice Note 6 ‘Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/).
- The strategy should also demonstrate that the exceedence of the designed system has been considered through the provision of overland flow routes.

The development on a Development Parcel or Strategic Engineering and Landscape Element shall be carried out in accordance with the approved details for that Development Parcel or Strategic Engineering and Landscape Element and no building pursuant to the particular reserved matters for which approval is being sought shall be occupied or used until such time as the approved detailed surface water measures for that building have been fully completed in accordance with the approved details.

REASON: In order to safeguard against the risk of flooding, to ensure adequate flood control, maintenance and efficient use and management of water within the site, to ensure the quality of the water entering receiving water courses is appropriate and monitored and to promote the use of sustainable urban drainage systems to limit the volume and pace of water leaving the site in accordance with policy NE/11 of the adopted Local Development Framework 2007.

35. Prior to the commencement of development, a site-wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall accord with and give effect to the principles included in sections 5 – 10 of the Outline CEMP dated December 2013 and paragraph 1.26 of the environmental statement addendum (August 2014) submitted with the outline planning application and shall include, but not be limited to:
- a) Construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures, along with location of parking for contractors and construction workers;
 - b) Location of contractors compound and method of moving materials, plant and equipment around the site;
 - c) Construction and demolition hours, which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed procedures for deviation;
 - d) Prior notice and agreement procedures for works outside agreed limits and hours;
 - e) Delivery and collection times for construction purposes;
 - f) Ecological restrictions and considerations including:
 - a. Any removal of trees, scrub or hedgerow shall not take place in the bird-breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been submitted to and approved in writing by the Local Planning Authority.
 - b. No building shall be demolished or tree removed which has been identified as having the potential to support roosting bats until a detailed bat survey has been carried out of that building or tree. Should any buildings or trees be found to support bats, a detailed mitigation strategy will be developed and implemented under licence from Natural England.
 - c. Details of the precautionary measures to ensure that contravention of legislation does not occur with respect to badgers

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- g) Noise and Vibration (including piling) impact / prediction assessment, monitoring, recording protocols and consideration of mitigation measures in accordance with 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) including the use of best practical means to minimise noise and vibration disturbance from construction works;
- h) Dust suppression management and wheel washing measures, including the deposition of all debris on the highway;
- i) Material management strategy - soil will be stripped, handled, stored and reinstated using best practice procedures, in accordance with appropriate guidelines, such as DEFRA's 2009 Code of Practice for the Sustainable Use of Soils on Construction Sites. Any material used for landscaping, piling or engineering, purposed should be free of contamination and suitable for use;
- j) Lighting details during construction;
- k) Drainage control measures including the use of settling tanks, oil interceptors and bunds;
- l) Screening and hoarding details;
- m) Access and protection arrangements around the site for pedestrians, cyclists and other road users during construction;
- n) Arrangements for community liaison, complaints, and identification of a dedicated point of contact;
- o) Consideration of ecological and other sensitive receptors;
- p) Membership of the Considerate Contractors Scheme;
- q) Details of cranes and other tall construction equipment (including the details of obstacle lighting) – Such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/policy-campaigns/operations-safety/);
- r) Control of activities likely to produce dust and smoke etc.;
- s) Details of temporary lighting – Such details shall comply with Advice Note 2 'Lighting Near Aerodromes' (available at www.aoa.org.uk/policy-campaigns/operations-safety/);
- t) Height of storage areas for materials or equipment;
- u) Control and disposal of putrescible waste to prevent attraction of birds;
- v) Site restoration.

Development shall be carried out in accordance with approved details.

REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008; to avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981; to comply with the National Planning Policy for Waste October 2014 and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012; to ensure that construction work and construction equipment on the site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Cambridge Airport and endanger aircraft movements and the safe operation of the aerodrome; and to ensure the development does not endanger the safe movement of aircraft or the operation of Cambridge Airport through interference with communication, navigational aids and surveillance equipment.

36. Development shall not commence until a site-wide Construction Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. This shall be in general accordance with the outline construction site waste management plan submitted as part of the outline planning application. The SWMP shall include details of:

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- a. the anticipated nature and volumes of waste;
- b. Measures to ensure the maximisation of the reuse of waste;
- c. measures to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d. any other steps to ensure the minimisation of waste during construction;
- e. the location and timing of provision of facilities pursuant to criteria b/c/d;
- f. proposed monitoring and timing of submission of monitoring reports;
- g. the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

Unless otherwise agreed in writing, thereafter the management and monitoring of construction waste shall be undertaken in accordance with the agreed details.

REASON: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

37. Prior to the commencement of construction, full detail of a mitigation scheme to address the impacts on air quality arising from the development shall be submitted to, and approved in writing by the Local Planning Authority. The Air Quality mitigation scheme approved shall be implemented in accordance with the approved details before the first occupation of the development and shall thereafter be retained as such.

REASON: To protect human health in accordance with policy CE/27 of the Cambridge East Area Action Plan 2008.

38. No development shall commence, apart from Enabling Works, until a Foul Water Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy should include a programme phasing the delivery of such works. The said works shall be constructed and completed in accordance with the approved plans/specification and the approved programme for their phased delivery.

REASON: To prevent environmental and amenity problems arising from flooding and ensure that sufficient capacity exists within the sewerage network to meet the needs of the development in accordance with policies NE/8, NE/9 and NE/10 of the adopted Local Development Framework 2007

39. No development, hereby approved, shall commence in relation to any Development Parcel incorporating uses other than residential dwellings or landscaping, until an operational noise impact assessment for that Development Parcel including, where appropriate, a scheme for the insulation of any building(s) or use(s) and associated plant / equipment, and / or noise mitigation measures within that Development Parcel to minimise the level of noise emanating from the said building(s) or use(s) and associated plant / equipment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme of insulation / mitigation for a Development Parcel incorporating uses other than residential dwellings and landscaping shall be fully implemented in respect of a particular use, building or plant / equipment in that

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Development Parcel before that relevant use, building or plant / equipment is commenced (in relation to uses), occupied (in relation to buildings) or used (in relation to plant / equipment) and shall thereafter be maintained in accordance with the approved details.

REASON: To protect the health and quality of life / amenity of nearby properties in accordance with policy in accordance with National Planning Policy Framework (NPPF) paragraphs 109, 120, 123 and policy NE/15 of the adopted Local Development Framework 2007.

40. Development shall not commence on any Development Parcel or Strategic Engineering and Landscape Element until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority for that Development Parcel or Strategic Engineering and Landscape Element. The submitted plan shall include details of:
- monitoring of any standing water within the Development Parcel or Strategic Engineering and Landscape Element temporary or permanent.
 - if relevant sustainable urban drainage schemes (SUDS) within that Development Parcel or Strategic Engineering and Landscape Element – such schemes shall comply with Advice Note 6 ‘Potential Bird Hazards from Sustainable Urban Drainage schemes (SUDS) (available at www.aoa.org.uk/policy-campaigns/operations-safety/).
 - if relevant the management of any flat/shallow pitched/green roofs on buildings within the Development Parcel or Strategic Engineering and Landscape Element which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advice Note 8 ‘Potential Bird Hazards from Building Design’ (available at www.aoa.org.uk/policy-campaigns/operations-safety/).
 - the reinstatement of grass areas.
 - maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow.
 - which waste materials can be brought on to the Development Parcel or Strategic Engineering and Landscape Element/what if any exceptions e.g. green waste.
 - monitoring of waste imports.
 - physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste.
 - signs deterring people from feeding the birds.

The Bird Hazard Management Plan for a Development Parcel or Strategic Engineering and Landscape Element shall be implemented as approved from the commencement of development on that Development Parcel or Strategic Engineering and Landscape Element, and shall remain in force for the life of the development on that Development Parcel or Strategic Engineering and Landscape Element. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Cambridge Airport in accordance with policy DP/2 of the adopted Local Development Framework 2007.

41. Prior to the commencement of development on any Development Parcel or Strategic Engineering and Landscape Element a Detailed Waste Management and Minimisation Plan (DWMMP) in respect of that Development Parcel or Strategic Engineering and Landscape Element shall be submitted to and approved in writing by the Local Planning Authority. The DWMMP shall include details of such of the following as are relevant to that Development Parcel or Strategic Engineering and Landscape Element:
- a) construction waste infrastructure, including an inert / construction material recycling facility to be in place during all phases of construction;

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- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site;
- d) any other steps to ensure the minimisation of waste during construction;
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d;
- f) proposed monitoring and timing of submission of monitoring reports;
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development.

The Detailed Waste Management and Minimisation Plan for each Development Parcel or Strategic Engineering and Landscape Element shall be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012.

42. No development (apart from Enabling Works) shall commence on any Development Parcel until an odour and noise management and monitoring plan has been submitted to and approved in writing by the Local Planning Authority for that Development Parcel.

The plan shall provide for the management and monitoring of odour and noise levels arising from the aircraft and vehicle spraying facilities whilst these operations continue at the existing North Works site in so far as they impact upon the relevant Development Parcel. The plan shall include a methodology and programme for its delivery. The approved plan for a Development Parcel shall be implemented from the first occupation of that Development Parcel.

REASON: To ensure that an appropriate environment is created for residents in accordance with policy DP/2 of the adopted Local Development Framework 2007.

43. No development, apart from Enabling Works on a Development Parcel or Strategic Engineering and Landscape Element shall take place until a remediation strategy for that Development Parcel or Strategic Engineering and Landscape Element which includes the following components to deal with the risks associated with contamination within that Development Parcel or Strategic Engineering and Landscape Element has been submitted to and approved, in writing, by the Local Planning Authority:
1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the relevant area of the site indicating potential sources, pathways and receptors, including those off site. A proposed scope of intrusive investigation works for that development parcel based on the conceptual model shall be included.
 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be

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complete and arrangements for contingency actions. The plan shall also detail a long-term monitoring and maintenance plan as necessary.

No occupation of any building within a Development Parcel or use of a Strategic Engineering and Landscape Element shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3) (other than any long-term monitoring and maintenance plan) for that Development Parcel or Strategic Engineering and Landscape Element has been submitted to and approved in writing by the Local Planning Authority. For each Development Parcel or Strategic Engineering and Landscape Element any long term monitoring and maintenance plans deemed necessary in (3) shall be updated and be implemented as approved.

REASON. To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

44. If, during development of a Development Parcel or Strategic Engineering and Landscape Element, contamination not previously identified is found to be present at the site of that Development Parcel or Strategic Engineering and Landscape Element then no further development of that Development Parcel or Strategic Engineering and Landscape Element (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

45. Prior to the commencement of development on any Development Parcel or Strategic Engineering and Landscape Element, a detailed Construction Method Statement (CMS) relating to that Development Parcel or Strategic Engineering and Landscape Element shall be submitted to and approved in writing by the Local Planning Authority. The CMS shall demonstrate how the construction of that Development Parcel or Strategic Engineering and Landscape Element accords with the Construction Environmental Management Plan (CEMP). In addition the CMS shall in respect of that Development Parcel or Strategic Engineering and Landscape Element also provide a specific construction programme and a plan identifying: the contractor site storage area/compound; screening and hoarding locations; site lighting; wheel washing and dust suppression measures; the need or otherwise for a concrete crushing machine on site; access arrangements for vehicles, plant and personnel; building material, plant and equipment storage areas; contractor parking arrangements for construction and personnel vehicles; and the location of contractor offices. Thereafter the development of that Development Parcel or Strategic Engineering and Landscape Element shall be undertaken in accordance with the agreed details for that Development Parcel or Strategic Engineering and Landscape Element. REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with policy DP/2 of the adopted Local Development Framework 2007.

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46. No development, apart from Enabling Works, in each of the Areas identified as A, B or C in the Archaeological Mitigation Strategy (Technical Appendix D5 of the Environmental Statement) shall commence until a programme of archaeological fieldwork has been carried out in respect of that particular Area in accordance with a written scheme of investigation that has been submitted to and approved in writing by the Local Planning Authority.
REASON: To ensure the implementation of an appropriate archaeological Investigation, recording, reporting and publication in accordance with policy CH/2 of the adopted Local Development Framework 2007.
47. The playing pitches shall not be laid out unless and until:
a) A detailed assessment of ground conditions of the land proposed for the new playing pitches identified on the approved Landscape Open Space Parameter Plan has been undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
b) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) has been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The works shall be carried out in accordance with the approved scheme.
REASON: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field in accordance with policy CE/2 of the Cambridge East Area Action Plan 2008.
48. Prior to the commencement of development on any Development Parcel or Strategic Engineering and Landscape Element which includes the proposed headwall along High Ditch Road Ditch a detailed mitigation strategy for the protection of water voles will be submitted to and approved in writing by the Local Planning Authority for the element of the Ditch that is within that Development Parcel or Strategic Engineering and Landscape Element.
Mitigation and compensation measures likely to be included in the water vole mitigation strategy are:
- Suitable design and location of the proposed headwall along High Ditch Road Ditch to avoid killing/injuring/disturbance of water voles; or damage/destruction to water vole habitat
 - Habitat management prior to works to that section of the Ditch to displace water voles from the working area, if present in that section of ditch
 - Construction activities to the headwall at an appropriate time of year so as to avoid sensitive times of the year for water voles, such as the breeding season (March to October)
 - Identification of as smaller working area as possible to minimise damage and disturbance of water vole habitat
- The development of the proposed headwall along High Ditch Road within that Development Parcel or Strategic Engineering and Landscape Element shall be carried out in accordance with the approved details.
REASON: To ensure that sufficient mitigation is in place for the protection of water voles and the enhancement of their habitat in accordance with policy NE/6 of the adopted Local Development Framework 2007.
49. Prior to the occupation of any non-residential building which is not exempt from BREEAM standards, or within 6 months of occupation of that building, a certificate following a post-

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construction review, shall be issued by an approved BREEAM Assessor to the Local Planning Authority, indicating that the relevant BREEAM rating has been met in respect of that building. Where the certificate shows a shortfall in credits for the required BREEAM rating, a statement shall be submitted identifying how the shortfall will be addressed.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings.

Cambridge East Area Action Plan Policies CE22, 24 and 28.

50. Prior to the occupation of the first dwelling within a Development Parcel, a water efficiency specification for each dwelling type within that Development Parcel, based on the Water Efficiency Calculator Methodology or the Fitting Approach sets out in Part G of the Building Regulations 2010 (2015 edition) shall be submitted to the local planning authority. This shall demonstrate that all dwellings within that Development Parcel are able to achieve a design standard of water use of no more than 110 litres/person/day and that the development of that Development Parcel shall be carried out in accordance with the agreed details for that Development Parcel.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction. Cambridge East Area Action Plan Policy CE22.

51. No development of a residential dwelling within a Development Parcel shall take place until evidence, carried out by a Licensed Code for Sustainable Homes/HQM Assessor or equivalent, has been submitted to the local planning authority demonstrating that all proposed dwellings within that Development Parcel meet only the energy requirements associated with Level 4 of the Code for Sustainable Homes (Ene 01) and that the development of that Development Parcel shall be carried out in accordance with the agreed energy requirement details for that Development Parcel.

REASON: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings. Cambridge East Area Action Plan Policy CE22, 24, 28.

52. The re-provision of the Petrol Filling Station hereby permitted shall not commence pursuant to this permission, apart from Enabling Works, until such time as a scheme to install underground tanks has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tanks, tank surround, associated pipework and monitoring system. The underground tanks shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

53. No building within any Development Parcel shall be occupied until a scheme for the provision and location of fire hydrants to serve that Development Parcel 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 approved scheme shall thereafter be implemented in accordance with the phasing and delivery programme contained therein.

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

54. No dwelling shall be occupied until a road and/or footway linking that building to a public highway network is complete to binder course level; and main services are installed and are available for connection to the said building.

REASON: To ensure a safe means of access to residential properties in accordance with policy DP/2 of the adopted Local Development Framework 2007.

55. No dwelling shall be occupied until details of the proposed cycleway forming part of the development along the disused railway linking the site to the B1047 (as shown on parameter plan 12-592_PL_06_Access_Movement_PP) together with a programme for its delivery have been submitted to and approved in writing by the Local Planning Authority. The cycleway shall be constructed in accordance with the approved details and the approved delivery programme.

REASON: To promote the use of cycling throughout the development in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

56. No dwelling shall be occupied until details of the proposed improvement to the junction of Airport Way with Church Road Teversham together with a programme for its delivery have been submitted to and approved in writing by the Local Planning Authority. The junction improvement shall be constructed by the applicant in accordance with the approved details and the approved delivery programme.

REASON: To ensure that sufficient measures are in place to mitigate the impact from vehicular traffic from the development in accordance with policy CE/10 of the Cambridge East Area Action Plan 2008.

57. No dwelling shall be occupied until details of the proposed Toucan Crossing at the junction of Ditton Lane with Fison Road together with a programme for its delivery have been submitted to and approved in writing by the Local Planning Authority. The Toucan Crossing shall be constructed by the applicant in accordance with the approved details and the approved delivery programme.

REASON: To promote the use of cycling throughout the development and beyond in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

58. No dwelling shall be occupied until details of the proposed Toucan Crossing at the junction of Ditton Lane with Newmarket Road together with a programme for its delivery have been submitted to and approved in writing by the Local Planning Authority. The Toucan Crossing shall be constructed by the applicant in accordance with the approved details and the approved delivery programme.

REASON: To promote the use of cycling throughout the development and beyond in accordance with policy CE/11 of the Cambridge East Area Action Plan 2008.

59. All planting, seeding or turfing in the approved soft landscaping details shall be carried out in the first planting season following the completion of the appropriate element of development.

Any trees, plants, turf or seeded areas which within a period of 10 years from planting for strategic planting and 5 years from planting for all other planting are removed or are noticeably damaged or diseased, or have failed to establish or make reasonable growth, shall be replaced in the next planting season with others of the same size and species, unless the Local Planning

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Authority gives written approval of a variation to the type of planting.

REASON: In the interests of accurately establishing the quality and value of trees and hedges on or adjacent to the site and the implications for development in accordance with policies CE/14 and CE/15 of the Cambridge East Area Action Plan 2008.

60. Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

61. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any other Order amending, revoking and re-enacting that order):

(i) If the foodstore premises in the local centre has a gross internal area which exceeds 500 square metres then the foodstore premises in the local centre shall not be used other than for a limited assortment discount retail foodstore only and for no other purpose within Class A1;

(ii) If the foodstore premises in the local centre has a gross internal area of 500 square metres or less then the foodstore premises in the local centre shall not be used other than for a retail foodstore only and for no other purpose within Class A1.

Further, there shall be no amalgamation of retail units within the local centre which would result in a foodstore premises which has a gross internal area of more than 500 square metres, unless the foodstore premises is used as a limited assortment discount retail foodstore and for no other purpose within Class A1.

REASON: To ensure that the development does not have an adverse impact upon the provision of retail at the nearby local centres in accordance with policy CE/6 of the Cambridge East Area Action Plan 2008.

62. There will be no motor vehicle access to the site from High Ditch Road to the north, or from the Fison Road Estate to the west of the site unless otherwise agreed with the Local Planning Authority.

REASON: To ensure that private motor vehicle traffic would not have an adverse impact upon the highway safety and amenity of Fen Ditton village in accordance with policy CE/12 of the Cambridge East Area Action Plan 2008.

63. The playing fields hereby approved shall be used for outdoor sport and for no other purpose (including without limitation any other purpose in Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) , or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

REASON: To protect the playing facilities from loss and/or damage, to maintain the quality of and secure the safe use of sports facilities in accordance with policy CE/20 of the Cambridge East Area Action Plan 2008.

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 30 November 2016

Informatives

1. To satisfy the noise insulation scheme condition for the residential building envelope and traffic 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.
2. S23 Land Drainage Act consent will be required for all connections to the award drain. The relevant consenting authority in this case is Cambridgeshire County Council – Flood and Water Management section.
3. The Food & Health & Safety Team, South Cambridgeshire District Council, for advice concerning the proposed premises design/layout, Food and Occupational Safety/Welfare Regulations/requirements and Food Premises Registration, Tel No: 01954 713111.
4. Anglia Water, Tel No: 0800 145145 regarding the installation of a grease trap for the foul water. If drains are to be altered the foul water from the kitchen should be passed through fat/oil/grease interceptor facilities (prior to entering any shared private drain and/or the public sewer), designed and constructed to the satisfaction of the Local Planning Authority (LPA).
5. It is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the extraction equipment, is kept, preferably at the premises and is available for inspection by officers of the Local Planning Authority, to facilitate monitoring of compliance with condition 38.
6. A limited assortment discounter is a retailer as defined in Part 1 of the Groceries Market Investigation (Controlled Land) Order 2010

General

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council's website www.scamb.gov.uk. If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
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In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995 [now superseded by Article 30 of the Town and Country Planning (Development Management Procedure)(England) Order 2010], a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission (or reserved matter consent).

The fee is £97 per request or £28 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of a dwellinghouse. The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website www.scambs.gov.uk (application forms - 1app forms-application for the approval of details - pack 25.)

3. It is important that all conditions, particularly pre-commencement conditions, are fully complied with, and where appropriate, discharged prior to the implementation of the development. Failure to discharge such conditions may invalidate the planning permission granted. The development must be carried out fully in accordance with the requirements of any details approved by condition.
4. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them. The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.
5. In order to obtain an official postal address, any new buildings should be formally registered with South Cambridgeshire District Council. Unregistered addresses cannot be passed to Royal Mail for allocation of postcodes. Applicants can find additional information, a scale of charges and an application form at www.scambs.gov.uk/snn. Alternatively, applicants can contact the Address Management Team: call 08450 450 500 or email address.management@scambs.gov.uk. Please note new addresses cannot be assigned by the Council until the footings of any new buildings are in place.
6. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.
7. If you wish to amend the permitted scheme, and you consider the revisions raise no material issues, you should make an application for a Non Material Amendment. If agreed, the development can go ahead in accordance with this amendment although the revised details will not replace the original plans and any conditions attached to the originally approved development will still apply. If, however, you or the Council consider the revisions raise material issues you may be able to make an application for a Minor Material Amendment. If

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
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approved, this will result in a new planning permission and new conditions as necessary may be applied. Details for both procedures are available on the Council's website or on request.

8. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained. Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are: tel. 03450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.
9. A delegation report or committee report, setting out the basis of this decision, is available on the Council's website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: www.surveymonkey.com/s/2S522FZ



Julie Baird

Head of Development Management, Planning and New Communities

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.

SEE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION
SUBJECT TO CONDITIONS

Decision Date: 30 November 2016

NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix D

Memorandum of Agreement for the processing of Public Path Orders between Cambridgeshire County Council and South Cambridgeshire District Council.

This Memorandum outlines agreement reached between Cambridgeshire County Council [The County Council] and South Cambridgeshire District Council [The District Council] concerning the processing of Public Path Orders under the Town & Country Planning Act 1990 in Cambridgeshire.

In this Memorandum 'Public Path Orders' refers to all orders that effectively divert, create or extinguish a public right of way.

Legislative Framework

The Highways Act 1980 and the Town and Country Planning Act 1990 enable both District and County Councils to undertake and process Public Path Orders. Orders made under the Highways Act 1980 can be made by either authority. Orders made under the Town and Country Planning Act 1990 can only be made by the appropriate planning authority. However, the planning authority may contract out the processing of such orders to suitably qualified contractors. The County Council has a statutory duty under the Wildlife and Countryside Act 1981 to modify the Definitive Map in order to show any changes to the route of a path effected by a public path order under either Act. The two authorities already have an Agreement regarding public path orders made under the Highways Act 1980 whereby the County Council undertakes to assess and make all orders requested under that Act through to confirmation if the applications meet the legal tests.

Public Path Orders under the Town and Country Planning Act 1990

The County Council will make all orders under the Town and Country Planning Act 1990 where they are the Planning Authority. The District Council will be consulted on these orders due to their status as a statutory consultee.

The County Council will receive applications from the public for public path orders which are required under the Town and Country Planning Act 1990 on behalf of the District Council. The County Council will process the order according to the procedure set out in the Appendix. The County Council will recover its costs from the applicant direct. No charges shall be made by the County Council to the District Council or by the District Council to the County Council for any aspect of making or confirming the order.

Signed on behalf of Cambridgeshire County Council by:-

Name..... *C. H. Kemp*
Job Title..... *DIRECTOR OF HIGHWAYS + ACCESS*
Date..... *26th JAN 2007*

Signed on behalf of South Cambridgeshire District Council by:-

Name..... *DAVID LORD*
Job Title..... *ASST. SOLICITOR*
Date..... *20th February 2007* *D. Lord*

Memorandum of Agreement –Cambridgeshire County Council and South Cambridgeshire District Council - Public Path Orders

Appendix – Procedure for public path orders under the Town and Country Planning Act 1990 where Cambridgeshire County Council acts as agent for South Cambridgeshire District Council

- Application made direct to Cambridgeshire County Council
- Cambridgeshire County Council formally notifies South Cambridgeshire District Council of application and timescale for processing application
- South Cambridgeshire District Council arranges slot on relevant committee agenda for consideration of report
- Cambridgeshire County Council carries out formal consultations on the proposed diversion, writes report and prepares a draft order and order map
- South Cambridgeshire District Council Planning Committee considers the report and determines whether the order should or should not be made
- South Cambridgeshire District Council seals the draft order and order map if order is to be made
- Cambridgeshire County Council processes the publication of the order
- If no objections, South Cambridgeshire District Council confirms the order and Cambridgeshire County Council processes the publication of the confirmation
- If objections, South Cambridgeshire District Council and Cambridgeshire County Council jointly agree whether or not to submit order to Planning Inspectorate (Secretary of State) for determination

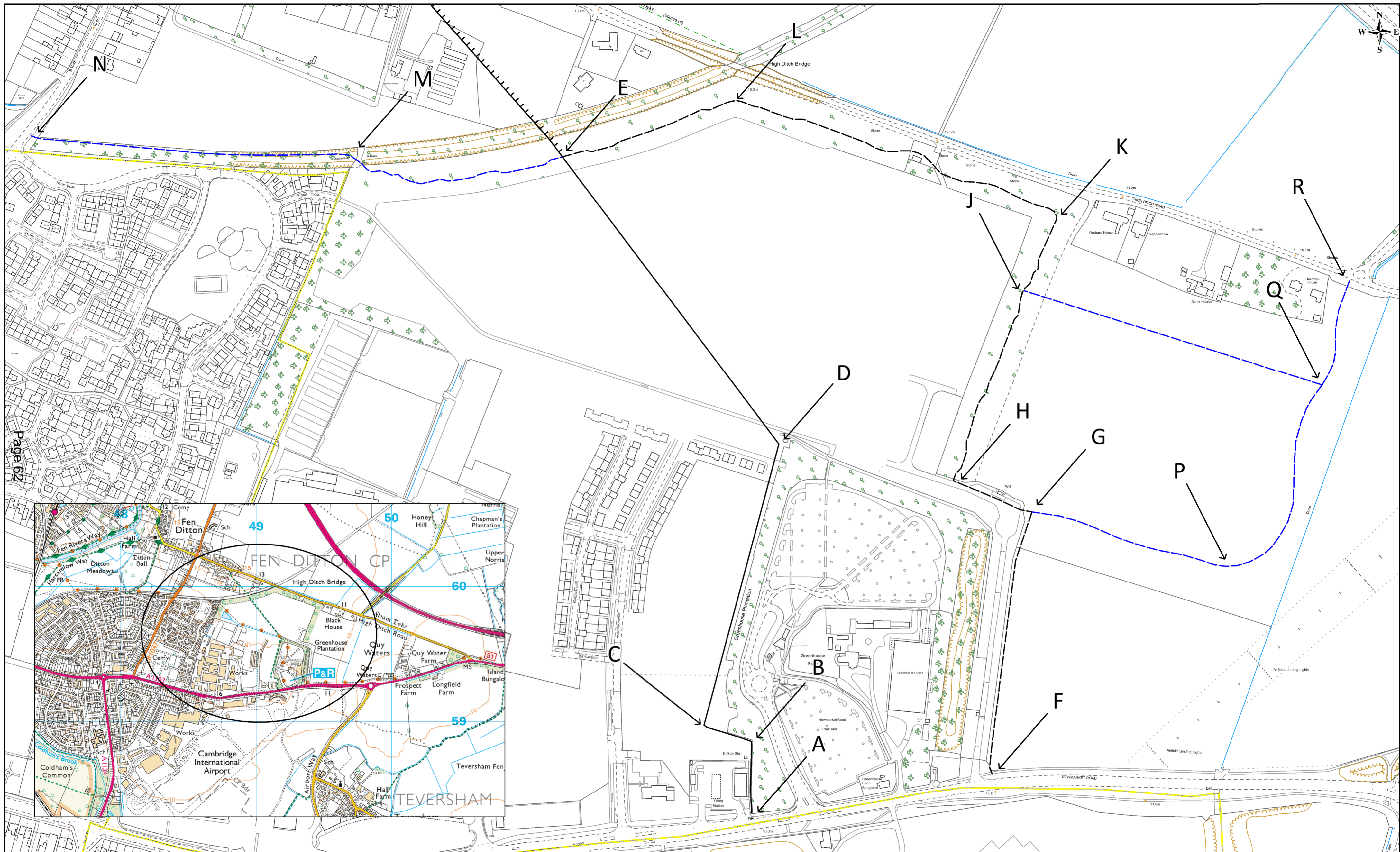
Costs

Cambridgeshire County Council will recoup the costs of making the order direct from the applicant.

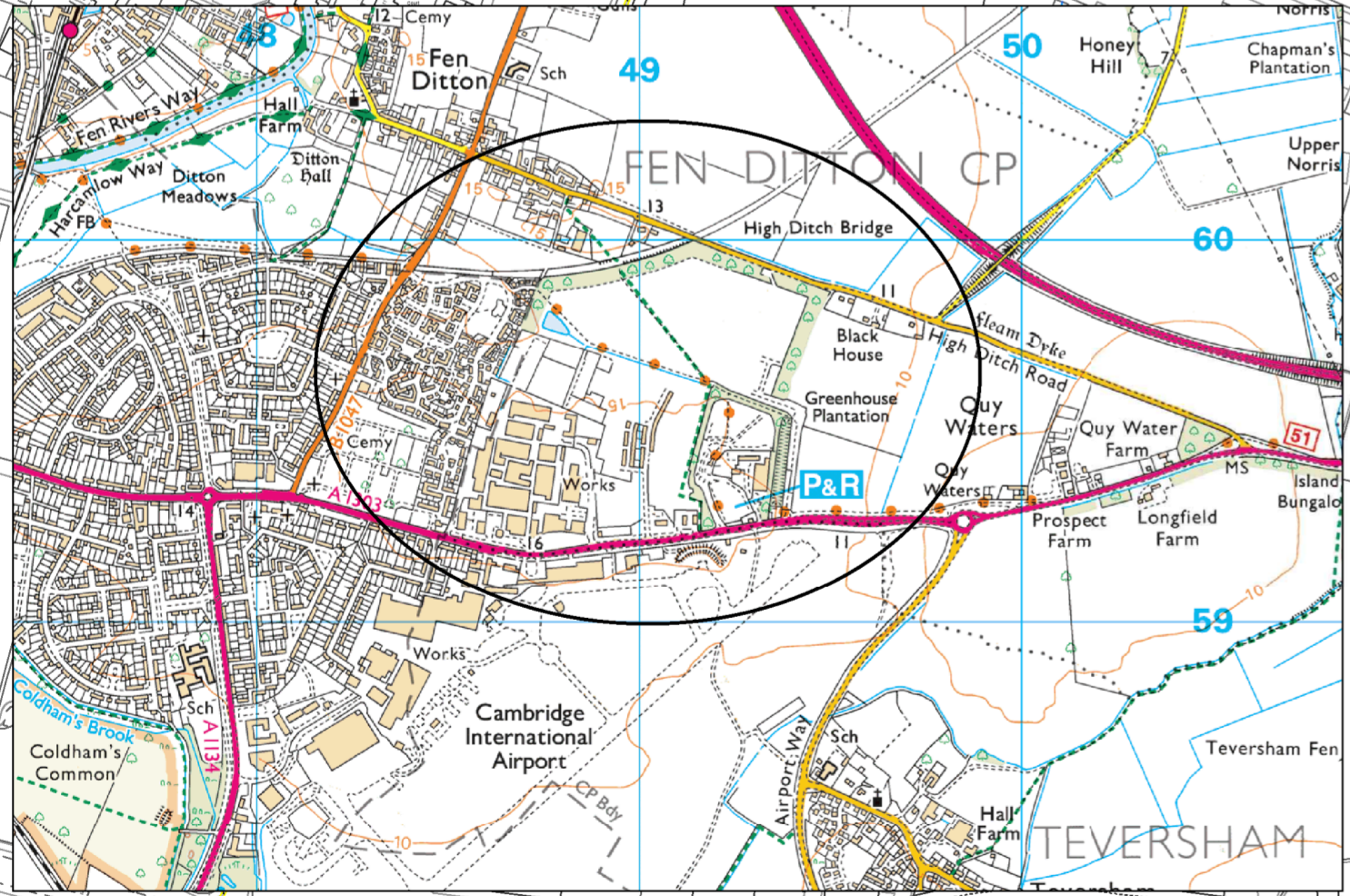
The local authority is not permitted to recharge to the applicant the costs of sending an opposed order to the Planning Inspectorate. Therefore, if South Cambridgeshire District Council wishes to submit an order to the Planning Inspectorate, it will meet the Cambridgeshire County Council's costs in doing so or submit the order itself and meet its own costs.

The risk of having to meet these costs should mean that South Cambridgeshire District Council only resolves to make orders where it was reasonably confident that the order would not attract objections. The onus lies with the applicant to provide a diverted route that is acceptable to all parties (including reviewing the proposed diverted route if, after consultations, their original suggestion is not acceptable).

Appendix E



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Scale: 1:2500 (A2)
 Date: 21/10/2021
 By: fn303

Key - Drawn from the Definitive Map	
Public Footpath to be Stopped Up	
Public Bridleway to be Created	
Unaffected Public Footpath	
Public Bridleway to be created via CCC	
Parish boundary	

Appendix F

James Stringer
Cambridgeshire City Council
Box No. STA2101
Stanton Way Depot
Huntingdon
PE29 6PY

Plant Protection
Cadent
Block 1; Floor 1
Brick Kiln Street
Hinckley
LE10 0NA
E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Date: 19/07/2021

Our Ref: EA_GE3B_3FWP_061316

Your Ref: P106 (JP)

RE: Formal Enquiry, CB5 8BX Public Footpath No. 9 Fen Ditton at Marleigh, Newmarket Road

Thank you for your enquiry which was received on 14/07/2021.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Limited, National Grid Electricity Transmission plc's and National Grid Gas Transmission plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus. For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

Are My Works Affected?

Searches based on your enquiry have identified that there is apparatus in the vicinity of your enquiry which may be affected by the activities specified.

Cadent and/or National Grid therefore formally objects to these activities pending further consultation.

Cadent and/or National Grid objects to the Order on the grounds that the level of protection currently afforded to the apparatus it has in the subject land may be diminished notwithstanding Paragraph 4, Schedule 12, Part II of the Highways Act, 1980.

See Assessment section below for details of how to deal with Cadent and/or National Grid's objection.

Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Limited, National Grid Electricity Transmission plc (NGET) and National Grid Gas Transmission plc (NGGT) and apparatus. This assessment does **NOT** include:

- | Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- | Gas service pipes and related apparatus
- | Recently installed apparatus
- | Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on either the [National Grid](#) or [Cadent](#) website.

This communication does not constitute any formal agreement or consent for any proposed development work; either generally or with regard to Cadent and/or National Grid's easements or wayleaves nor any planning or building regulations applications.

Cadent Gas Limited, NGGT and NGET or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

- I High or Intermediate pressure (above 2 bar) Gas Pipelines and associated equipment

How to deal with Cadent and/or National Grid's objection

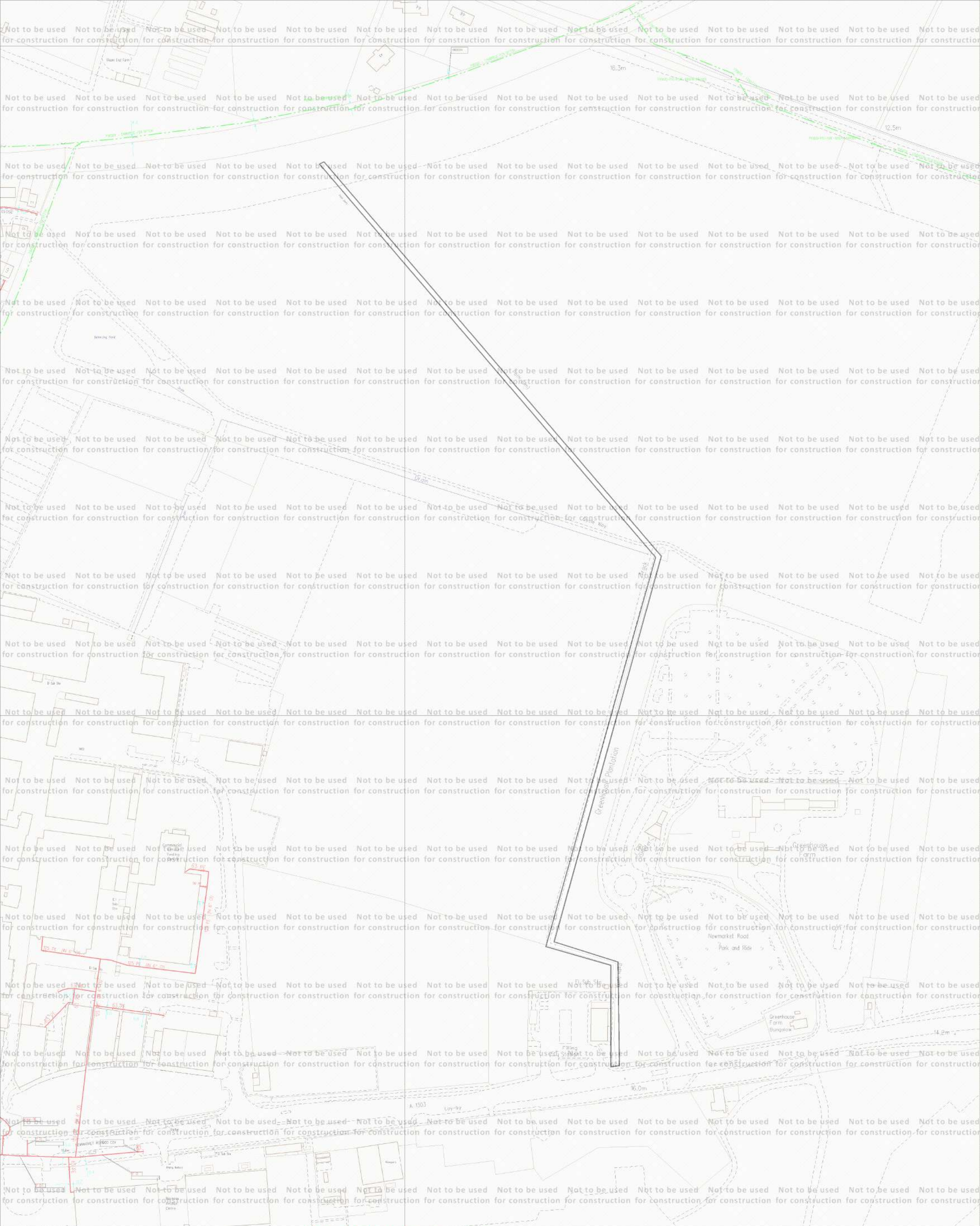
There are two ways of removing this objection for Gas Apparatus:

1. By granting Cadent and/or National Grid an easement over the affected main(s). To do this you must send a cheque for £1,000 + VAT to cover the internal assessment costs. In addition, you will also be responsible for paying for the legal fees in connection with completing our standard Deed of Easement. Please inform us of your solicitor's contact details. Your solicitor will be advised of Cadent and/or National Grid's legal fees and will be required to provide a solicitors undertaking for costs. Please make the cheque payable to Cadent Gas Limited and send to the address above. Upon receipt I will forward your Notice and a copy of this letter to our Easement Service Provider who will arrange for the easement to be processed. **The objection will only be lifted upon completion of the easement.**
2. Alternatively you can request that the affected main(s) are diverted or isolated. These works will be fully chargeable. Please send through your development plans so that we can send these off to our diversion team to issue you the budget estimate for any necessary works. **The objection will only be lifted upon completion of these works.**

Requirements

BEFORE carrying out any work you must:

- I **Ensure that no works are undertaken in the vicinity of our gas pipelines and that no heavy plant, machinery or vehicles cross the route of the pipeline until detailed consultation has taken place.**
- I Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.
- I Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.
- I Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>
- I In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.



ID: EA_GE3B_3FWP_061316
 USER: James.Parker
 DATE: 19/07/2021
 DATA DATE: 18/07/2021
 REF: P106 (JP)
 MAP REF: TL4959
 CENTRE: 549063, 259576

View extent: 723m, 918m

LP MAINS ————
 MP MAINS ————
 IP MAINS ————
 LHP MAINS ————
 NHP MAINS ————

0m ———— 50m
 Approximate scale 1:2500
 on A3 Colour Portrait

National Grid objects to this application

This plan shows those pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (other than direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Map 1 of 1 (GAS)

MAPS Plot Server Version 1.11.0

Cadent
 Your Gas Network

Requested by: Cambridgeshire City Council

This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024886

Some examples of Plant Items:

Valve Depth of Cover Syphon Diameter Change Material Change Out of Standard Service

ENQUIRY SUMMARY

Received Date

14/07/2021

Your Reference

P106 (JP)

Location

Centre Point: 549063, 259576

X Extent: 253

Y Extent: 677

Postcode: CB5 8BX

Location Description: CB5 8BX Public Footpath No. 9 Fen Ditton at Marleigh, Newmarket Road

Map Options

Paper Size: A3

Orientation: PORTRAIT

Requested Scale: 2500

Actual Scale: 1:2500 (GAS)

Real World Extents: 723m x 918m (GAS)

Recipients

pprsteam@cadentgas.com

Enquirer Details

Organisation Name: Cambridgeshire City Council

Contact Name: James Stringer

Email Address: James.Stringer@cambridgeshire.gov.uk

Telephone: 01223 715520

Address: Box No. STA2101, Stanton Way Depot, Huntingdon, PE29 6PY

Description of Works

SUO Town & Country Planning Act, Section 257 SP

Enquiry Type

Formal Enquiry

Activity Type

Highways

Notice Types

Notice Type: Section Notice (Town & Country Planning Act, Section 257)

James Stringer

From: Abdul Shukur, Shaik [REDACTED]
Sent: 26 July 2021 06:18
To: James Stringer
Cc: fibreservicesstoppingup@vodafone.com
Subject: No Objection : Proposal to divert Fen Ditton FP9 (part) at Marleigh, Cambridge
Attachments: 2021-03-24 Plan.pdf; HILL22782 17B.pdf; 2021-07-14 Consultation Utilities.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sirs,

New Roads and Street Works Act 1991
Stopping Up Order / Footpath Diversion / Extinguishment / Gating Order

No Objection

We refer to the below or attached order and confirm that we have no objections

Please email Stopping Ups to osm.enquiries@atkinsglobal.com

To enable us to process your application as quickly as possible, please ensure you include Grid References.

A copy of the Cable and Wireless process 4461 'Special Requirements relating to the external plant network of Cable and Wireless UK Services Ltd' is available on request. The process provides guidance on working in the vicinity of Cable and Wireless's apparatus.

IMPORTANT - PLEASE READ = Your Next Step?:

Where apparatus is affected and requires diversion, please send all the scheme related proposals that affects the Vodafone Network to c3requests@vodafone.com with a request for a 'C3 Budget Estimate'. Please ensure you include a plan showing proposed works. (A location plan is insufficient for Vodafone to provide a costing). These estimates will be provided by Vodafone directly, normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option). Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered.

Plant Enquiries Team
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK (now re-named Vodafone Enterprise UK), Energis Communications Limited, Thus Group Holdings Limited and Your Communications Limited.

ATKINS working on behalf of Vodafone: Fixed 

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

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James Stringer

From: James Stringer
Sent: 28 July 2021 11:37
To: 'Lynda Warth'
Subject: RE: Proposal to divert Fen Ditton FP9 (part) at Marleigh, Cambridge

Hi Lynda,

Thank you for your/Sophie's comments.

With regard to the questions/queries you posed, I have listed them below and answered them in red:

- 1) In the covering letter the penultimate paragraph says the G, P, Q, R and J-Q are to be delivered at a later phase... It would be great if we could press for these new paths to be created as soon as possible – **The delivery of these paths are secured by the planning permission/S106 and are required by the 450th occupation.**
- 2) I would add that going forward, we need to aware of the opportunities to link into the new Water Treatment Plant development access opportunities at Honey Hill. – **I assume you are aware of the Phase Two consultation for the Anglian Water plant is ongoing and closes on the 18th August? Further details are available here: <https://cwwtprvirtualexhibition.com/> and <https://cwwtpr.com/document-library/>.**
- 3) We also need to establish and identify the continuation of the bridleway when it hits Newmarket Road. What is proposed for this please? Obviously we can't have the bridleway dead ending at Newmarket Road. – **The termination on Newmarket Road is to future proof the bridleway network for whatever comes forward on the airport site in future. I appreciate it doesn't connect into any off-carriageway provision yet, but its delivery now will put us in a very strong position whenever the airport site comes forward to secure provision across Newmarket Road and throughout the airport site. There is also GCP's Cambridge Eastern Access scheme and the proposed new Cambridge United Stadium that could unlock potential improvements off the back of this bridleway. As always, it's a giant puzzle, not everything can be secured or delivery at once by one scheme but this network at Marleigh is the starting point to help justify further improvements in the future, including the proposed Waste Water Treatment Plant.**

I hope that helps,

Kind Regards,

James Stringer

Asset Information Definitive Map Officer

Asset Information, Box No. STA2101, Cambridgeshire County Council, Stanton Way Depot, Huntingdon, PE29 6PY

Direct Dial: 01223 715520 / Contact Centre: 0345 045 5212



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From: Lynda Warth [REDACTED]
Sent: 26 July 2021 20:34

To: James Stringer <James.Stringer@cambridgeshire.gov.uk>

Subject: RE: Proposal to divert Fen Ditton FP9 (part) at Marleigh, Cambridge

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Dear James

I have consulted with Sophie Hyde who is our Bridleways Group rep in Fen Ditton and therefore knows the area in more detail than I do.

Her comments are as follows:

I agree with and am happy with all of this – I think the equestrian strip between F and G is an improvement on the previous proposal (which was footpath only, if I remember rightly).

The only modification I'd like to see is equestrian access onto High Ditch Road at point K (or at the existing compound part-way between L and K – marked but not lettered on the plan) as well as at point R. Points P, Q and R are almost directly parallel to the approach onto the current Marshalls landing strip (see the light grey parallel lines with dots in between) and would be quite a scary proposition on horseback.

In the covering letter the penultimate paragraph says the G, P, Q, R and J-Q are to be delivered at a later phase and may be dedicated under Sec 25 or 26 of the Highways Act. I think that makes it even more important that there is equestrian access onto High Ditch Road at point K – without GPQR there is no opportunity to do a circular route and no safe access to High Ditch Road and the important off-road hacking at Honey Hill and beyond.

It would be great if we could press for these new paths to be created as soon as possible – points N to L, for example are completely outside the construction area and there is no reason to delay them any further.

I would add that going forward, we need to be aware of the opportunities to link into the new Water Treatment Plant development access opportunities at Honey Hill.

We also need to establish and identify the continuation of the bridleway when it hits Newmarket Road. What is proposed for this please? Obviously we can't have the bridleway dead ending at Newmarket Road. Happy to discuss if it would help.

In the longer term, and outside this consultation, we need to be thinking about how the connectivity can be extended to the Wilbrahams and beyond plus the opportunities which may be provided by the proposed travel hub / P&R just before the Quy roundabout. Also the opportunities which could be created by the airport development and the potential new railway line – again something for the longer term.

If it is appropriate, please could you pass on our appreciation to the developers and planners for including this equestrian access in the development.

Kind regards,

Lynda

Lynda Warth
County Access & Bridleways Officer – Cambridgeshire
British Horse Society

From: James Stringer <James.Stringer@cambridgeshire.gov.uk>

Sent: 14 July 2021 15:32

Subject: Proposal to divert Fen Ditton FP9 (part) at Marleigh, Cambridge

James Stringer

From: Rupert Goodings (CTC) [REDACTED]
Sent: 29 July 2021 08:53
To: James Stringer
Subject: Re: Proposal to divert Fen Ditton FP9 (part) at Marleigh, Cambridge

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Dear James,

Thankyou for confirming that important detail.

On the application I have one other comment.

I think it would be better if the plans included a connection into the Marleigh development from point L - this would allow the option of a smaller diversion of the footpath by offering a more direct route between points C and L.

I am suggesting that the developer is asked to provide a footpath connection from the central open space to connect to the bridleway. I think it is highly likely that a "mule-track" would develop in this location if a path is not created.

Thanks

Rupert Goodings

CTC Cambridge

On 28/07/2021 06:58, James Stringer wrote:

>
> Dear Rupert
>
> Thank you for your consultation response.
>
> The Jubilee cycleway does form part of the development infrastructure
> works that are earmarked for "adoption" by Cambridgeshire County
> Council. This route is due to become Highway Maintainable at Public
> Expense (HMPE) by virtue of its inclusion in a Section 38 Agreement
> (Highways Act 1980) between the Highway Authority and the Landowner.
>
> This consultation is in reference to the strategic
> recreational/leisure Non-Motorised User (NMU) network, which the
> County Council is considering dedication as Public Rights of Way (which are also HMPE).
>
> I hope that clarifies the matter.
>
> Kind Regards,
>
> James Stringer
>
> *Asset Information Definitive Map Officer*
>
> Asset Information, Box No. STA2101, Cambridgeshire County Council,

> Stanton Way Depot, Huntingdon, PE29 6PY
>
> Direct Dial: 01223 715520 / Contact Centre: 0345 045 5212
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> email address, telephone number, and payment details - so that we can
> provide you with our services acting in our capacity as the Highway
> Authority and Commons Registration Authority under the Commons
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> Protection is the Information Commissioner's Office:
> <https://ico.org.uk/>
>
> -----Original Message-----
> From: Rupert Goodings (CTC) [REDACTED]
> Sent: 15 July 2021 08:17
> To: James Stringer <James.Stringer@cambridgeshire.gov.uk>
> Subject: Re: Proposal to divert Fen Ditton FP9 (part) at Marleigh,
> Cambridge
>
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> <<https://camweb.cambridgeshire.gov.uk/spam/>>
>
> Dear James,
>
> A question about this proposal.
>
> Is there a good reason why the most important cycle route - the
> "Jubilee Cycleway" - has no public RoW status in these plans? It
> seems a major lacuna in an otherwise reasonable proposal. I assume
> this means that there will be no legal right of way for cyclists along
> the Cycleway. This seems a curious and undesirable exclusion given
> that this Cycleway will form a key part of the proposed new Greenways.
>
> I am concerned this has the potential to cause problems in the future
> because I assume that access will depend on continued landowner
> permission. Hence I think this cycleway should also be converted to a
> public RoW as part of these plans. I would recommend that it is
> changed to Bridleway (or perhaps Cycle Track or equivalent if you want to exclude Horses).
>

> Let explain my concern in a bit more detail.
>
> First, I assume that the new Greenways will be routed along section
> F-G-H of the new bridleway (instead of the current route through the
> Park and Ride site). But from there I assume it will route along the
> Jubilee Cycleway and continue west to exit into Tiptree Close.
>
> If the section along the Jubilee Cycleway has no legal status I am
> concerned that it could be closed at any time. (In other words, I am
> assuming this is a "permissive" cycleway because it runs across a
> private estate). And I note that the creation of the proposed new
> Bridleway (section H-K-L-M-N) opens the unwelcome option that this
> closure becomes easier to apply because cyclists can be diverted and
> obliged to follow this longer Bridleway route around the edge of the Marleigh development.
>
> Is there any assurance that this cannot happen? And if there is such
> assurance, then why can this assurance not be given a legal basis by
> proposing a proper RoW status.
>
> On a detail, I note that the Jubilee cycleway runs alongside a road
> and I assume that this road may be adopted in the future. But this
> does not fully resolve my concern: the cycleway is still at risk
> because it is not clear if it would lie within the highway boundary.
>
> Thanks and best regards
>
> Rupert Goodings
>
> CTC Cambridge
>
> On 14/07/2021 15:32, James Stringer wrote:
>
>>
>
>> Dear Consultee,
>
>>
>
>> Cambridgeshire County Council has received an application to divert
>
>> part of Fen Ditton Public Footpath No. 9 under Section 257 of the
>> Town
>
>> and Country Planning Act 1990
>
>>
>
>> Please see the attached letter and plans for further details.
>
>>
>
>> I would be grateful if I could receive any representation you wish
>> to
>
>> make by *6^th August 2021.*
>

Appendix G

Non-Motorised User Routes Adoption Policy Matrix

Public Path Order Applications and Proactive Cases under the Highways Act 1980 (except s118A and 119A), the Town and County Planning Act 1990, and other Acts as appropriate

Subject area	Criteria		Maximum available score	Scheme	Notes
	No.	Item (SOA = Statement of Action in ROWIP)			
Maintenance & Financial	1	Viability (cost of implementation) and Affordability (cost of ongoing maintenance) (PASS or FAIL only) see notes below	Pass or Fail	Pass	The cost of implementing the TCPA Order both in terms of legal and construction costs will be met by the developer. The path is being provided to an agreed specification which is considered to limit, as much as possible, the ongoing maintenance cost placed on CCC by dedication of this alternative bridleway
Consultations	2	Pre-application consultations have been carried out with the prescribed bodies.	Pass or Fail	Pass	No objections were received by the prescribed user groups
Consultations	3	The existing route is available for use and any 'temporary' obstructions have been removed, in order to allow a comparison to be made. Any request for exemption will be decided by the Director Highways & Access as to whether or not that is appropriate.	Pass or Fail	Exception sought	The existing route had been available for use for many years. This changed a number of years ago when construction works commenced on site and the path closed via a TTRO. Due processes have been followed throughout the closure period, and therefore It is not considered that in light of the permissions granted to develop the site that seeking the reopening of the route ahead of any potential PPO would be appropriate. An exemption is therefore sought.
Consultations	4	No objections are received to the proposals during the statutory consultation period prior to making an order. However, the County Council will review this criterion in individual cases in light of objections and potential public benefit of the proposal. If the County Council consider the objection to be irrelevant, this will class as a pass.	Pass or Fail	Pass	No objections were received by the prescribed user groups

Width	5	A minimum width of 2m is provided for a diverted footpath, and a minimum width of 4m for a diverted bridleway. In exceptional cases, e.g. cross-field paths, the County Council may, taking into account all the available facts, require such a width as it considers reasonable and appropriate.	Pass or Fail	Exception sought	For the sections of bridleway that are standalone, for minimum width of four metres will be met. However, the sections of bridleway that run adjacent to adoptable bound surfaced cycleways, it is not considered necessary to secure a full four metre wide bridleway. It is therefore proposed to reduce this width to two metres. An exception is therefore sought.
Equalities impact - Gaps & Gates	6	The proposed route would have no stiles or gates, or allows for access for people with mobility issues.	Pass or Fail	Pass	No gates or stiles are proposed
Equalities impact	7	Significant negative impact on a class of user - Equalities Act	-2	0	
Equalities impact	8	Significant increase in accessibility - Equalities Act	2	1	The existing route previously ran cross field, which was subject to annual cropping and ploughing. The existing route now, is not available due to development works. The new route will be set out as a permanent NMU route, and delivered to an suitable standard, including a flat, step free surface.
Maintenance & Financial	9	Proposal would enable financial savings for Authority, e.g. obviates need for new bridge, resolves long-standing maintenance problems	4	0	The existing route previously ran cross field, which was subject to annual cropping and ploughing. Prior to development works, the existing route did not have any long-standing maintenance issues. The land use has however changed significantly and Section 257 is considered to be met in being required to enable a strategic housing development to be carried out. The proposed route is significantly longer, however it has been designed in accordance with CCC to limit, as far as possible, the maintenance liability in future.
Maintenance & Financial	10	The proposed alternative route or routes are not less convenient for maintenance than the original route(s).	2	2	

Use of Land	11	The effect the order would have on the land served by the existing path and the land across which the alternative path would run, or on the land across which the new path will run if a package involving a creation.	2	2	The land use has changed significantly and Section 257 is considered to be met in being required to enable a strategic housing development to be carried out.
Connectivity	12	The proposed alternative route or routes are substantially as convenient to the public as the original.	3	3	The alternative public bridleway will compliment the additional new highways being delivered as part of the wider development and provide for equestrian access which does not currently exist
Connectivity	13	User enjoyment	3	3	The changing landscape is likely to have an impact on user enjoyment, however this is relevant to the permission of the development not the sole change to the PRow network. The design and location of the proposed path within landscaping areas is likely to have a positive impact on user enjoyment.
Connectivity	14	There are no other reasonable or viable alternatives	2	2	It is not considered that there is any other reasonable or viable alternative that would satisfied the various demands of a Public Path Order and a suitable alternative path is to be provided for the section subject to the stopping up proposal
Connectivity & Enjoyment	15	A suitable alternative path is provided or is available for every path that is to be diverted or entirely stopped up, which maintains or improves the usefulness of the Rights of Way network	2	2	
Consultation	16	Support from local communities	3	3	The proposal has been through a number of public consultations, either as part of the wider planning proposals, the wider NMU/PRow proposals or as this stand along TCPA proposal. Local user groups have been involved in securing additional rights and network as part of the development and are overall supportive of the proposal.

Biodiversity Duty	17	Significant negative impact on biodiversity	-2	0	It is not considered that any impact on biodiversity can be attributed to this proposal in the wider context of the development works.
Promoted route	18	Route will be on a promoted way e.g. National Cycle Network, Ouse Valley Way	1	0	
Consolidation of data	19	Proposal would enable consolidation of records to provide accurate asset data and facilitate enhanced service delivery e.g. connectivity with other highways	1	1	The proposal would enable accurate definition and recording of legal records, including path widths. The proposal would also allow for an improved PRoW network, in terms of construction and status which will allow for future connectivity as part of upcoming nearby developments.
Determination of widths	20	Proposal will enable the definition and recording of path widths, particularly where there is currently no recorded width	3	3	
Limited time	21	Limited window of opportunity E.g. landowner goodwill or S106 Agreement	3	1	The S278 proposal is required to enable the development to be carried out. It is however considered necessary because of the approval of permissions granted by the LPA
Route at risk of development on urban fringe	22	Route is on fringe of a built-up area and therefore at risk from development, e.g. Being used as an access way.	3	3	The existing route is at risk of development, including new education provision.
		Total Score /30 (Pass mark 70% i.e. 21)	30	26	

Explanatory notes: A scheme must reach the threshold of 70% of maximum score in order to be adopted. However, schemes will still have to undergo their relevant legal process e.g. Public Path Orders through the formal consultation process, and may later be abandoned if it becomes clear that they will not meet the Council's Public Path Order Policy or the legal tests.

There are six Pass/Fail criteria relating to County Council requirements that must be met in order for an application to be considered. If an application fails one of these criteria, it fails regardless of its numerical score. Officers will then revert to the applicant to discuss their options.

Criterion 1, Viability and Affordability:

Viability means the cost of delivering the scheme. Is this being funded, or will it need to be funded from existing CCC revenue? Funding must be evidenced in writing. If a scheme cannot be funded at no or limited cost to CCC, it will not pass.

Affordability means the cost of ongoing maintenance. If the maintenance liability incurred would be significantly greater than the existing, an application may still pass if a solution is agreed, such as a commuted sum, an agreement for a third party to maintain the route instead, or if it is vital to the deliverability of a wider development scheme.

For the numerically scored criteria, a 70% threshold must be met in order for an application to be taken forward. If an application passes the Pass/Fail criteria but fails the 70% numerical threshold, it will not proceed and officers will revert to the applicant to discuss their options.

Agenda Item 6



South
Cambridgeshire
District Council

Report to: South Cambridgeshire District Council Planning Committee 10 November 2021

Lead Officer: Joint Director of Planning and Economic Development

21/01881/REM – Land North And East Of Rampthill Farm Rampton Road Cottenham

Proposal: Approval of matters reserved in respect of appearance, landscaping, layout and scale following outline planning permission S/2876/16/OL for a residential development of 140 dwellings

Applicant: Tilia Homes (originally Kier Living)

Key material considerations: Compliance with the Outline Planning Permission
Housing Provision (including affordable housing)
Open Space Provision

Reserved Matters:

- Layout
- Scale
- Appearance
- Landscaping

Biodiversity

Flood Risk and Drainage

Highway Safety, Management of Roads and Parking

Residential Amenity

Heritage Assets

Other matters

Date of Member site visit: None

Is it a Departure Application?: Yes (advertised 05 May 2021)

Decision due by: 12 November 2021 (extension of time agreed)

Application brought to Committee because: Cottenham Parish Council requests the application is determined by Planning Committee.

Officer Recommendation: Approval

Presenting officer: Michael Sexton

Executive Summary

1. Outline planning permission was granted at appeal on 10 May 2018 for residential development comprising 154 dwellings including matters of access with all other matters reserved.
2. A non-material amendment application updated the description of the outline consent to "...development comprising up to 154 dwellings..." (reference S/2876/16/NMA1).
3. This application seeks reserved matters approval for the appearance, layout, scale, and landscaping of the development, as required by condition 1 of the outline consent and proposes the development of 140 dwellings.
4. Officers consider the reserved matters including the layout, scale, appearance and landscaping to be acceptable and to comply with the requirements of the outline consent and the policies of the adopted Local Plan and the Cottenham Neighbourhood Plan.
5. The proposal would provide a high-quality scheme which would make a positive contribution to the local and wider context of the site and the character of the area, responsive to its edge of village location, providing a good level of amenity to the future occupiers of the site.
6. The development of the site would result in the provision of 140 dwellings towards the Council's 5-year housing land supply and the erection of 56 affordable units to help meet an identified local need.
7. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant planning history

8. 21/01882/REM – Approval of matters reserved in respect of appearance landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development of 140 dwellings – pending (duplicate application).
9. S/4207/19/RM – Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development comprising 154 dwellings including access – Refused (16 October 2020), Appeal Dismissed (02 July 2021).
10. S/2876/16/NMA1 – Non material amendment on application S/2876/16/OL for description of development to include the words "up to", so that the description reads "Outline Planning Application for residential development comprising up to 154 dwellings including matters of access with all other matters reserved" – Approved (24 July 2020).
11. S/3551/17/OL – Outline Planning Application for residential development comprising 125 dwellings including matters of access with all other matters reserved – Withdrawn

(19 February 2018).

12. S/2876/16/OL – Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved – Appeal Allowed (10 May 2018).
13. S/2828/16/E1 – Screening Opinion – Have No Objection To (04 August 2017).

Planning policies

National Guidance

14. National Planning Policy Framework (NPPF) 2021
National Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

15. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/7 – Development Frameworks
S/8 – Rural Centres
CC/1 – Mitigation and Adaptation 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/3 – Protecting Agricultural Land
NH/4 – Biodiversity
NH/12 – Local Green Space
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/8 – Protection of Existing Recreation Areas, Allotments and Community Orchards
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

Cottenham Neighbourhood Plan (May 2021)

16. COH/1-1 – Landscape Character
COH/1-2 – Heritage Assets
COH/1-5 – Village Character
COH/1-7 – Local Green Space
COH/2-1 – Development Framework
COH/2-2 – Large Site Design
COH/4-1 – Recreation & Sports Hub
COH/4-4 – Sports Facilities

South Cambridgeshire Supplementary Planning Documents (SPD):

17. Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Affordable Housing SPD – Adopted March 2010
District Design Guide SPD - Adopted March 2010
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Cottenham Village Design Statement SPD – Adopted November 2007

Other Guidance

18. Greater Cambridge Housing Strategy 2019 to 2023

Consultation

19. **Cottenham Parish Council** – Objection.

Comments received 11 August 2021 (in full)

CPC welcomes the changes made in response to the comments we made in May, particularly with regard to drainage management and informal links to the school land village. These changes will definitely improve the development from the point of view of Cottenham residents and are in line with our Neighbourhood Plan.

At the same time we still feel that improvements could be made in the following areas:

- The installation of new gas mains to serve central heating systems on such a large development is at odds with local and national targets to combat climate change by reducing carbon emissions, and should not be pursued. Furthermore we are concerned about the long term potential traffic disruption to existing residents whilst any gas mains are laid.
- House design still does not in general take into account the traditional style of the village in terms of roof pitch and fenestration - contrary to Neighbourhood Plan policy COH/1-5c and the Village Design Guide.
- The large number of unadopted roads which will be managed "in perpetuity" by the management company raise some concerns about the practicality of such an arrangement in the very long term.
- Similarly we are concerned about the lack of pavements in favour of integrated pavements/roads, contrary to Neighbourhood Plan policy COH/2-2a (providing safe off-road pedestrian access).
- As per Neighbourhood Plan policy COH/2-2h there should be provisions to reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements. Without some form of link through to the Recreation Ground there would be heavy reliance on people driving to the Primary School; Lambs Lane is already heavily congested during school runs and there is no parking provision at the school. We appreciate that solutions were being explored with County however connectivity still remains a concern.

CPC recommends refusal, unless the outlined issues are resolved.

Comments received 21 May 2021 (summary)

We have noted that the developer has made a considerable effort to address the concerns raised by Cottenham Parish Council in response to the previous rejected reserved matter planning application, and we appreciate that the proposals are now more in line with our Neighbourhood Plan, which has been formally Made following the referendum on 6 May. For example, we welcome the overall reduction in number of houses, removal of the row of houses behind existing houses on Rampton Road and the pull back from Les King Wood.

However, we still have a number of comments and concerns regarding the current proposal that we would like to see addressed before we can recommend approval.

Drainage - Application is contrary to Neighbourhood Plan policy CHO/2-2e. We question whether the drainage system is adequate. It appears that over 50% of the roadways are designated as permeable and these are being used to mitigate the run-off. It is our belief that such surfaces will cease to be permeable in a few years and do not provide long term mitigation. Therefore, the runoff calculations should not assume they remain effective over long periods. If they were replaced by hard surfaces in the calculations, the ponds would need to be considerably enlarged. This may be possible for the ponds adjacent to Les King Wood, for example.

In support of this argument we point out that recent flooding in Cottenham was, in part, caused by lack of maintenance of the surface water management scheme in the 20-year old Tenison Manor and Brenda Gautrey Way developments.

We have concerns that the outfall pipe will not be able to cope with additional water which in turn will seriously affect the IDB's Catchwater Drain.

A lot of the nominally 'permeable' roads mentioned above are on the 'wet side' of the estate, which will have an effect on run-off rates

We also question the value and effectiveness of the pond adjacent to Rampthill Farm, given its high position relative to the majority of the development, and ask whether the equivalent area of pond should be provided lower down the site. It doesn't appear that water will ever fill that pond, and any run-off from this area will need, in any case, to be piped to the other side of the estate.

Roadways and road surfaces - We have concerns about the high level of non-adoptable highways on the estate. As time goes on, there will be problems with these roads and residents will expect the council to repair them. To mitigate this, we believe many of these should be adopted highway.

We note that the paperwork is not consistent on the type of road surfaces. The "Landscape Masterplan" drawing indicates the shared access roads will be "permeable block paving", but the "Site Layout" drawing shows these areas as "Bitmac". The difference between these two will impact the drainage calculation.

Appearance - The developer has made efforts to create a visual appearance that is much less uniform than in the original proposal, but we do not think it is totally aligned with the Cottenham Village Design Statement. For example, tile hanging in this area is quite rare, while no 'Cottenham arches' have been incorporated. Contrary to Neighbourhood Plan policy COH/1-5c.

Open space - We have concerns about how much recreation space will be transferred to us. If we are going to redevelop the Recreation Ground (Rec) then we need the maximum amount of space to provide for the growing number of sports teams in the expanding village.

We suggest that the play area could be moved across to our existing area, which could make more Rec space available, for example.

We would like to see better access through Les King Wood. For example, as part of the tree management plan, widening of the pathways through the wood and improvement in their drainage and surfacing. In wet weather, these routes become impassable.

Access/connectivity - One of our principal original objections to the development related to the lack of connectivity to the Rec, schools and wider village. The proposed cycle path exits onto Rampton Road, but there is no way to widen the pathway towards the village to accommodate both pedestrians and cyclists,

despite the outline application stating that the existing path would be widened to 3m. This will encourage people to use cars for the school run and other visits to the village resulting in an inevitable increase in vehicle traffic and disruption to local residents.

We suggest that a path across Two Mill Field, which is County Council land, to the sports pavilion on the Rec would provide a better option. (Neighbourhood Plan policy COH/1-5j).

The outline application, approved at appeal, suggested there was potential for a shared cycleway footpath from the development, via the Rec past the sports pavilion; this has not been followed through in the Reserved Matters application. Furthermore policy COH/2-2a states that housing developments of more than 50 homes should provide safe off-road pedestrian, cycle and mobility scooter access to key village facilities including the Primary School and Recreation Ground. As per the Neighbourhood Plan policy COH/2-2h, large site design should make provision to reduce dependence on cars through segregated cycle-ways and footpaths. Whilst shared pathway improvements are proposed along Rampton Road - and only 'where possible' - more could and should be done.

Environmental - We note with real regret that the developer proposes gas heating for all houses. Given that gas heating is to be phased out from 2025, this decision appears short sighted.

The refused decision from This Land had proposed to use Air Sourced Heat Pumps, and although we are aware that this has higher initial capital costs, the long-term environmental damage will considerably outweigh any short term benefit. We believe that all developments from now on should be better aligned with government and District Council, as well as local council, commitments to reduce carbon emissions.

Proximity to sports facilities - No provision appears to have been made to provide adequate separation between the Rec football fields and the new houses, particularly at the top end of the development where the houses are closest to our 'Third Field'. There will most certainly be an issue with footballs going into gardens which in turn will affect resident amenity, and we request that secure boundary provisions are made from the beginning to prevent informal pedestrian access.

We remain prepared to discuss our comments fully with SCDC and the developer, building on the improvements made so far relative to the refused original application, but taking the above matters into consideration Cottenham Parish Council recommends that this application should not be approved until these issues have been satisfactorily resolved.

20. **Affordable Housing Officer** – Support.

21. **Anglian Water** – No objection.

22. **Cambridgeshire Fire and Rescue** – No objection.

Recommends adequate provision be made for fire hydrants secured by way of a Section 106 agreement or planning condition.

23. **Contaminated Land Officer** – No comments to make.

24. **Designing Out Crime Officer** – Support.

Requests to be consulted when an external lighting plan is available.

25. **Ecology Officer** – No objection.

26. **Environment Agency** – No comments further to those made to the outline consent.

27. **Environmental Health Officer** – No objection.

Recommends a condition relating to piling.

28. **Historic Buildings Officer** – No material conservation issues.

29. **Historic Environment Team (Archaeology)** – No comments to make.

30. **Landscape Officer** – No objection.

Recommends conditions for details of pumping station boundary treatment, footpaths within Les King Wood, management of Les King Wood and existing hedgerows, hard landscaping, LEAP, cycle stores, brick walls and piers, and to secure landscape management plan

31. **Lead Local Flood Authority** – No objection.

It's noted that the previously approved outline planning application (Ref: S/2876/16/OL) was subject to several conditions relating to surface water drainage. While a review of the proposed surface water drainage network was submitted and therefore reviewed as a part of the reserved matters application, a separate discharge of conditions application will need to be submitted to address relevant conditions listed within the Appeal Decision granted on 10 May 2018.

Suggest informatives relating to ordinary watercourses and pollution control.

32. **Local Highways Authority** – No objection.

Highlights that the proposed pump station and access is being shown to the west of the site, an access that also encompasses an existing bridleway.

Recommends a condition requiring details of the proposed arrangements for future management and maintenance of the proposed streets within the development.

Provides guidance to the developer of information needed for the Local Highways Authority to consider adopting the development.

33. **Natural England** – No comments to make.

34. **Old West Internal Drainage Board** – No objection.

The proposal is to discharge surface water from the development to the Board's Catchment Drain at the IDB specified discharge rate of 1.1l/s/ha. This is confirmed within the calculations provided. The exceedance flow is to the Board's system following the drainage route on site to the point of the outfall. This will result in increased run off to the Board's system under the extreme event. A consent to discharge is required along with consent for the outfall structure. No details of the proposed outfall structure are provided but it would be anticipated this will be done when the consent is applied for.

35. **Public Health England** – No comments to make.

36. **Sport England** – No objection.

37. **Sustainability Officer** – No objection.

Recommends conditions to secure the submitted renewable energy strategy and details of water efficiency.

38. **Sustainable Drainage Engineer** – Further information required.

As the hydraulic calculations have not been designed to meet minimum criteria, it could be an indication that sufficient attenuation have not been provided for a major development of 140 dwellings.

Alternatively, if the applicant is confident that the above issues can be resolved by means of planning conditions, we can recommend appropriate conditions.

39. **Trees Officer** – No objection.

Recommends a condition requiring a detailed Arboricultural Method Statement and Tree Protection Strategy.

40. **Urban Design Officer** – Support.

The general approach to layout, scale and height are generally considered to be acceptable. The amendments introduced to the latest design are considered acceptable and would address the previously raised concerns in relation to elevational treatments and garden layout of some of the corner plots. The proposals are considered to meet the objectives set out in Policy HQ/1 of the

'South Cambridgeshire Local Plan' (2018) (The Local Plan), the 'Cottenham Neighbourhood Plan' (May 2021) and the 'Cottenham Village Design Statement' (2007).

Recommends conditions for details of materials, sample panels and cycle parking.

Representations from members of the public

41. 15 representations have been received, one in support, 14 raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website.

In summary the following concerns have been raised:

- Access to the north east will impact highway safety.
- Boundary treatments not clear, hedgerows encouraged.
- Coronavirus has highlighted the need for outdoor sport and recreation.
- Cottenham Neighbourhood Plan identifies the need for more sport.
- Design and density not appropriate.
- Development will spoil the rural nature of the area.
- Extension of the Primary School will remove a large section of the current playing fields.
- Flooding in Les King Wood; building on adjacent land will exacerbate the issue.
- Flood risk and drainage concerns.
- Harm to biodiversity.
- Houses will impact heavily on the sense of green open space.
- Increase in traffic will be detrimental and reduce air quality.
- Indicative pitches shown over an existing hedge, adverse effect to wildlife.
- Lack of direct pedestrian and cycle links from the development through to Lambs Lane.
- Lack of public transport and the site being on the periphery of the village results in likely car dependency.
- LEAP takes up valuable sports playing area.
- Loss of agricultural land.
- Loss of land for local community for sports and recreation, which is already inadequate.
- Need to integrate disabled parking.
- New access road to the school will bring pollution to green open space.
- Object to row of trees planted between bottom field and allotments due to potential root damage to a hard court.
- Proposed play area does not seem necessary as there is an existing play area across the recreation ground.
- Proposed pond is positioned on a valuable playing field and could be hazardous.
- Space for planting needs proper consideration to be effective.
- Too many houses.
- Unadopted roads.
- Village facilities already stretched.

In summary the following supportive comments have been provided:

- Development takes on board most of the aspirations laid out in that Neighbourhood Plan.
- Development has opened up the vista from Rampton Road to All Saints Church.
- Quantum of housing reduced and increased their variety while reducing roof pitches.
- Avoid aligning the access road to any future school access road across any sports land.

The site and its surroundings

42. The site is located within the development framework boundary of Cottenham, as enlarged by the Cottenham Neighbourhood Plan (Policy COH/2-1). The nearest listed building is Tower Mill, Rampton Road, a Grade II tower windmill (now a water tower) located approximately 170 metres south of the site. The western edge of Cottenham conservation area is more than 500 metres from the southern and eastern boundaries of the site. To the east of the site is a Local Green Space which extends across areas of Cottenham recreation ground and adjacent fields. The site lies within Flood Zone 1 (low risk).
43. The site is situated to the west of the village and forms an irregular parcel of agricultural land and woodland that measures approximately 14.76 hectares in area. The western boundary of the site abuts Rampton Road and elements of existing residential development and farm buildings. The northern boundary of the site is defined by the Catch Water Drain and contains Les King Wood, a community planted memorial woodland. The eastern boundary of the site abuts the recreation ground and open fields while the southern boundary abuts an area of allotments. The topography of the site is relatively flat with ground levels falling towards the north-western boundary of the site into Les King Wood.

The proposal

44. This application seeks approval of matters reserved for appearance, landscaping, layout, and scale for 140 dwellings following outline planning permission S/2876/16/OL for residential development.
45. A non-material amendment application was submitted to the Local Planning Authority in June 2020, reference S/2876/16/NMA1. The application sought an amendment to the development description of the outline consent to include the words "up to", so that the description reads "Outline Planning Application for residential development comprising up to 154 dwellings including matters of access with all other matters reserved".
46. The non-material amendment application was approved on 24 July 2020.

Planning Assessment

47. The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent S/2876/16/OL and form:
- Details of the layout of the site.
 - Details of the scale of buildings.
 - Details of the appearance of buildings.
 - Details of landscaping.
48. The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

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

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

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

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

Relevant Planning History

49. This reserved matters application follows the refusal of a previous reserved matters application for the development of 147 dwellings, refused by the Council’s Planning Committee in October 2020 under planning reference S/4207/19/RM. The refusal notice contained the following two reasons for refusal:
1. The proposed dwellings, by virtue of their excessive scale, height, mass and design would be harmful to the character and appearance of the area, promoting a scale of development which is discordant and not in keeping with the scale and character of the surrounding area. The proposal would therefore fail to promote a high-quality and responsive design which would retain or enhance the character of the area. The

proposal would therefore fail to accord with Policy HQ/1 of the South Cambridgeshire Local Plan 2018, Policies COH/1-5(c) and COH/2-2(b) of the Cottenham Neighbourhood Plan (Referendum Version February 2020), the South Cambridgeshire District Design Guide Supplementary Planning Document (2010) and the Cottenham Village Design Statement Supplementary Planning Document (2007) which require development to be of a high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context, being compatible and responsive to its location in terms of scale, mass, form and design.

2. The proposed dwellings, by virtue of the number of dwellings proposed within a reduced site area, together with their layout, siting, scale, height and mass within the site, would conflict with views towards All Saints Church, Cottenham from Rampton Road, identified as Vista 2 in the Cottenham Neighbourhood Plan. The introduction of a built form of development as proposed within the identified vista would obstruct views towards the Church resulting in harm to the distinctive character of the village. The proposal would therefore fail to accord with Policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan (Referendum Version February 2020) which states that development proposals should take account of identified vistas within the Neighbourhood Plan which contribute to the character and attractiveness of Cottenham.
50. The refusal of reserved matters application S/4207/19/RM was subject to a formal appeal, where the Inspector upheld the two reasons for refusal and dismissed the appeal in July 2021 (appeal reference APP/W0530/W/21/3269815).
51. This reserved matters application has sought to address the previous reasons for refusal, which are considered within this report.

Principle of Development

52. The principle of residential development on the site was established under outline planning consent S/2876/16/OL.
53. Condition 4 of the outline consent, the approved plans condition, listed drawing numbers G5586.012 (Site Location Plan), G5586.013 (Planning Application Boundary) and P16021-003E (Proposed Access Arrangement) but only in respect of those matters not reserved for later approval.
54. A recent non-material amendment application updated the description of the outline consent to "...development comprising up to 154 dwellings..." (reference S/2876/16/NMA1). The application is within the up-to number range of dwellings approved at outline stage.
55. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the principle of development.

56. Policy COH/2-1 of the Cottenham Neighbourhood Plan identifies a development framework (as shown on Figure 15) and states that new development will be concentrated within the identified development framework. Figure 15 shows Cottenham's Extended Development Framework, which has utilised the site boundary of the outline consent to establish a new development framework boundary.
57. The principle of development would therefore accord with Policy COH/2-1 of the Cottenham Neighbourhood Plan.
58. The key issues to consider in the determination of this application are therefore compliance with the outline planning permission, housing provision (including affordable housing), the reserved matters (layout, scale, appearance, landscaping), biodiversity, flood risk and drainage, highway safety, parking and management of roads, residential amenity, heritage assets and other matters.

Compliance with the Outline Planning Permission

59. The application boundary for the reserved matters application is smaller than that of the outline consent.
60. The application site at outline stage comprised approximately 16.90 hectares. The application site at the reserved matters stage comprises approximately 14.76 hectares, with an area of slightly more than 2 hectares no longer part of the development proposal.
61. The original landowner, Cambridgeshire County Council (CCC), decided to retain some of the land for the potential future school extension and retain land that would be leased to Cottenham Parish Council (CPC). The retained land to be leased to CPC was required due to an existing lease arrangement which meant CCC or successors in title would have to re-provide land to CPC should any of their existing land be allocated for development.
62. The application boundary for the reserved matters application falls entirely within the boundary of the outline consent; therefore, the development remains in compliance with the outline permission in this regard.
63. Several conditions were imposed on the decision for the outline consent which require compliance at the reserved matters stage.
64. Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters within two years of the date of approval (i.e., by 10 May 2020).
65. However, due to the Covid-19 Pandemic, the Government published guidance relating to the extension of certain planning permissions, guidance which was last updated on 22 July 2020 and withdrawn on 07 May 2021. The guidance in respect of outline planning permissions was as follows:

What is the position in relation to outline planning permission?

Outline planning permissions may have lapsed or be at risk of lapsing for two reasons: (a) development has not commenced; or (b) applications for reserved matters approval have not been submitted for determination by the local planning authority within the period specified by a condition imposed on an outline planning permission by or under section 92(2)(a) of the Town and Country Planning Act 1990.

Time limits for implementation relating to outline planning permissions are subject to extension in the same way as other planning permissions:

- time limits for implementation passed between 19 August 2020 and 31 December 2020 are automatically extended to 1 May 2021
- time limits for implementation passed between 23 March 2020 and 19 August 2020 are extended to 1 May 2021 if Additional Environmental Approval is granted in respect of the relevant planning permission

In addition, any deadline for the submission of applications for the approval of reserved matters under an outline planning permission which would otherwise expire between 23 March 2020 and 31 December 2020 is extended to 1 May 2021.

66. The deadline for the submission of a reserved matters application on the site was therefore extended to 01 May 2021.
67. This reserved matters application was submitted to the Local Planning Authority on 23 April 2021, within the extended period permitted.
68. Condition 5 of the outline consent requires a detailed Precautionary Working Methodology relating to protected species and important habitats to be provided with the Reserved Matters application for approval.
69. The reserved matters application includes the submission of an Ecological Walkover Survey that contains details pursuant to the requirements of condition 5 of the outline consent, which has been subject to formal consultation with the Council's Ecology Officer and found acceptable.
70. Condition 6 of the outline consent requires as part of any reserved matters application, details of the housing mix (including both market and affordable housing) to be provided in accordance with local planning policy or demonstration that the housing mix meets local need.
71. The reserved matters application has provided details of the housing mix for both market and affordable housing, which are assessed in detail later in this report, and have been found acceptable.
72. Condition 7 of the outline consent requires that any reserved matters application that provides for the development of land currently laid out as playing pitches shall include proposals for the provision of an equivalent area of playing pitches within the appeal site.

73. The layout of the reserved matters application does not provide for the development of land currently laid out as playing pitches, impacted in part by the reduction of the application boundary; re-provision of playing pitches within the site is therefore not required.
74. The application therefore complies with conditions 2, 5, 6 and 7 of the outline consent.

Housing Provision

75. The reserved matters application proposes the erection of 140 residential dwellings. The Section 106 agreement secured at outline stage requires that 40% of the dwellings shall be constructed for affordable housing. The application therefore provides for 84 market dwellings and 56 affordable dwellings (40%).

Housing Density

76. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Rural Centre villages but that the net density on a site may vary from this figure where justified by the character of the locality, the scale of the development, or other local circumstances.
77. The site measures approximately 14.76 hectares in area. The provision of 140 dwellings across this area would equate to a density of approximately 10 dwellings per hectare. However, this area includes Les King Wood which accounts for approximately 6 hectares of the site and would not form part of the developable area. When considering the site without Les King Wood (i.e., an area of approximately 8.76 hectares), the density would equate to approximately 16 dwellings per hectare.
78. As a comparison, the outline site had a total area of approximately 16.9 hectares. The consented 154 dwellings would equate to a density of approximately 9 dwellings per hectare or 14 dwellings per hectare excluding the area of Les King Wood.
79. Officers note that within the supporting Design and Access Statement a density of approximately 27 dwellings per hectare has been stated for the development of 140 units across a 'net developable area' of 5.05 hectares (a net area established by removal of woodland, central green, and area of open space from gross site area).
80. The density of development on the site would fall below the requirement of an average net density of 30 dwellings per hectare. However, the density has already been accepted through the outline planning permission, notwithstanding the reduction in site area at reserved matters stage, and is considered acceptable, particularly considering the site's more sensitive rural edge of village location.

81. The proposal would therefore comply with Policy H/8 of the Local Plan.
82. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the density of development.
83. Policy COH/2-1 of the Cottenham Neighbourhood Plan states that development proposals within the development framework which reflect the character and appearance of the village through their location, design, density and scale will be supported.
84. For the reasons noted above, the density of development is considered acceptable and would accord with Policy COH/2-1 of the Cottenham Neighbourhood Plan.

Market Housing Mix

85. Policy H/9(1) of the 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, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, 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.
86. The application proposes the development of 84 market dwellings in the form of 25x2-bedroom properties (30%), 28x3-bedroom properties (33%), 27x4-bedroom properties and 4x5-bedroom properties (37%).
87. Officers are satisfied that the proposed development would provide for an appropriate market mix of housing on the site, noting that the mix would accord with Policy H/9 of the Local Plan.
88. Officers note that Policy H/9(2.f) requires sites of 20 dwellings or more to supply dwelling plots for sale to self and custom builders. When the outline consent was granted the Council did not have an adopted policy relating to self or custom build. No requirement for such provision was secured at outline stage by way of a condition or through the Section 106 Agreement and therefore no self or custom build provision can be secured at reserved matters stage.
89. Policy H/9(4) of the Local Plan states that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.
90. The proposal would provide seven units built to the accessible and adaptable dwellings M4(2) standard, split over four market units and three affordable units.

91. The proposal would therefore be in general accordance with Policy H/9 of the Local Plan and comply with the provisions of the outline consent.

Affordable Housing

92. Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will provide affordable housing (a) to provide that 40% of the homes on site will be affordable, (b) to address evidence of housing need; an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and (c) in small groups or clusters distributed through the site
93. The application proposes the development of 56 affordable properties in the form of 12x1-bedroom flats, 34x2-bedroom houses, 8x3-bedroom houses and 2x4-bedroom houses across a tenure split of 70/30 in favour of affordable rent.
94. The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed.
95. The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for medium mixed tenure residential developments of 30 to 200 units, there should be maximum clusters of 15 units (including blocks of flats), which should not abut each other and be dispersed appropriately across the whole development. The Policy also notes that ground floor flats should have their own entrances, if possible, as they are likely to be allocated to older or disabled residents or families with children.
96. The layout of the site creates four separate groups of affordable units dispersed within the site:
- Plots 40-54: a group of 15 affordable units comprising three pairs of semi-detached shared ownership houses, three pairs of semi-detached affordable rent houses and one terrace for three affordable rent houses.
 - Plots 88-100: a group of 13 affordable units comprising two pairs of semi-detached shared ownership houses, three pairs of semi-detached affordable rent houses and one terrace for three affordable rent houses.
 - Plots 101-114: a group of 14 affordable units comprising two blocks of flats containing six affordable rent units and a pair of semi-detached affordable rent houses.
 - Plots 123-136: a group of 14 affordable units three detached shared ownership houses, two pairs of semi-detached shared ownership houses, one detached affordable rent house and three pairs of semi-detached affordable rent houses.
97. Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site, including the mix of tenures, is appropriate.
98. Officers consider the provision of affordable housing to be acceptable and to accord with Policy H/10 of the Local Plan, the Greater Cambridge Housing

Strategy 2019-2023 and Policy COH/2-2(d) of the Cottenham Neighbourhood Plan.

Residential Space Standards

99. 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.
100. Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards by way of a condition and this matter does not fall under the definition of the reserved matters for layout, appearance or scale, the development would not need to accord with national space standards.
101. Officers acknowledge all affordable dwellings have been designed to comply with the nationally described space standards.
102. Only four market dwellings fail to meet the minimum gross internal floor areas (Plots 80, 81, 121 and 122 falling short by 9sqm) while a further 16 market dwellings fail to provide to comply in terms of the area of built-in storage. However, of those 16 market dwellings it is noted that the internal floor area of those units exceed the minimum requirements.
103. The proposal would therefore not strictly accord with Policy H/12 of the Local Plan, although most properties would (approximately 85% of the development). However, there are material circumstances to justify a departure in this instance as the policy cannot be pursued under a reserved matters application.

Open Space Provision

104. The Sixth Schedule of the Section 106 for the development requires the following areas of open space to be delivered on site, based on the number of dwellings of each type (by bedrooms) provided on the site:
 - 1,201 sqm Informal Play Space.
 - 1,266 sqm Informal Open Space.
105. The Section 106 also secures the provision of a Local Equipped Area of Play (LEAP), which is stated in the 'Definitions' to mean a landscaped and equipped play area of no less than 500 square metres comprising at least 9 items of play equipment.
106. Within the Section 106, The Second Schedule, Part II LEAP requires a Local Equipped Area of Play Scheme to be agreed, including details of layout, design, management, and maintenance.
107. The Section 106 agreement also ensures that appropriate management, public access and maintenance arrangements for the LEAP and 'Other On-Site Public Open Space' will be secured.

108. The application is supported by a Design and Access Statement which provides a section on Land Use, breaking down the areas of residential development, surface water drainage basins, LEAP, semi formal open space, informal open space and the area of Les King Wood. which sets out areas of open space within the site including Les King Wood (approximately 63,745 sqm), a LEAP (approximately 2,119 sqm), two Green Walks (approximately 1,097 sqm) and a field (approximately 16,512 sqm). A Detailed LEAP Proposal plan has also been submitted showing 9 pieces of play equipment.
109. Officers are satisfied that the minimum open space requirements of the Section 106 have been met.

Reserved Matters

Layout

110. The layout of the site has been designed to provide a low-density and spacious development, placing a large central green at the heart of the new development, with the lowest density placed on the north-western boundary adjacent to Les King Wood and the open countryside. The layout is partly informed by the two points of access from Rampton Road established at outline stage and the shape of the application boundary adjacent to the existing recreation ground and open areas.
111. The scheme identifies and responds to key frontages onto the public realm including Rampton Road, Les King Wood and Cottenham Recreation Ground, and provides an area of the site that could be made available for future recreational use as part of an extended recreation ground.
112. The Design and Access Statement details how the layout provides a block structure with outwards facing forms of development to enhance the legibility of the streetscape and public areas with active frontages, promoting a sense of vibrancy, and providing good levels of security and passive surveillance within the site. Key areas, focal points and vista stops have been incorporated to add interest to the street scenes and aid in place-making and wayfinding. Roads are laid out within a legible hierarchy, providing an interconnected network of streets, buildings and spaces for ease of movements through and within the site.
113. The Design and Access Statement sets out how six Character Areas have been incorporated into the development, namely the Woodland Edge, Neighbourhood Heart, Informal Rural Group, Open Space Edge, Northern Entrance and Community Link.
114. The differences between Character Areas are subtle, ensuring that the scheme is cohesive and establishes its own identity while featuring buildings with traditional designs that reflect the characteristics of the village. At the heart of the scheme, a new green has been created with dwellings overlooking it on all sides, providing a central area that acts as the hub for the scheme. This approach seeks to ensure the delivery of a collection of character areas which

contribute towards providing a highly legible development which both responds to the design characteristics of the village while also creating its own legibility and architectural pattern.

115. The development incorporates a range of house types spread across the 140 units in a variety of forms across detached properties, semi-detached properties and maisonettes. 18 separate house types are identified on the site layout plan, although some are similar in form but varied in their architectural detailing to add greater variety and interest.
116. The layout of the site seeks to locate different house types next to each other to avoid groups of identical housing (Policy COH/1-5(b)). Dwellings are positioned close to public footpaths and frontages allowing for larger sized rear private gardens and amenity space. Where the site does contain a lengthy row of properties, slight variations in their siting provides an additional degree of interest in street scene views alongside with their varied appearance and external finish, to further minimise a repetitious form (Policy COH/1-5(c) and (e)). Dwellings are orientated to respond positively to the spaces and routes around them, providing active frontages and passive surveillance.
117. The layout of the site also takes advantage of the opportunity to respond to the presence of Les King Wood, which spans the north-western boundary of the site, by creating positive frontages into the woodland area. Here, properties are sited in an even more spacious arrangement with a looser, more rural form to address the village edge and existing landscape, a response to the fen-edge landscape character of Cottenham (Policy COH/1-5(a)). Properties are largely orientated with their principal front elevations facing the woodland, creating a positive and active frontage with the woodland beyond. The layout also incorporates a more informal and rural road layout rather than the more traditional arrangements of a public highway with footpaths either side. Four additional pedestrian footpath links are proposed to Les King Wood creating increased permeability and engagement with the sites soft rural edge.
118. Through the design of streets, open spaces, and gaps between properties the layout creates new views towards the countryside along the eastern boundary of the site (Policy COH/1-5(g)). Direct vistas towards Les King Wood to the north-west of the site are also made possible with glimpsed views between properties and the spacious siting of properties on the north-western boundary of the site. Properties are orientated to face the countryside while appropriate boundary treatments (details reserved by condition 10 of the outline consent) would allow for residents to take advantage of the views towards the surrounding countryside and recreational areas.
119. Although reserved by condition, the Boundary Treatment Plan and Landscape Masterplan does start to convey what the edge treatments are likely to be. The layout predominately orientates the new homes to have their fronts facing outwards and as such would likely have an open or low-level front boundary. Limited residential boundaries abut the eastern edge of the site and adjacent recreation ground, allowing for the retention of open boundaries to the site. Where residential boundaries do abut this area (i.e., Plots 9, 101-106, 107-112

and 132) the development will need to balance boundary treatments with the need for security, but these details are yet to be confirmed and could potentially include hedge planting.

120. Off-road parking is largely provided for each property on the site on private driveways and in most cases also in garages or car ports. Typically, parking is incorporated between properties with minimal parking to the front of buildings, integrating parking into the development in a convenient and accessible manner that does not dominate the development and its surroundings (Policy COH/1-5(f)). Officers acknowledge that there are some examples of courtyard parking, but this accounts for a relatively small proportion of the site and have been integrated into the site rather than appearing as overly obtrusive areas.
121. In terms of movement and permeability the layout of the site establishes a formal street hierarchy through the provision of a primary street and pathway between the two points of access, with several shared surface streets and private driveways roads stemming from it (Policy COH/2-2(a)). As noted above, four additional pedestrian footpath links are proposed to Les King Wood creating increased permeability and linking recreational facilities across the site and its wider context. Again, while boundary treatment details are reserved by condition, much of the eastern boundary of the site will remain relatively open and allow ease of access onto the adjacent recreation space and open areas.
122. Les King Wood itself is set to be enhanced and made more accessible as part of the development and a Woodland Management Plan has been incorporated into the submitted Ecology Walkover Survey and Arboricultural Report, with further references to enhancements provided within the Landscape Management Plan. Officers note that Appendix E: Open Spaces of the Cottenham Neighbourhood Plan details that Fen Reeves, Les King Wood and the Tenison Manor tree belts will be conserved and made more accessible to residents and the development offers a positive response.
123. In terms of open space, as noted above, the development incorporates a large central green space within the development to provide a central hub. The LEAP has been provided towards the south-eastern edge of the site adjacent to the existing recreation ground and proposed residential development. The siting of the LEAP in this location is considered to provide a strong connection between the proposed development and adjacent recreation ground and village, while conforming to the recommended walking distances provided within the Council's Open Space SPD. The layout of the site also provides for a large unoccupied field in the southern portion of the site, an area which adjoins the existing recreation ground, a positive layout response to any future expansion of the recreation space (policy COH/2-2(c)).
124. Collectively, the design elements detailed above are considered to contribute towards a positive design and layout response to conserve the fen-edge landscape character of Cottenham and ensuring that the layout, form and urban design of the site takes account of the surrounding urban and natural landscapes, (Policy COH/1-5(a) and Policy COH/2-2(b)).

125. The application has been reviewed extensively in consultation with the Council's Urban Design Officer, who is supportive of the proposed layout.
126. The overall layout of the development is considered to be of a high-quality design which would make positive contribution to the local and wider context of the site in accordance with Policy HQ/1 of the Local Plan.
127. Officers also consider that the layout of the site is responsive to Policies COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Vista

128. Policy COH/1-1 of the Cottenham Neighbourhood Plan deals with landscape character and details that, as appropriate to their scale and location, development proposals should take account of nine identified vistas that contribute to the character and attractiveness of Cottenham (as shown on Figure 6). Of relevance to this application are vista 2 (Policy COH/1-1(a.c)), a view towards All Saints' Church, Cottenham from Rampton Road and vista 7 (Policy COH/1-1(c.a)), an outward north-westward views across open "big sky / open space" fen-edge landscape from King George V Field.
129. Vista 2, as illustrated on Figure 6, highlights a view towards All Saints Church, Cottenham, which is located approximately 1,820 metres from Rampton Road when taken from the point shown in the Plan. Here, limited and transient long-distance views of the church tower are available.
130. It is important to note that the second reason for refusal of the previous reserved matters application, reference S/4207/19/RM, set out that the proposed dwellings, by virtue of the number of dwellings proposed within a reduced site area, together with their layout, siting, scale, height and mass within the site, would conflict with views towards All Saints Church, Cottenham from Rampton Road, identified as Vista 2 in the Cottenham Neighbourhood Plan.
131. In response, the layout of the site has stepped the built form of development further away from the edge of Les King Wood to preserve vista 2 as identified in the Cottenham Neighbourhood Plan. Officers note that the Rampton Road vista has been superimposed onto the proposed layout plan to demonstrate the retention of the view absent of built form. Furthermore, the number of dwellings proposed has been reduced to 140 (previously 147) as well as being reduced in scale/height (a matter considered in detail later in this report).
132. Therefore, although the proposed development would introduce a built form of development onto a currently undeveloped and relatively open area, the proposed layout responds positively to Policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan and retains the identified vista.
133. In terms of vista 7 and Policy COH/101(c.a), the proposed development is not considered to conflict with the requirements of this element of the policy as it

does not interfere significantly with this view. While properties will be observed from within the wider context of this viewpoint, they are not considered to result in significant harm or to conflict with the purposes of the identified vista.

134. Overall, the proposed layout would accord with the requirements of Policy COH/1-1(a.c) and Policy COH/1-1(c.a) of the Cottenham Neighbourhood Plan.

Recreation Space

135. Policy COH/4-1 of the Cottenham Neighbourhood Plan deals with Recreation & Sports Hub and states that development proposals for the comprehensive provision of community, recreation and sports facilities at the Recreation Ground and near Cottenham Primary School (as shown in Figure 26) will be supported where the overall design maintains or increases the number of outdoor sports pitches (criterion a), and retains sufficient expansion space to allow the Recreation Ground to extend to over 12 hectares on a contiguous good quality land (criterion b).
136. Policy COH/4-4 of the Cottenham Neighbourhood Plan deals with Sports Facilities and states that proposals for the development of additional sports facilities adjacent to the existing Recreation Ground within the development framework (as shown in Figure 26) will be supported where the overall design is contiguous with the existing Recreation Ground, to optimise use of the Sports Pavilion (criterion a), provides a road route through the site to Rampton Road (criterion b) and provides for appropriate levels of on-site car parking (criterion c).
137. Officers note that Figure 26 of the Cottenham Neighbourhood Plan is titled 'preferred' expansion of the Recreation Ground and therefore illustrates a potential expansion rather than a formal designation of land akin to the designation of a Local Green Space. It is also noted that Figure 26 shows areas of 'potential' expansion encroaching into the established planning application boundary for the site, most of which is accommodated within the proposed layout.
138. As noted under 'compliance with the outline planning permission' the layout of the site does not encroach onto any land currently used as playing pitches (Policy COH/4-1(a)). To facilitate the future expansion of the Recreation Ground, the layout has retained land as open space within the application site and is not considered to prejudice the future expansion of sports facilities; the recreation ground could be extended to over 12 hectares in a contiguous manner as required by Policy COH/4-1(b) and illustrated in Figure 26 The layout of the development incorporates opportunities to facilitate future routes of access to the sport facilities to Rampton Road, as required by Policy COH/4-4(b). The layout does not prejudice the potential for additional parking facilities for recreational use, as noted by Policy COH/4-4(c).
139. Policies COH/4-1 and COH/4-4 of the Cottenham Neighbourhood Plan set out their support for community, recreation and sports facilities and are therefore not directly applicable to the reserved matters application as the principle of

development has already been established at outline stage. Nonetheless, the proposed layout is not considered to conflict with Policies COH/4-1 and COH/4-4 of the Cottenham Neighbourhood Plan.

Local Green Space

140. Policy NH/12 of the Local Plan states that Local Green Space identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Inappropriate development, as defined in the National Planning Policy Framework, would not be approved except in very special circumstances and in discussion with the local community.
141. Policy COH/1-7 of the Cottenham Neighbourhood Plan details that the Neighbourhood Plan refines the approach to Local Green Spaces as included in the adopted Local Plan as it alters the boundary of the recreation ground Local Green Space and designates an additional Local Green Space at Les King Wood (as shown on Figure 12). Policy COH/1-7 states that proposals for development within these areas will be considered against the contents of Policy NH/12 (Local Green Space) of the South Cambridgeshire Local Plan.
142. The proposed layout of the development does not encroach into the Local Green Space as set out in the Local Plan or the modified Local Green Space as identified in the Cottenham Neighbourhood Plan.
143. The proposal therefore accords with policy NH/12 of the Local Plan and Policy COH/1-7 of the Cottenham Neighbourhood Plan.

Scale

Existing Development

144. The scale and character of the existing residential development near to the site presents a mixture of two storey, one and a half storey and single storey properties of varying designs and footprints, with two storeys being the prevailing scale of development. In general properties are typically good-sized detached dwellings with some examples of semi-detached and terraced arrangements.
145. The properties to the south-west of the site on Rampton Road are predominately two storey residential properties, with some examples of one and a half storey and single storey properties. These properties take on a mixed form of detached, semi-detached, and terraced properties. The properties are evident in street scene views forming a linear pattern of development along the western edge of Rampton Road, with a small number of properties present on the eastern side of the road adjacent to the allotments. The property of Rampthill Farmhouse, the northern-most property along the eastern edge of Rampton Road is a detached two storey property with a large single storey building to the rear.

146. To the south of the site, beyond the allotments and playing fields are the properties of Lambs Lane and Manse Drive. The properties of Manse Drive are single storey in scale while the properties along Lambs Lane again comprise a mixture of two storey, one and a half storey and single storey properties, with two storeys being the prevailing scale of development.
147. Based on an assessment of recent planning applications in the area, the properties within the immediate vicinity of the site vary greatly in height, width and length, with the ridge heights of two storey properties ranging from approximately 7.1 metres to 8.7 metres in height.

Proposed Development

148. It is important to note that the first reason for refusal of the previous reserved matters application, reference S/4207/19/RM, set out that the proposed dwellings, by virtue of their excessive scale, height, mass and design would be harmful to the character and appearance of the area, promoting a scale of development which is discordant and not in keeping with the scale and character of the surrounding area, conflicting with Local Plan and Neighbourhood Plan Policies.
149. The previous reserved matters application proposed dwellings with steep pitched ridge heights ranging from approximately 9 metres to 10.1 metres, with the maisonettes providing a ridge height of approximately 8.6 metres.
150. The proposed development provides a two storey, traditional pitched roof approach throughout the site, with single storey garages serving several plots, responding to the general scale and form of existing residential properties in the immediate area and the wider village. All proposed dwellings, including the apartments, are limited to two storeys in height and none of them feature rooms in the roof, while roof pitches are in keeping with the local character but afford lower overall building heights.
151. The dwellings within the development incorporate variations in ridge heights across the house types proposed, ranging between approximately 8.2 metres and 8.8 metres, including the apartment buildings. The lowest ridge height is approximately 7.4 metres and features on the corner plot houses within the development.
152. As noted above, the character of Rampton Road is one which already presents a varied street scene in terms of scale, incorporating a range of ridge heights by virtue of the diverse style and design of properties in the area. The proposed scale of development is considered responsive to the context of the area in this respect and to be a positive design response.
153. It is also important to note that the matter of scale extends beyond a simple consideration of height, it also includes the width and length of each building proposed within the development in relation to its surroundings. The numerous house types within the development also incorporate variations in width and

length, which are responsive to the context of the site and wider character of the village.

154. The slight variations in scale are considered to add visual interest and variety to the development, responding to village characteristics (Policy COH/1-5(c) and (e)).
155. Officers also acknowledge that Policy COH/2-2 of the Cottenham Neighbourhood Plan, sets out criteria for large site design. The scale of development is considered to contribute positively towards the overall character of the development, which seeks to respond to the surrounding urban area and natural landscape (Policy COH/2-2(b)) while applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment (Policy COH/2-2(d)).
156. The overall scale of the development is considered to be appropriate and responsive to the context of the area and to make positive contribution to the local and wider context of the site in accordance with Policy HQ/1 of the Local Plan.
157. Officers also consider that the scale of the development is responsive to Policies COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Appearance

158. The Cottenham Village Design Statement notes that buildings in Cottenham have been constructed from a gradually evolving range of materials.
159. The proposed development incorporates several house types which provide a range of appearances across the site. These are further enriched through the material palette and architectural language, providing greater diversity to these design types.
160. The Design and Access Statement sets out that a character study of existing building stock in Cottenham was undertaken to inform and develop a palette of details that can be utilised to enable the new development to connect to the local context. The study identified that the village contains an eclectic mix of buildings that have evolved over the centuries that have come together to create a specific identity and local distinctiveness.
161. The Design and Access Statement originally set out that the development would incorporate yellow gault or buff stock brick with the occasional use of soft red/red-multi bricks, light render, hanging tile, weatherboarding, predominantly slate roofs with occasional use of pantiles and plain tiles in red or red/brown to offer variation, alongside responsive detailing of the verges, eaves, windows and doors.
162. Following the first round of consultation, and in response to an objection raised by Cottenham Parish Council, the use of hanging tiles has been removed from

the proposal, the amount of red brick reduced in favour of buff and barge board detailing removed from the houses around the central open space.

163. In terms of architectural detailing, chimneys have been included on several dwellings to provide interest within the roofscape alongside the use of gables which deliver an important aspect of the roofscape, various elements of brick detailing have been incorporated into elevational treatments, with porches and rectilinear bay windows adding further variation.
164. The palette of materials and architectural features incorporated into the development are a direct and positive response to Policy COH/1-5(d & e) of the Cottenham Neighbourhood Plan which requires the use of traditional vernacular materials and the use of subtle variations to minimise repetitious designs in form or proportion, architectural detail and finishes and Policy COH/2-2(d) which requires applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment.
165. Officers note that the affordable properties within the site are to benefit from the same quality of materials and architectural characteristics of the market housing, further integrating these units within the site.
166. The overall appearance and detailing of the proposed units are considered acceptable, including compatible roof pitch forms and general fenestration arrangements, and to include a variety of interest within the development, which draws on the context of its location while creating its own identity. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness.
167. Offers are supportive of the material palette for the development and their general distribution throughout the site. However, officers consider it reasonable and necessary to impose conditions requiring details of materials and sample panels to be submitted / provided to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location.
168. Overall, and subject to the recommended conditions, the appearance of the development is considered to make a positive contribution to the character of the area would accord with Policy HQ/1 of the Local Plan.
169. Officers also consider that the appearance of the site is responsive to Policies COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Landscape

170. Condition 11 of the outline consent reserves full details of both hard and soft landscape works to be submitted prior to the commencement of development on the site. Condition 12 of the outline consent secures the implementation of

the details to be agreed under condition 11. Condition 13 of the outline consent also deals with the details of retained trees.

171. Notwithstanding condition 11 of the outline consent, the application is supported by a Landscape Masterplan, a Landscape Management Plan, a detailed LEAP proposal, Central Green Proposal, a Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (which contains a Woodland Management Plan).
172. In terms of strategic landscaping to address the edge of village location, the development already benefits from having Les King Wood on its north-western boundary, which provides a significant natural screen to the site on approach from the west. As noted above, the development does not encroach into Les King Wood and seeks to preserve and enhance it.
173. The edge of Les King Wood has been identified as an important area within the site and is to be enhanced where possible with additional planting to create a transitional environment between the edge of the woodland and the built development. The layout of the development takes the opportunity to respond positively in design terms to the woodland while making the woodland itself more accessible to existing and future residents, as detailed in Appendix E: Open Spaces of the Cottenham Neighbourhood Plan.
174. The site incorporates several other landscape features, as illustrated in the Landscape Masterplan and detailed in the Design and Access Statement.
175. The primary entrance to the north west of the site provides an attractive and soft entrance to the site. Plots 29 to 33, which are located at the northern most access point to the site, have been stepped away from the boundary with Rampton Road where areas of soft landscaping have been incorporated to soften the impact of the built form from the main public highway.
176. The mature hedgerows to parts of the perimeter of the site are to be retained while a central green space has been designed at the heart of the development and surrounded by trees. Areas of tree planting has been accommodated in and around the site, enhancing the rural characteristics of the development, including avenues of trees along the points of access to and from Les King Wood. Although the final detail is reserved these are likely to be native trees, a detail outlined by Policy COH/1-5(h) of the Cottenham Neighbourhood Plan, creating a positive design response.
177. The development incorporates soft landscaped frontages to properties within the site while each is provided with their own or shared private amenity space laid to lawn.
178. In terms of hard landscaping, although limited detail is available, this has been designed to reflect the road hierarchy of the development while providing a positive design solution. Boundary treatments, although reserved by condition as noted above, seek to respond to their context, including some edge of site locations.

179. The application has been subject to formal consultation with the Council's Landscape Officer and Trees Officers who are supportive of the proposal.
180. The Council's Landscape Officer has requested that details of soft landscaping and boundary treatments be secured by condition. As noted above, condition 11 of the outline consent already requires details of hard and soft landscaping while condition 10 requires details of boundary treatment; such conditions are therefore not necessary as part of any reserved matters application. Landscape maintenance is secured through the Section 106 agreement attached to the outline permission.
181. The Council's Trees Officer recommends a condition requiring a detailed Arboricultural Method Statement and Tree Protection Strategy, notwithstanding the submitted details. However, condition 11 of the outline consent already requires details of existing trees and hedgerows to be retained and measures for their protection, with condition 13 setting out specific details and requirements for retained trees; such a condition is therefore not necessary as part of any reserved matters application.
182. Officers consider that the proposed landscaping would accord with Policy HQ/1 of the Local Plan, which seeks to secure high quality landscaping and public spaces that would integrate the development in with the surroundings.
183. Officers also consider that the landscaping for the site is responsive to policies COH/1-1, COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Biodiversity

184. The application is supported by an Ecology Walkover Survey (Middlemarch Environmental, 09 April 2021) which references and provides extracts of amended assessments forming an Ecological Precautionary Working Methodology, a Biodiversity Enhancement Strategy, a Woodland Management Plan (Report Number RT-MME-154858-04) and a Biodiversity Impact Calculator. A Landscape Management Plan (Rev A, Liz Lake Associates, July 2021) has also been submitted alongside various planting plans.
185. The application has been subject to formal consultation with the Council's Ecology Officer who has no objection to the proposed development subject to securing ecological mitigation and enhancement measures.
186. As required by condition 5 of the outline consent, an Ecological Walkover Survey has been submitted that contains details pursuant to the requirements of condition 5 and has been found acceptable and to meet the requirements of the condition.
187. In line with the wording of condition 5 of the outline consent, officers consider it appropriate to include the Ecology Walkover Survey (April 2021) as part of the approved plans/documents condition to ensure compliance with the contents of the report.

188. The Council's Ecology Officer has commented the details submitted show that there is to be no removal of trees from the Les King Wood, with an ample wildflower meadow buffer between it and the development, that the Landscape Management Plan is acceptable in ecology terms, with the aim to maximise the ecological potential of the new and existing habitats within the development.
189. In terms of ecological enhancement condition 14 of the outline consent requires, prior to the commencement of development, a scheme for ecological compensation and enhancement (including a location plan and specification for native planting and inbuilt features for nesting birds and roosting bats, consistent with the Phase 1 Ecology Report submitted at outline stage, and a long-term management plan).
190. Notwithstanding condition 14 of the outline consent, the submitted Ecological Walkover Survey (to be secured as an approved document) refers to an updated Biodiversity Enhancement Strategy, with the Council's Ecology Officer previously confirming that the site could provide a net gain in biodiversity.
191. Overall, officers consider that the proposal would accord with Policy NH/4 of the Local Plan and NPPF guidance which requires development to enhance, restore and add to biodiversity with opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.
192. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the biodiversity.
193. Policy COH/1-1 of the Cottenham Neighbourhood Plan seeks to address matters of landscape character and sets out that, as appropriate to their scale and location, development proposals should take into account vistas that contribute to the character and attractiveness of Cottenham (as shown on Figure 6).
194. The policy goes on to state that development proposals which may have an impact on the landscape character of the village should incorporate the following design features where they are necessary in relation to the scale and location of the proposal concerned and would be practicable given the particular nature of the proposed development: a) non-continuous screens of hedges and native tree species should be incorporated within the site to create wildlife corridors and protect the external views (3 to 6 in Figure 6) of the village.
195. The application site does not impact on external views 3 to 6 as set out in Figure 6 of the Cottenham Neighbourhood Plan as these relate to other areas of the village.
196. Nonetheless, officers are satisfied that, subject to the details secured through the relevant discharge of conditions stage, the development would accord with the aspirations of Policy COH/1-1 of the Cottenham Neighbourhood Plan in respect of 'wildlife corridors'.

Flood Risk and Drainage

Background

197. The application site is in Flood Zone 1 and is therefore considered as having a low probability of flooding.
198. Drainage is largely a matter dealt with at outline stage when establishing the principle of development, with reserved matters applications requiring supporting details to demonstrate that drainage arrangements could be provided appropriately within the proposed layout of the site, being linked to matters of layout and landscaping.
199. Outline consents typically impose a condition requiring a detailed surface water drainage scheme for the site, along with details of its maintenance. A discharge of conditions application then provides the full technical details, calculations, maintenance details etc., as required by the condition, to discharge the relevant requirements and approve an appropriate drainage scheme for a development in full.
200. In this instance, condition 16 of the outline consent requires the submission of a surface water drainage scheme, based upon the principles within the agreed Flood Risk Assessment and Drainage Management Strategy (as submitted at outline stage) by way of a pre-commencement condition. Part vii of the condition requires full details of the maintenance/adoption of the surface water drainage system. Officers are therefore satisfied that an appropriate condition for both a scheme for surface water drainage and its maintenance have been imposed as part of the outline consent.
201. In terms of foul water drainage, condition 17 of the outline consent requires the submission of a scheme for foul water drainage by way of a pre-commencement condition. Full details will therefore be dealt with through a formal discharge of conditions application with relevant consultation with the technical consultees.
202. Officers also note that condition 18 of the outline consent requires details of a scheme for the provision of pollution control of the water environment, which shall include foul and surface water drainage, by way of a pre-commencement condition.

Reserved Matters

203. The application is supported by an amended Surface and Foul Water Drainage Strategy (MLM Group), an amended Foul and Surface Water Drainage Strategy Plan (MLM Group), an Overland Flow Exceedance Routes Plan (MLM Group) and a response to drainage comments document (Sweco UK Limited). These details have been produced to demonstrate that the proposed development is deliverable from a drainage perspective.

204. The details set out that the drainage strategy has been produced following the requirement of conditions 16, 17 and 18 of the outline consent and have taken account of the requirements of the Old West Internal Drainage Board. The details highlight that ground conditions are not suitable for the use of infiltration drainage and it is therefore proposed to discharge surface water to the Catch Water Drain which is managed by the Internal Drainage Board.
205. Surface water generated by the impermeable areas will be collected by a series of gullies and pipes and conveyed to the attenuation basins on site, of which there are four. The site discharges to the Catch Water Drain via a flow control device restricted to 3.7l/s in line with Internal Drainage Board requirements of 1.1l/s/ha of drainage area at the site. Suitable water quality treatment is provided by the SuDS on site using open attenuation basins.
206. Foul water will discharge to the on-site pumping station via gravity, the proposed rising main will pump the foul water to the Anglian Water gravity sewer located in Rampton Road.
207. The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Old West Internal Drainage Board and the Lead Local Flood Authority who raise no objection to the proposed development, following the submission of amended / additional supporting drainage details.
208. The comments of the Council's Sustainable Drainage Engineer are noted. However, officers note that the request for further information does not account for the response to drainage comments document (Sweco UK Limited) submitted after that request, details that have been assessed and accepted by the Lead Local Flood Authority. Officers are satisfied that the additional details submitted are acceptable for the purposes of the reserved matters application and respond to the comments of the Council's Sustainable Drainage Engineer with further hydraulic details/calculations provided.
209. The Lead Local Flood Authority also put forward two informatives relating to ordinary watercourse consent and pollution control. Officers consider it appropriate to include these informatives for the information of the applicant.
210. The Internal Drainage Board refer to the fact that no details of the proposed outfall structure are provided, acknowledging that this would be anticipated when the consent is applied for. Officers are satisfied that the details would come forward at discharge of conditions stage.
211. Officers note the original comments from Cottenham Parish Council in respect of surface water management, permeable roads and the effectiveness of the pond adjacent to Ramphill Farm.
212. As noted above, details of management arrangements are secured within condition 16 of the outline consent (with details of management of roads secured by condition as part of the recommended reserved matters consent). Permeable paving is not being provided as site investigations revealed that the site is not suitable for infiltration as the soils are impermeable, so infiltration is

not feasible. The pond adjacent to the farm attenuates the run-off from the houses and roads to the west of that basin and is located here as this is the best location hydraulically to serve those houses.

213. In terms of foul water drainage, no objection has been raised by Anglian Water.
214. Overall, given the comments of Anglian Water, the Environment Agency, the Old West Internal Drainage Board and the Lead Local Flood Authority, officers are satisfied that the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and to minimise flood risk.
215. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of drainage, noting the requirements of Policy COH/2-2(e, f and g). The application indicates the control of surface water discharge and the use of SuDS devices (Policy COH/2-2(e)), permeable construction where appropriate (Policy COH/2-2(f)) and the need for a private management company being responsible for maintaining the SuDS features (Policy COH/2-2(g)).
216. The proposal is not considered to conflict with the requirements of Policy COH/2-2(e, f and g) of the Cottenham Neighbourhood Plan and is considered to be acceptable on the basis of the drainage conditions attached to the outline consent as noted above. Formal discharge of conditions applications would bring forward details that would fall within the requirements of Policy COH/2-2(e, f and g) of the Cottenham Neighbourhood Plan.

Highway Safety, Management of Roads and Parking

217. The matter of access to the site was dealt with at outline stage with appropriate details secured through condition 4 of the outline consent, the approved plans condition, which included drawing number P16021-003E (Proposed Access Arrangement).
218. Conditions for a construction traffic management plan, nearby roundabout improvements, the provision of a footway/cycleway, a toucan crossing and widening of the existing footway and accesses to the site have all been secured by condition at outline stage in the interests of highway safety
219. The layout of the reserved matters application is consistent with the two points of access consented at outline stage.
220. The Local Highway Authority has considered the layout of the site and found it acceptable in highway safety terms.
221. The Local Highway Authority has recommended a condition requiring details of the proposed arrangements for future management and maintenance of the proposed streets, highlighting that they would not seek to adopt the development in its current form. The Local Highway Authority has provided guidance to the developer in their comments of information needed for the Local

Highways Authority to consider adopting the development, so the potential for adoption remains.

222. The fact that the Local Highways Authority may not adopt the proposed development is not a highway safety issue, this arrangement is not unusual for schemes of this nature.
223. Officers consider it reasonable and necessary to impose conditions for details of the proposed arrangements for future management and maintenance of the proposed streets, visibility splays for each new car parking space, driveway falls and levels and driveway material in the interests of highway safety.
224. Officers note the comments of the Local Highways Authority in respect of the pump station access. This is an existing point of access and not one that serves the residential areas of the development, as secured at outline stage, and no alterations to the access are proposed within the reserved matters application, therefore no objection is raised in this regard.
225. Subject to the recommended conditions, officers are satisfied that the development is acceptable in highway safety terms and would accord with Policies HQ/1 and TI/2 of the Local Plan and paragraph 110 of the NPPF.
226. In terms of car and cycle parking provision, each property would benefit from appropriate levels of off-road parking spaces (at least two in most instances), which would accord with Policy TI/3 of the Local Plan. The Design and Access Statement details that secure, covered cycle parking has been provided through brick built stores accessed via driveways, or lockable good quality sheds to rear gardens, with direct access to street and approached by hard paths while apartment occupiers will store their cycles in dedicated shared brick cycle stores that are convenient and overlooked. However, officers consider it reasonable and necessary to impose a condition requiring details of safe and secure cycle storage to ensure the development accords with Policy TI/3 of the Local Plan in respect of cycle parking provision.
227. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the highway safety and parking provision.
228. Policy COH/2-2 of the Cottenham Neighbourhood Plan deals with large site design for schemes of more than 50 homes. Policy COH/2-2(h.ii) requires large developments to incorporate designs which address matters including where they are located beyond easy walking distance of the centre, provisions are made to reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements within the village centre, such as secure cycle parking, improved pavements and safer crossings.
229. Considerations for cycleways, footpaths and accessibility improvements outside the site are matters for outline stage, with several enhancements secured by condition as noted above. In respect of secure cycle parking a condition requiring details of safe and secure cycle storage is recommended to ensure appropriate provision is made for each unit within the site.

230. The proposal would therefore accord with Policy COH/2-2 of the Cottenham Neighbourhood Plan.

Residential Amenity

Neighbouring Properties

231. The properties with the greatest potential for impact from the proposed development are the existing properties to the south of the site on Rampton Road, nos.120 to 132A (evens), whose rear property boundaries abut the southern / south-western boundary of the site.
232. Paragraph 6.68 of the Council's District Design Guide details 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 15 metres is provided between the windows and the property boundary; for two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms, which should be increased to 30 metres, for 3 storey residential properties.
233. The layout of the site is such that no properties are proposed to the rear of the existing properties along Rampton Road that abut the site, significantly reducing the potential impact on the quality of amenity. Plots 7 and 8 are located to the west of the row of existing houses, with their rear elevations set approximately 13 metres from the western boundary of existing residential development with a rear to side relationship. The degree of separation is considered acceptable and not to result in significant harm to the amenities of adjacent properties.
234. The proposed development, by virtue of the proposed layout of the site, is not considered to result in significant to the amenities of existing properties by way of a significant loss of privacy, overbearing impact or loss of light.

Future Occupiers

235. Consideration is also given to the amenities of the future occupiers of the site.
236. The internal layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property, noting the relatively spacious relationship between dwellings where back-to-back distances range from approximately 24 metres to 36 metres. Where properties have a rear to side relationship, which is a small proportion of the development, a good degree of separation is achieved by virtue of the spacious layout and low-density development.
237. The relationship between the existing properties on Rampton Road and the proposed development, notably Plots 7 to 9, is such that the adjacent residential development is not considered to significantly compromise the quality of amenity afforded the proposed dwellings near to these existing properties.

238. Paragraph 6.75 of the Council's District Design Guide details that ideally each one or two bedroom house should have private garden space of 40sqm in urban settings and 50sqm in rural settings whilst each house with 3 bedrooms or more should have private garden space of 50sqm in urban settings and 80sqm in rural settings. Ground floor apartments should have a minimum of 10sqm private amenity space immediately outside their living accommodation, or use of a communal garden, where 25sqm is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3sqm, plus use of a communal garden, where 25sqm is allowed for each apartment.
239. The application is supported by an amenity space schedule. Each property would benefit from a private amenity space which would meet or exceed the recommendations of the Council's District Design Guide. Upper floor apartments are all provided with a private balcony and use of a communal garden area.
240. In terms of the residential space standards and the internal quality of each unit, as detailed above the outline planning consent did not require the dwellings to be built to meet the residential space standards. However, officers acknowledge that most of the properties within the development would meet or exceed national space standards.
241. Officers therefore consider that the size of each unit would provide a high quality of amenity to the future occupiers of the site.

Conclusion

242. The proposal is considered to accord with Policy HQ/1 of the Local Plan which requires development to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.

Heritage Assets

243. The nearest listed building to the site is Tower Mill, Rampton Road, a Grade II tower windmill (now a water tower) located approximately 170 metres south of the site. The western edge of Cottenham conservation area is more than 500 metres from the southern and eastern boundaries of the site. The Council's Historic Buildings Officer has commented that the Team have no comment to make on the application.
244. Given the degree of separation between the proposed development and the designated heritage assets, noting the two storey scale of the development being compatible with the existing two storey environment, the proposal is not considered to result in harm in heritage terms.
245. Officers note the comments of the Historic Environment Team. Archaeology was a matter for consideration at outline stage and was dealt with accordingly. Condition 15 of the outline consent secures a written scheme of investigation for

an archaeological programme of works by way of a pre-commencement condition.

246. Officers consider that the development accords with Policy NH/14 of the Local Plan.
247. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the heritage.
248. Policy COH/1-2 of the Cottenham Neighbourhood Plan deals with heritage assets and states that development proposals which conserve or, where practicable enhance, designated heritage assets in the neighbourhood area (including the Conservation Area, Listed Buildings or Scheduled Monuments) will be supported.
249. The proposal would accord with policy COH/1-2 of the Cottenham Neighbourhood Plan.

Other Matters

Fire Hydrants

250. The comments of Cambridgeshire Fire and Rescue are noted. Condition 30 of the outline consent secures the submission of details of arrangements for fire hydrants.

Renewables & Climate Change

251. Cottenham Parish Council raise concern over the installation of new gas mains to serve central heating systems and the associated traffic disruption to existing residents.
252. The developer is entitled to install new gas mains, with any road closures agreed in advance with Cambridgeshire County Council. This point of objection does not give rise to a reason for refusal.
253. The comments of the Council's Sustainability Officer are noted. Condition 28 of the outline consent secures the submission of a renewable energy statement while condition 29 secures a water conservation strategy. Therefore, such details will be dealt with through a formal discharge of conditions application(s) rather than the reserved matters application.

Sustainability of the Site

254. Concerns have been raised in relation to the lack of public transport and the existing strain on village services.
255. Matters relating to the sustainability of the site were dealt with at outline stage and are not details for consideration the reserved matters stage.

256. Officers also note that Policy COH/1-5(i) refers to the provision of up-to-date communications infrastructure while Policy COH/1-5(j) refers to new builds being within easy walking distance of the village centre. Policy COH/2-2(h) refers to public transport and accessibility enhancements (i.e. footpaths, cycleways).
257. Again, these are details for the outline stage, with several highway improvements secured by the outline consent conditions and within the Section 106 and the walking distance from the village centre already considered. The application is therefore not in conflict with the policies COH/1-5(i) and (j) or Policy COH/2-2(h) of the Cottenham Neighbourhood Plan.

Third Party Comments

258. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
259. Cottenham Parish Council raise concern that there should be provisions to reduce car dependency through segregated cycle-ways, footpaths and accessible improvements, including some form of link through to the recreation ground, as per Policy COH/2-2(h). Similar concerns are raised in third party objections.
260. A footpath and/or cycleway across the recreation ground towards Lambs Lane would occur outside of the application boundary for the outline and reserved matters consents / applications. Such provision was not secured at outline stage by way of a condition or through the Section 106 agreement so cannot be required at reserved matters stage. As noted above, the treatments to the eastern boundaries of the site do not prohibit such a link coming forward separately from the planning process.
261. Considerations for cycleways, footpaths and accessibility improvements outside of the site were matters for outline stage, with several enhancements secured by condition as noted above.
262. Several comments refer to the loss of land needed for sport and recreation, highlighted by the impact of Covid-19, the loss of agricultural land and how the development will spoil the rural nature of the area. As noted above, the principle of development has already been established, considering these points at outline stage, while the reserved matters details have been found appropriate to the context of the area.
263. Reference is also made to the potential extension of the Primary School and new access; however, this is not material to the reserved matters application, although the layout of the site accommodates the potential for any new road to run around the outskirts of the recreation ground and adjacent open space.

264. One comment sets out that the proposed play area does not seem necessary; however, it is a requirement of the outline consent given relevant planning policy.
265. In terms of the impact of planting and drainage features on the recreation area officers do not consider there to be significant harm arising from the layout of the site and proposed arrangements in respect of planting and drainage in and around the recreation ground.

Planning balance and conclusion

266. This reserved matters application has directly addressed the previous refusal associated to reserved matters application S/4207/19/RM, refused by the Council's Planning Committee and dismissed at appeal.
267. The layout of the site has stepped the built form of development further away from the edge of Les King Wood to preserve vista 2, as identified in the Cottenham Neighbourhood Plan. The scale, height and mass of the residential units has been reduced, including the removal of any tall steep pitched roofs, to provide a design response that is appropriate and responsive to the context of the area and the relevant policies of the Cottenham Neighbourhood Plan.
268. The scheme represents a substantial improvement on the previous scheme by virtue of the development's responsive layout to its setting and context with no direct adverse impacts on existing residential properties. The scheme provides a scale and appearance of development that is compatible with its location and includes variety and interest which draws on the context of its location and the policies of the Cottenham Neighbourhood Plan while creating its own identity. The landscape scheme integrates the development within its surroundings and contributes towards the quality of amenity afforded to future occupiers of the site.
269. Officers consider the reserved matters including the layout, scale, appearance and associated landscaping to be acceptable and to comply with the requirements of the outline consent.
270. The proposal would provide a high-quality scheme which would make a positive contribution to the local and wider context of the site and the character of the area, responsive to its edge of village location, providing a good level of amenity to the future occupiers of the site.
271. The development of the site would result in the provision of 140 dwellings towards the Council's 5-year housing land supply and the erection of 56 affordable units to help meet an identified local need.
272. For the reasons set out in this report, officers consider the reserved matters to be acceptable, in accordance with the relevant policies in the South Cambridgeshire Local Plan 2018, the Cottenham Neighbourhood Plan 2021 and associated national and local planning guidance.

Recommendation

273. Officers recommend that the Planning Committee approves the application subject to conditions.

Conditions

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

Plans to be listed:

Location & Layout Plans

2062/P/10.01 (Location Plan)
2062/P/10.02A (Site Layout)

Floor Plans & Elevations

2062 / P / 20.01 (Cot2A M4(2) - Floor)
2062 / P / 20.02 (Cot2A M4(2) - Elevations)
2062 / P / 20.11 (Cot2B - Floor)
2062 / P / 20.12 (Cot2B - Elevations)
2062 / P / 20.21A (Cot2C - Floor)
2062 / P / 20.22A (Cot2C - Elevations 1)
2062 / P / 20.23A (Cot2C - Elevations 2)
2062 / P / 20.31 (Cot2D - Floor)
2062 / P / 20.32A (Cot2D - Elevations 1)
2062 / P / 20.33 (Cot2D - Elevations 2)
2062 / P / 20.41 (Cot3A - Floor)
2062 / P / 20.42 (Cot3A - Elevations 1)
2062 / P / 20.43A (Cot3A - Elevations 2)
2062 / P / 20.51 (Cot3B - Floor)
2062 / P / 20.52A (Cot3B - Elevations 1)
2062 / P / 20.53A (Cot3B - Elevations 2)
2062 / P / 20.61 (Cot3C - Floor)
2062 / P / 20.62A (Cot3C - Elevations 1)
2062 / P / 20.63A (Cot3C - Elevations 2)
2062 / P / 20.64 (Cot3C - Elevations 3)
2062 / P / 20.71 (Cot3D - Floor)
2062 / P / 20.72A (Cot3D - Elevations 1)
2062 / P / 20.73A (Cot3D - Elevations 2)
2062 / P / 20.74A (Cot3D - Elevations 3 Key Building)
2062 / P / 20.75 (Cot3D - Elevations 4)
2062 / P / 20.81 (Cot4A - Floor)
2062 / P / 20.82A (Cot4A - Elevations 1)
2062 / P / 20.83A (Cot4A - Elevations 2)
2062 / P / 20.84A (Cot4A - Elevations 3)
2062 / P / 20.91 (Cot4B - Floor)
2062 / P / 20.92A (Cot4B - Elevations 1)

2062 / P / 20.93A (Cot4B - Elevations 2)
2062 / P / 20.101 (Cot5A - Floor)
2062 / P / 20.102A (Cot5A - Elevations 1)
2062 / P / 20.103A (Cot5A - Elevations 2)
2062 / P / 20.201 (AFF2A - Floor)
2062 / P / 20.202 (AFF2A - Elevations 1)
2062 / P / 20.203A (AFF2A - Elevations 2)
2062 / P / 20.211A (AFF2B - Floor)
2062 / P / 20.212A (AFF2B - Elevations 1)
2062 / P / 20.213 (AFF2B - Elevations 2)
2062 / P / 20.221 (AFF2C - Floor)
2062 / P / 20.222 (AFF2C - Elevations)
2062 / P / 20.231 (AFF3A - Floor)
2062 / P / 20.232 (AFF3A - Elevations)
2062 / P / 20.241A (AFF3B - Floor)
2062 / P / 20.242A (AFF3B - Elevations)
2062 / P / 20.251 (AFF4A - Floor)
2062 / P / 20.252 (AFF4A - Elevations)
2062 / P / 30.01A (AFF1A - Ground Floor (101-106))
2062 / P / 30.02A (AFF1A - First Floor (101-106))
2062 / P / 30.03A (AFF1A - Elevations 1 (101-106))
2062 / P / 30.04A (AFF1A - Elevations 2 (101-106))
2062 / P / 30.11A (AFF1A - Ground Floor (107-112))
2062 / P / 30.12A (AFF1A - First Floor (107-112))
2062 / P / 30.13A (AFF1A - Elevations 1 (107-112))
2062 / P / 30.14A (AFF1A - Elevations 2 (107-112))

2062 / P / 50.01 (Single Store 1)
2062 / P / 50.02 (Single Store 2)
2062 / P / 50.03 (Double Store 1)
2062 / P / 50.04 (Double Store 2)
2062 / P / 50.05 (Twin Store 1)
2062 / P / 50.06 (Twin Store 2)
2062 / P / 50.07 (Double Store (Sales))
2062 / P / 50.08A (Cycle Store Plots 101-106 & 107-112)
2062 / P / 60.01 (Sub Station)

Ecology and Landscape Plans & Documents

2306-LLA-ZZ-00-DR-L-0401 P03 (LEAP Proposals)
2406-LLA-ZZ-00-DR-L-0001 P04 (Landscape Masterplan)
Ecological Walkover Survey (Middlemarch Environmental, 09 April 2021, ref RT-MME-154858-01)
Landscape Management Plan Rev A (Liz Lake Associates, April 2021, ref 2306-LLA-XX-XX-MP-L-0901-P01)

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.

- b) Notwithstanding the approved plans, no development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include a material schedule, detailing the specification, photos and manufacturer of the proposed materials and large scale coloured elevations. Development shall be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- c) Notwithstanding the approved plans, no brickwork above ground level shall be laid until a sample panel, at least 1m x 1m in size, has been prepared on site detailing the choice of glazing panel and cladding panels. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- d) No development above slab level shall take place 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).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan and paragraphs 108 and 110 of the National Planning Policy Framework.

- e) Prior to the first occupation of the dwellings hereby permitted, a scheme for covered and secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure the provision of covered and secure cycle parking in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- f) Prior to the first occupation of each dwelling, two 2.0 x 2.0 metres visibility splays be provided. The splays shall be included within the curtilage of each new car parking space that is to exit directly onto the proposed carriageway/footway. One visibility splay is required on each side of the access. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the highway in perpetuity.

Reason: To ensure the safe and effective operation of the highway in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework 2021.

- g) All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the proposed carriageway/footway and shall be constructed using a bound material to prevent debris spreading onto the proposed carriageway/footway.

Reason: To ensure the safe and effective operation of the highway in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework 2021.

Informatives

- a) OW Consent
Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-andwaste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

- b) 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.

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
- Cottenham Neighbourhood Plan (May 2021)
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Greater Cambridge Housing Strategy 2019 – 2023
- Planning File References: 21/01882/REM, 21/01881/REM. S/4207/19/RM, S/2876/16/NMA1, S/3551/17/OL, S/2876/16/OL and S/2828/16/E1.

Report Author:

Michael Sexton – Principal Planner
Telephone: 07704 018467

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Agenda Item 7



10th November 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

21/02585/S73, Longstanton/Northstowe Town Council, (Phase 2A, Land South of Longstanton Road, Northstowe, CB24 3AB)

Proposal:

Design amendment to layout, appearance, scale, access and landscaping of the age-restricted accommodation as part of the approved reserved matters scheme approved under reference S/3499/19/RM. Application to vary condition A1 (Approved Drawings) of reserved matters approval S/3499/19/RM and matters relating to outline planning conditions as per the original submission - (Hybrid planning application comprising:

- a) Reserved matters for 406 dwellings including affordable housing provision non-residential floorspace landscaping open space and associated infrastructure (the Reserved Matters include access appearance landscaping layout and scale following outline planning permission S/2011/14/OL)
- b) Discharge of conditions 9 (Design code) 10 (Fire strategy) 11(Housing (Market mix)) 12 (Housing - Lifetime Homes (Affordable and market dwellings)) 19 (Surface water Drainage) 20 (Foul Water drainage) 23(Landscape and design) 24 (Landscape Management and Maintenance plan) 27 (Ecological Management plan) 31 (Longstanton conservation area) 32 (Low Carbon Strategy) 33 (Energy delivery strategy) 34 (BREEAM Standards) 38 (Unexploded Ordnance (UXO)) 41(External Artificial Lighting) 42 (Operational Noise - Non Residential use classes) 43 (Operational Traffic Noise Mitigation Scheme on-site) 45 (Waste & Recycling Management Strategy) 48 (Transport - Equine Walking and Cycling Routes) 57(Transport - Cycle parking) and 64 (Self-build and custom build) pursuant to outline planning permission S/2011/14/OL and
- c) Full planning permission for the temporary change of use of two dwellings to show homes).

Applicant: Urban Splash House Ltd

Key material considerations: Whether the amendments can be considered as minor material amendments to the approved reserved matters application, looking at urban design, residential amenity, transport/highways matters and surface water drainage.

Date of Member site visit: N/A

Is it a Departure Application? No

Decision due by: An extension of time has been agreed until 17th November 2021.

Application brought to Committee because: Longstanton Parish Council has requested that this application be decided by committee and it is a major development in receipt of objections and a complex application in the opinion of officers, in consultation with the Chairman and Vice-Chairman.

Presenting officer: Kate Poyser (Principal Planning Officer)

Executive Summary

1. This application seeks to amend the approved reserved matters for Phase 2a of Northstowe New Town, under Section 73 of the Town and Country Planning Act 1990. The amendments relate only to the age restricted accommodation. The principal changes are to the design of the building and the purpose of the changes are to improve the residential amenity of the future occupiers. Amended information is submitted regarding previously discharged conditions, to accord with the changes.
2. The number of apartments remain as approved at 60 and the number of affordable rented apartments would remain the same as for the approved scheme. The proposed building would be no higher than the approved scheme and would provide up to five storeys of accommodation. A larger proportion of apartments would be provided at ground floor level, by omitting under-croft parking spaces and relocating them on open land to the west of the building.
3. Overall, the amended design is considered to be an improvement on the approved scheme. No objections have been raised relating to surface water drainage from the Lead Local Flood Authority, the Environment Agency or the Old West Internal Drainage Board. The amended scheme would not have an unacceptable impact on highway safety and no objections have been raised by the County Highway Authority.
4. The age restricted building would be located further from a proposed row of houses to the west, improving levels of privacy. The inner courtyard would be reconfigured to receive more sunlight. 30 car parking spaces, 38 cycle parking spaces and 12 stands for mobility scooters would be provided.
5. Overall, the amendments are such that they can be considered as minor material amendments to the approved reserved matters for 406 dwellings and ancillary work. The amended scheme would be of an improved design and there are no

sustainable planning objections to raise to it. Amended details relating to discharged conditions can be agreed and the conditions re-discharged.

Relevant planning history

1. S/2011/14/OL – Outline permission was granted on 9th January 2017 for the development of Phase 2 of Northstowe with details of appearance, landscaping, layout, scale and access reserved (save for the matters submitted in respect of the Southern Access Road (West)) comprising: 1) development of the main Phase 2 development area for up to 3,500 dwellings, two primary schools, secondary school, town centre including employment uses, formal and informal recreational space and landscaped areas, eastern sports hub, remainder of the western sports hub (to complete the provision delivered at Phase 1), busway, a primary road to link to the southern access, construction haul route, engineering and infrastructure works; and 2) construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050, improvements to the B1050, and associated landscaping and drainage.
2. There have been numerous discharge of condition submissions and six previous Non-Material Minor Amendments (NMAs) to the outline planning permission which have been approved. The NMAs are:
S/2435/17/NM – Non-Material Minor Amendment to Parameter Plans
S/2792/18/NM - Non material amendment to condition 24 (Landscape Management and Maintenance Plan) of planning permission
S/2011/14/OL S/3255/18/NM - Amendment to alignment of Town Centre Greenway
S/3503/19/NM – Amendment to include identification of commercial floorspace in Phase 2A
S/2011/14/NMA1 - Non Material Amendment on application
S/2011/14/OL to modify points iv-v condition 18 (surface water drainage)
S/2011/14/NMA4 – Non-material amendment to parameter plans
3. Other relevant submissions to Phase 2 discharge of conditions include:
Condition 8 (Phasing Strategy) discharged under S/2890/18/DC
Condition 9 (Design Code) discharged under S/2407/17/DC
Condition 14 (Town Centre Strategy) discharged under S/2423/19/DC
Condition 17 (Groundwater and Contamination) discharged under S/0926/18/DC
Condition 18 (Site Wide Surface Water Drainage Strategy) discharged in relation to the first 3 of 5 bullet points of the condition under S/0481/18/DC. A submission has been received in relation to Points 4 and 5 of the condition which is under consideration.
Condition 20i (Drainage – Foul) discharged under S/1271/18/DC
Condition 54 (EV Charging Strategy) discharged under S/0226/20/DC
4. S/3499/19/RM – Planning permission was granted on 13th February 2020 for a hybrid planning application for Phase 2A, comprising; a) Reserved matters for 406 dwellings including affordable housing provision, non-residential floorspace, landscaping, open space and associated infrastructure (the Reserved Matters include access, appearance, landscaping, layout and scale following outline planning permission S/2011/14/OL); b) Discharge of conditions 9 (Design code),

10 (Fire strategy), 11(Housing (Market mix)), 12 (Housing - Lifetime Homes (Affordable and market dwellings)), 19 (Surface water Drainage), 20 (Foul Water drainage), 23(Landscape and design), 24 (Landscape Management and Maintenance plan), 27 (Ecological Management plan), 31 (Longstanton conservation area), 32 (Low Carbon Strategy), 33 (Energy delivery strategy), 34 (BREEAM Standards), 38 (Unexploded Ordnance (UXO)), 41(External Artificial Lighting), 42 (Operational Noise - Non Residential use classes), 43 (Operational Traffic Noise Mitigation Scheme on-site), 45 (Waste & Recycling Management Strategy), 48 (Transport - Equine, Walking and Cycling Routes), 57(Transport - Cycle parking) and 64 (Self-build and custom build) pursuant to outline planning permission S/2011/14/OL and c) Full planning permission for the temporary change of use of two dwellings to show homes.

5. Several non-material amendments have been made relating to Phase 2:

S/2011/14/NMA1 Approval has been given for a Non Material Amendment of application S/2011/14/OL to modify points iv – v of Condition 18 – Surface Water Drainage Strategy.

S/2011/14/NMA2 Approval has been given for a Non Material Amendment on application to Phase 1a (known as the Peninsula). The application seeks to vary condition 1 of Part A by replacing the approved drawings numbers with the revised drawings numbers.

S/2011/14/NMA3 Withdrawn

S/2011/14/NMA4 An application for a Non Material Amendment has been made to modify the parameter plans. This has not yet been determined.

Relevant Planning policies

6. South Cambridgeshire Local Plan 2018

S/1: Vision

S/2: Objectives of the Local Plan

S/3: Presumption in Favour of Sustainable Development;

S/5: Provision of New Jobs and Homes;

S/6: The Development Strategy to 2031;

S/7: Development Frameworks;

S/12: Phasing, Delivery and Masterplan

SS/5: Northstowe Extension;

CC/1: Mitigation and Adaptation to Climate Change;

CC/3: Renewable and Low Carbon Energy in New Developments;

CC/4: Water Efficiency;

CC/5: Sustainable Show Homes;

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/1: Conservation Area and Green Separation at Longstanton;
 NH/2: Protecting and Enhancing Landscape Character;
 NH/4: Biodiversity;
 NH/6: Green Infrastructure;
 NH/7: Ancient Woodlands and Veteran Trees
 NH/14: Heritage Assets
 H/8: Housing Density;
 H/9: Housing Mix;
 H/10: Affordable Housing;
 H/12: Residential Space Standards
 E/10: Shared Social Spaces in Employment Areas
 E/21: Retail Hierarchy
 E/22: Applications for new Retail Development
 E/16: Expansion of Existing Businesses in the Countryside;
 SC/2: Health Impact Assessment
 SC/4: Meeting Community Needs
 SC7: Outdoor Play Space, Informal Open Space and New Developments
 SC/8: Protection of Existing Recreation Areas, Allotments and Community
 Orchards
 SC/9: Lighting
 SC/10: Noise Pollution
 SC/11: Contaminated Land
 SC/12: Air Quality
 TI/2: Planning for Sustainable Travel; and
 TI/3: Parking Provision.
 TI/8: Infrastructure and New Developments
 T/10: Broadband

7. Northstowe Area Action Plan 2007

NS/1: The Vision for Northstowe
 NS/2: Development Principles
 NS/4: Green Separation from Longstanton and Oakington
 NS/6: Local Centres
 NS/7: Northstowe Housing
 NS/8: Northstowe Employment
 NS/9: Community Services, Facilities, Leisure, Arts and Culture
 NS/10: Road Infrastructure
 NS/11: Alternative Modes
 NS/12: Landscape Principles
 NS/13: Landscape Treatment of the Edges of Northstowe
 NS/14: Landscaping within Northstowe
 NS/15: Linking Northstowe to its Surroundings
 NS/16: Existing Biodiversity Features
 NS/17: New Biodiversity Features
 NS/19: Public Open Space and Sports Provision
 NS/20: Countryside Recreation
 NS/21: Land drainage, Water Conservation, Foul Drainage and Sewage
 Disposal
 NS/22: Telecommunications Infrastructure
 NS/23: An Exemplar in Sustainability

NS/24: Construction Strategy
NS/25: Strategic Landscaping
NS/26: Making use of Existing Buildings / Resources on Site
NS/27: Management of Services, Facilities, Landscape and Infrastructure
NS/28: Timing / Order of Service Provision

8. South Cambridgeshire Supplementary Planning Documents (SPD):

Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Development Affecting Conservation Areas SPD - Adopted January 2009
Health Impact Assessment SPD – Adopted March 2011
Cambridgeshire Flood and Water SPD – November 2018
Sustainable Design and Construction – January 2020

9. National Guidance and Legislation:

Town and Country Planning Act 1990
Environmental Impact Assessment Regulations (2017) (as amended)
National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019

Consultation

Comments from consultees and third parties are largely summarised and the full responses are available to view on the Council's website.

10. Old West Internal Drainage Board – Raises no objections.

Advice is given that the surface water discharge from Phase 2A should be rigorously controlled to ensure the Lode is not overwhelmed.

11. Environment Agency – Raises no objection

12. County Highway Authority – Raise no objections.

Full comments are copied in **Appendix B**.

13. Lead Local Flood Authority – Raise no objections.

“The amendments to the scheme will not impact the site wide drainage strategy and the previously agreed surface water drainage strategy remains applicable. Therefore, as Lead Local Flood Authority (LLFA) we have no objection in principle to the variation of this condition.”

14. SCDC Ecology Officer – “No comment”

15. SCDC Strategic Housing Officer – Raises no objections.

16. **SCDC Landscape Officer** – Raises no objections.

17. **SCDC Urban Design Officer** – Considers the revised scheme to be an improvement and the summary of the comments are given below.

“The approach to the overall design of the scheme has evolved through detailed pre-application discussions between the applicant’s design team and urban design officers. The proposed changes to the age-restricted apartment building have incorporated the feedback of officers at these meetings and I am satisfied that the overall design response is an improvement on the original application.

The information submitted in the application broadly accords with the Outline Parameter Plans (S/2011/14/OL, January 2017) and Northstowe Phase 2 Design Code (October 2017) in terms of architectural response and detailing, approach to landscape and public realm and access and movement. The proposal differs from the approved drawings in terms of its scale and massing, however the relationships between the scale and massing of the revised proposal and its surroundings are an improvement when compared with the previously consented scheme.”

18. **SCDC Air Quality** – Raises no objections.

19. **Northstowe Town Council** – Comments are quoted below.

- “Design change is positive.
- The revised plans show 30 parking spaces for 60 flats, the original application shows 30-32, therefore the potential reduction of 2 could be a problem. 30 = one vehicle for every other property.
- The Car parking lot allocated at the rear of the block of flats is smaller.
- For residents with no car, there is a lack of other alternative as transport links disconnected. For example Busway – concerns delays to completion of this, and people with no access to a vehicle or with reduced mobility will be isolated, Phasing is 4 years apart.
- Surface water draining, looks like areas of green removed, what is the impact on surface water drainage?
- The outdated 2019 Environmental impact assessment (Hydrology report) needs to be updated and considered.”

20. **Longstanton Parish Council** – “The Parish Council has no comments on the structural elements of the application, however findings of the HR Wallingford Report must be taken into consideration as it clearly demonstrates that the underlying data in the application is flawed.

1. An application submitted under section 73 is considered to be a new application for planning permission under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

2. Where an EIA was carried out in respect of the original application for planning permission, the local planning authority must consider if further information needs to be added to the original environmental statement.

3. In this case, the applicant has resubmitted a two-year-old statement of conformity from 2019. That statement itself assumed the 2014 was correct and adequate and only considered the following two hydrology documents

subsequent to the finalisation of the 2014 EIA: 1) Surface Water Drainage Scheme (Ramboll 2019) and 2) Foul Drainage Scheme (Ramboll 2019).

4. Considerable further information has become available about hydrology issues since 2014. This information has not been considered in the 2019 Statement of Conformity submitted again with this application, and it must be considered in an updated Environmental Statement pursuant to the 2017 EIA Regulations. The Parish Council request that the application is referred to Planning Committee please.”

21. Camcycle –

Objects to the development as it does not comply with LTN 1/20 with respect to the cycleway junction with the Busway and the road.

Representations from members of the public

22. Four third party representations have been received, all object to the application. The concerns raised are summarised below:

- Location of car park
- Mass and scale of the building
- Relating to the proper interpretation of Section 73 of the Town and Country Planning Act 1990
- The addition of a 5th floor and substantial mass to the frontage bears little resemblance to the original plan
- Over ground parking instead of underground parking, as originally proposed would be detrimental to the character and appearance of the development and inappropriate to this central, town centre location.

The site and its surroundings

23. The application site lies within Phase 2a of the proposed Northstowe New Town. Phase 2a is located east of Rampton Drift, an existing residential settlement once part of the former RAF Oakington air base, west of the education campus and north of the proposed town centre. To the north lies Phase 1, much of which is now built.

24. Some groundwork has been carried out on site, which includes clearance of unexploded ordnance, geo-environmental/ground contamination remedial work, installation of utilities and services connections, some strategic infrastructure work, strategic surface water drainage, some ecology mitigation and archaeological investigations.

25. The Phase 2a site is approximately 8 hectares in size and is generally flat, with a slight fall towards the north and east. Work on the Busway route has commenced but is currently incomplete. The Primary East Road, whilst not complete, is a useable access to the site, with a temporary surface.

26. This proposed amendments under Section 73 relates to just the age restricted development, which is a small area towards the north of Phase 2a and fronts onto the eastern primary access road.

The proposal

27. This application seeks to vary planning permission S/3499/19/RM, for Phase 2a of Northstowe new town, and is made under Section 73 of the town and Country Planning Act 1990. The amendments relate to just a small section of Phase 2a, specifically, the age restricted accommodation. The amended drawings are listed below.

Title	Drawing Number
Proposed Site Plan Diagrammatic	A440_PMA-AP-XX-DR-A0004 Rev C
Proposed Site Plan Ground Floor	A440_PMA-AP-XX-DR-A0004 Rev E
Drawing Structure Key	A440_PMA-AP-XX-DR-A0005 Rev A
Diagram - Typology	A440_PMA-AP-XX-DR-A0006 Rev B
Diagram – Parking	A440_PMA-AP-XX-DR-A0010 Rev C
Diagram - Town House Key Plan	A440_PMA-AP-XX-DR-A0007 Rev B
Diagram - Row House Key Plan	A440_PMA-AP-XX-DR-A0008 Rev B
Diagram - Edge House Key Plan	A440_PMA-AP-XX-DR-A0009 Rev B
Phase 1 Ground Floor Plan	A440-PMA-01-00-DR-A-0100 Rev E
Phase 1 First Floor Plan	A440-PMA-01-01-DR-A-0101 Rev E
Phase 1 Second Floor Plan	A440-PMA-01-01-DR-A-0102 Rev E
Phase 1 Third Floor Plan	A440-PMA-01-01-DR-A-0103 Rev E
Phase 1 Fourth Floor Plan	A440-PMA-01-XX-DR-A-0105
Phase 1 Roof Plan	A440-PMA-01-01-DR-A-0104 Rev E
Phase 2 Ground Floor Plan	A440-PMA-01-00-DR-A-0200 Rev D
Phase 2 First Floor Plan	A440-PMA-01-01-DR-A-0201 Rev D
Phase 2 Second Floor Plan	A440-PMA-01-01-DR-A-0202 Rev D
Phase 2 Third Floor Plan	A440-PMA-01-01-DR-A-0203 Rev D
Phase 2 Fourth Floor Plan	A440-PMA-01-01-DR-A-0204 Rev D
Phase 2 Roof Plan	A440-PMA-01-01-DR-A-0205 Rev D
Age Restricted Apartment Block - Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1061 Rev D
Age Restricted Apartment Block - Sheet 2 – 1st Floor Plan	A440-PMA-AP-XX-DR-A-1062 Rev C
Age Restricted Apartment Block - Sheet 3 – 2nd Floor Plan	A440-PMA-AP-XX-DR-A-1063 Rev C
Age Restricted Apartment Block - Sheet 4 – 3rd Floor Plan	A440-PMA-AP-XX-DR-A-1064 Rev C
Age Restricted Apartment Block - Sheet 5 – 4th Floor Plan	A440-PMA-AP-XX-DR-A-1065 Rev C
Age Restricted Apartment Block - Sheet 6 – Roof Plan	A440-PMA-AP-XX-DR-A-1066 Rev A
Age Restricted Apartment Block Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3061 Rev D
Age Restricted Apartment Block Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3062 Rev C
Age Restricted Apartment Block Sheet 1 Internal Elevations	A440-PMA-AP-XX-DR-A-3063 Rev C
Age Restricted Apartment Block	440-PMA-AP-XX-DR-A-3064 Rev B

Sheet 2 Internal Elevations	
Site Section 2	A440-PMA-AP-XX-DR-A-2002 Rev B
General Arrangement - Key Plan	NOR566-GRA-00-DR-L-1101 Rev 02
Illustrative Landscape Plan	NOR566-GRA-00-DR-L-1103 Rev 02
Hard works General Arrangement	NOR566-GRA-00-DR-L-3102 Rev 02
Hard works General Arrangement	NOR566-GRA-00-DR-L-3103 Rev 02
Softworks General Arrangement	NOR566-GRA-00-DR-L-5102 Rev 02
Softworks General Arrangement	NOR566-GRA-00-DR-L-5103 Rev 02
General Arrangement Section 09- Later Living	NOR566-GRA-00-DR-L-1309 Rev 02
Surface Water Drainage General Arrangement Key Plan	1620006201-RAM-XX-XX-R-C-00100 Rev P05
Surface Water Drainage General Arrangement Sheet 2	1620006201-RAM-XX-XX-DR-C- 00102 Rev P08
Surface Water Drainage General Arrangement Sheet 4	1620006201-RAM-XX-XX-DR-C- 00104 Rev P08
Surface Water Drainage General Arrangement Sheet 7	1620006201-RAM-XX-XX-DR-C- 00107 Rev P08
Foul Water Drainage Key Plan:	1620006201-RAM-XX-XX-DR-C- 00110 Rev P06
Foul Water Drainage Sheet 2	1620006201-RAM-XX-XX-DR-C- 00112 Rev P06
Foul Water Drainage Sheet 4	1620006201-RAM-XX-XX-DR-C- 00114 Rev P06
Foul Water Drainage Sheet 7	1620006201-RAM-XX-XX-DR-C- 00117 Rev P06
Visibility Splays Key Plan	RAM-XXXX-DR-C-00550 Rev P02
Visibility Splays Sheet 2	RAM-XXXX-DR-C-00552 Rev P02
Visibility Splays Sheet 4	RAM-XXXX-DR-C-00554 Rev P02
Visibility Splays Sheet 7	RAM-XXXX-DR-C-00557 Rev P02

28. The age restricted building would continue to provide affordable rented apartments (45 x 1 bed and 15 x 2 bed), which is unchanged from the approved scheme. The proposed amendments relate to the design of the building, its footprint shape, its form and materials. Details of the amendments are listed below.

- Positive frontage added to the ground floor facing the primary road;
- Marker element of the building relocated to northern boundary facing the primary road at an important crossing point between Phases 1 and 2 of Northstowe to provide a sense of arrival. Height of marker element remains in accordance with heights assessed under the EIA;
- Reduce the height of the block to the eastern and southern side, thereby allowing more sunlight into the courtyard.;
- Distance between age-restricted building and edge-houses to the west increased to 23.6m;
- Introduction of three communal roof terraces providing a variety of views and spaces that will benefit from sunlight throughout the day;

- Introduction of a walled garden community space to the south of the parking court. A new specimen tree and seating space is introduced adjacent to the walled garden;
- Inclusion of a wheelchair accessible apartment and two bin stores to reduce travel distances for residents;
- Tree planting incorporated within the parking court. A new hedgerow has also been added along the west of the of the parking court to improve screening;
- Addition of private amenity spaces on the ground floor of the building facing onto the shared lawn area;
- Provision of a communal courtyard and amended layout of the central lawn space. The re-organised layout provides sunlight throughout the day;
- Introduction of a northern courtyard with a new access point to the northern greenway;
- Introduction of a green wall along the northern facade of the building, creating a green corner; and
- Relocation of landmark tree to east-west route gateway.

29. As a result of these amendments, previously approved conditions relating to this site are also required to be amended and these form part of this application. The affected conditions are listed below:

- Condition 9 – Design Code
- Condition 10 – Fire Strategy
- Condition 11 – Housing (Market Mix)
- Condition 12 – Lifetime Homes
- Condition 19 – Surface Water Drainage
- Condition 20 – Foul Drainage
- Condition 23 – Landscaping
- Condition 24 – Landscape Management and Maintenance
- Condition 27 – Ecology
- Condition 31 – Longstanton Conservation Area
- Condition 32 – Low Carbon Strategy
- Condition 33 – Energy Delivery Strategy
- Condition 34 – BREEAM standards
- Condition 38 – Unexploded Ordnance
- Condition 41 – External Lighting
- Condition 42 – Operational Noise
- Condition 43 – Traffic Noise
- Condition 45 – Waste
- Condition 48 – Equine, Walking and Cycling Routes
- Condition 57 – Cycle Parking
- Condition 64 – Self/Custom Build

30. A number of conditions have been discharged in relation to the Phase 2A development parcel, from both the outline consent for Phase 2 (as set out in Part B on the decision notice) and the reserved matters consent for Phase 2A. The design amendments to sub-phase 1b (the Peninsula) require updates to the information previously submitted to discharge some of these conditions, insofar as they relate to this sub-phase of the Phase 2A development parcel.

31. Please see the Discharge of Conditions Table in **Appendix A** of this item, which sets out the conditions that have been discharged to date, which are required to be updated and a summary of the updated information submitted.

Planning assessment

32. Environmental Impact Assessment (EIA)

The development proposals have been assessed as falling within the remit of the Town and Country Planning (Environmental Impact Assessment) (EIA) Regulations 2011 (as amended) (the EIA Regulations). The requirement for an ES also applies to an application under S73. The Environmental Statement (ES) for the principal planning decision for this project was undertaken under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) and these regulations will continue to apply to this project under the transition provisions of the 2017 EIA Regulations.

33. The ES is required because of the characteristics, location and potential impacts of the proposed development. The EIA process ensures that any potentially significant effects of the development are considered and, where appropriate, mitigated by measures to prevent/avoid, reduce and where possible offset.

34. The EIA Regulations require the Environmental Statement (ES) to identify the 'likely significant environmental effects' of a development. The government's Planning Policy Guidance highlights that the ES should focus on the 'main' or 'significant' environmental effects only, and that the ES should be proportionate.

35. An Applicant who wishes to make an application necessitating EIA development may request a Scoping Opinion from the LPA in accordance with the EIA Regulations. No such request was made.

36. The ES was prepared for the principal planning application and an Environmental Impact Assessment Statement of Conformity, September 2019 was submitted with the reserved matters application. It considers the likely significant effects of the proposed development during its construction and once it is complete and operational. The ES assesses the maximum quantum, physical extent and development principles defined for the proposal. The ES assesses the following topics:

- Methodology and materials
- Air quality
- Noise
- Transport and access
- Socio-economics
- Archaeology and cultural heritage
- Ecology
- Geology, hydrogeology and soils
- Hydrology, hydrogeology, flood risk and drainage assessment
- Waste
- Landscape and visual

37. The submitted Environmental Impact Assessment Statement of Conformity is the same document submitted under the previous reserved matters application. It is considered that there has not been a significant change in relevant circumstances to require an amended or up-dated assessment to be submitted and, as such, the current application complies with the 2017/2011 EIA Regulations and that sufficient environmental information has been provided to assess the environmental impacts of the development proposals.
38. Longstanton Parish Council has raised a concern relating to hydrology. They have advised that more recent base information is available. Consideration has been given as to whether further, up-dated information is required for this amended proposal.
39. The site wide drainage strategy is not affected by the amended scheme and the fundamentals remain as per the previously submitted strategy. Surface water drainage plans are submitted specifically for this amended age restricted scheme. It is noted that the site lies within Flood Zone 1. Advice in National Planning Practice Guidance is that the ES “should be proportionate and not be any longer than is necessary to assess properly those effects.” The proposed changes do not justify requiring further, up-dated information in the ES.

40. Interpretation of Section 73

Concern has been raised by third parties should the Council misdirects itself with regard to the interpretation of Section 73. Reference is made to correspondence with the Government Legal Department relating to a Judicial Review Pre-action Protocol regarding Planning Practice Guidance – use of planning conditions. The challenge related to the following sentence from paragraph 031 of the Planning Practice Guidance document, Use of Planning Conditions and is copied below.

“In deciding an application under section 73, the local planning authority must only consider the disputed condition/s that are the subject of the application – it is not a complete re-consideration of the application”.

However, the Government Legal Department response is that that there is no merit to the grounds of the challenge. In view of this, the Council may continue to consider such applications in accordance with the Planning Practice Guidance.

41. Amended Design

Drawings of the approved scheme and the proposed amended scheme are attached to this item, which enable comparisons to be made. The proposed amendments have been the subject of pre-application advice and the submitted scheme responds positively to officer advice.

42. The approved scheme incorporates car parking, cycle parking and much of the ancillary space, as well as some apartments, at ground floor level. Most apartments are provided on the first, second and third floor, with some on the fourth floor. A courtyard garden is shown in the middle of the, roughly, four-sided block of flats.

43. The amended scheme separates out the car parking and most of the cycle storage from the building, so a much larger proportion of the apartments are provided at ground floor level. Some have a small outdoor space. Apartments are also provided at first, second and third floor level, with a few on the fourth floor, including a communal garden. A reconfigured, longer internal courtyard/garden is provided, designed to receive more sunlight than the approved scheme.
44. The amended scheme moves the building further from a row of houses to the west of the age restricted apartments, improving privacy between them and creating a greater sense of space for this part of the site. As a larger proportion of the apartments would be provided at ground floor level in the amended scheme, the overall bulk of the building higher up would appear less. Both the approved scheme and amended scheme show the building to reach five stories in height.
45. Open car parking would be provided to the west of the building with a landscaped strip, including a swale, running in a north south direction. This strip would be similar to the approved scheme, but narrower in width. A walled garden would be provided adjacent to a small building for cycle storage. The vehicular entrance into the age restricted site would remain unchanged. Other details of the proposed amendments are given in paragraph 28 above.
46. With regard to external materials, the south and west elevations of the approved scheme would be dominated by dark charcoal and red terracotta, with light neutral grey terracotta. The east (facing the road) and north elevations would be dominated by light neutral grey terracotta with dark charcoal brick.
47. The amended scheme shows the main material to be a buff brick, with a dark grey brick and white cladding, with a small element of red render.

48. Consideration of the Design

This scheme broadly accords with the Parameter Plans of the Outline Planning Permission and with the Northstowe Phase 2 Design Code. The design has evolved through detailed pre-application discussions between the applicant's design team and the Council's urban design officers.

49. The main benefit of the revised scheme is that it would provide improved facilities for the future residents. The height of the eastern wing has been reduced to allow more sunlight into the central courtyard than the previous scheme. Three communal roof terraces are shown facing east and north to the greenway. Glazed meeting rooms would create an active frontage to the shared central courtyard and the east-west pedestrian/cycle route to the south of the site. A walled productive garden has been included, which may be shared with the wider community and this also has a positive impact on the public realm by screening the car parking area.
50. The building height parameter plan (S/2011/14/OL) requires the building to be a maximum of 3 storeys. The proposal has a 2-storey eastern wing where it is adjacent to the edge houses and it steps up to a 5 storey taller element to the

west where the building creates a positive frontage to the primary road. The height of the revised eastern wing is a reduction on the previously approved scheme, which was 4-storeys at the sensitive location adjacent to the edge houses. Although the western wing of the proposal exceeds the heights set out in the parameter plan, in urban design terms the 5-storey element forms an important townscape marker that signifies the entrance of the development to people approaching from the northern greenway and from the east-west route. The impact of the mass has been reduced through the incorporation of a top floor roof terrace, which creates an articulated roof form when viewed from the primary road and peninsula. As with the approved scheme, the height, whilst not strictly in accordance with the approved Parameter Plan, is considered to be acceptable in this central position within the new town.

51. Overall, the amended design has several benefits and improvements to the approved scheme. It complies with the Design Code and with Policy HQ/1 – Design Principles and there are considered to be no sustainable planning objections to raise on this matter.

52. Surface Water Drainage

As part of the site wide drainage scheme for Phase 2, a swale runs east west along the greenway. This is located directly to the north of Phase 2a and the age restricted accommodation. The greenway has largely been implemented and the amended scheme seeks no changes to this. The amended age restricted scheme, similar to the approved scheme, proposes a swale along the western edge of the age restricted site. Surface water run-off into this swale would then discharge, through a pipe, into the swale in the greenway. Permeable paving is proposed for the car parking spaces and for part of the courtyard garden. The northern section of the inner courtyard would be a rain garden.

53. Longstanton Parish Council feel that the “findings of the HR Wallingford Report must be taken into consideration as it clearly demonstrates that the underlying data in the application is flawed.” The HR Wallingford Report only looks into the Phase 1 impacts and it does not state that Phase 1 or Phase 2 Environmental Statements are flawed. The site wide drainage strategy for Phase 2 has been approved and this amended scheme does not significantly affect the approved drainage strategy.

54. No objections have been raised by the Environment Agency, the Lead Local Flood Authority or the Old West Internal Drainage Board to this application. The amended scheme does not substantially alter the surface water drainage considerations of the proposal and complies with Policy CC/8 – Sustainable Drainage Systems. It is, therefore, considered that there are no sustainable planning objections to the amended scheme on these grounds.

55. Highways and Transport

The vehicular access into the site is from the south and remains unchanged from the approved scheme. Pedestrian access for residents to the greenway is also retained. It is proposed that there is a pedestrian and cycle route through Phase 2a, running to the southern edge of the age restricted site to a crossing point across the principal access road. This remains in the amended scheme.

56. Camcycle considers the cycleway junctions fail to comply with the Government document Cycle Infrastructure Design (LNT 1/20). This document provides guidance and good practice. Camcycle comments make reference to elements beyond the age restricted site, which have already been approved under the reserved matters application. The County Highway Authority considers the details of this particular scheme to be acceptable within its context and raise no objections in relation to the cycling infrastructure design.
57. Car parking is proposed at a ratio of 0.5 spaces per dwelling with 30 spaces to be provided. This is a reduction of 2 spaces from the approved scheme. The proposed layout would not provide room to add 2 more spaces. The average ration for Phase 2 is 1.75 and for Phase 2a is 1.45. Phase 2a is adjacent to the town centre and will have an urban character. Policy T1/3 – Parking Provision, allows for location to be taken into account in determining the level of provision. It is considered that a lower parking ratio in this central location is acceptable.
58. Four of the car parking spaces would be served by an EV charging point, exceeding the 10% provision required by the site wide strategy.
59. 38 Cycle parking spaces would be provided within a secure building adjacent to the car park, with Sheffield stands. As this is to serve age restricted residents, this number is considered to be sufficient. There is also room for 12 stands of mobility scooters near to the main entrance.
60. The site would be well connected by footpaths to nearby bus stops on the primary street and on the busway in the centre of Phase 2a.
61. In conclusion, the development is in accordance with Policy T1/2 – Planning for Sustainable Travel and Policy T1/3 – Parking Provision, and as such, there are no sustainable planning objections to raise to the amended scheme on highway and transport grounds.

Planning balance and conclusion

62. The proposed amendments to the design of the age restricted building are principally for the benefit of the future residents. The revised scheme is considered, overall, to be an improvement on that previously granted planning permission as reserved matters. This is both in terms of its function and appearance. The amended scheme would be in accordance with the relevant policies in the adopted local plan and no objections are raised by statutory consultees. It also broadly accords with the design principals of the outline planning permission for this site.
63. The scale and nature of the amendments are such that they can be considered to be minor material changes to the approved reserved matters application. There are, therefore, no sustainable planning objections to raise to the amendments under S73 of the Town and Country Planning Act 1990. The subsequent amendments relating to details required by conditions can be agreed and the conditions re-discharged.

Recommendation

Officers recommend that the Planning Committee approves the amended scheme under S73 of the Town and Country Planning Act 1990, subject to the following conditions and that the Planning Committee also approves the amendments to the previously discharged conditions. In addition to this, to give delegated authority to officers to carry out minor changes to the wording of conditions, subject to the approval of the Chairman and Vice Chairman.

Conditions

All of the conditions, contained in the outline planning permission S/2011/14/OL, save for those discharged under Part B of this approval, continue to apply so far as the same are capable of taking effect but subject to the additional conditions set out in the approved reserved matters application S/3499/19/RM, which continue to apply and are set out below.

PART A - PLANNING CONDITIONS

Approved Plans

1. The development hereby permitted shall be carried out in accordance with the plans submitted and approved by the Local Planning Authority on the following drawings (as amended):

Title	Drawing Number
Site Location Plan	A440_PMA-AP-XX-DR-A0001
Existing Site Plan	A440_PMA-AP-XX-DR-A0002
Proposed Site Plan Diagrammatic	A440_PMA-AP-XX-DR-A0003
Proposed Site Plan Ground Floor	A440_PMA-AP-XX-DR-A0004 Rev E
Drawing Structure Key	A440_PMA-AP-XX-DR-A0005 Rev A
Diagram - Typology	A440_PMA-AP-XX-DR-A0006 Rev C
Diagram - Town House Key Plan	A440_PMA-AP-XX-DR-A0007 Rev B
Diagram - Row House Key Plan	A440_PMA-AP-XX-DR-A0008 Rev B
Diagram - Edge House Key Plan	A440_PMA-AP-XX-DR-A0009 Rev B
Diagram – Parking	A440-PMA-AP-XX-DR-A-0010 Rev A
Phase 1 Ground Floor Plan	A440-PMA-01-00-DR-A-0100 Rev E
Phase 1 First Floor Plan	A440-PMA-01-01-DR-A-0101 Rev E
Phase 1 Second Floor Plan	A440-PMA-01-01-DR-A-0102 Rev E
Phase 1 Third Floor Plan	A440-PMA-01-01-DR-A-0103 Rev E
Phase 1 Roof Plan	A440-PMA-01-01-DR-A-0104 Rev E
Phase 1 Fourth Floor Plan	A440-PMA-01-XX-DR-A-0105
Phase 2 Ground Floor Plan	A440-PMA-02-00-DR-A-0200 Rev D
Phase 2 First Floor Plan	A440-PMA-02-01-DR-A-0201 Rev D
Phase 2 Second Floor Plan	A440-PMA-02-01-DR-A-0202 Rev D
Phase 2 Third Floor Plan	A440-PMA-02-01-DR-A-0203 Rev D
Phase 2 Fourth Floor Plan	A440-PMA-02-01-DR-A-0204 Rev D
Phase 2 Roof Plan	A440-PMA-02-01-DR-A-0205 Rev D
Phase 3 Ground Floor Plan	A440-PMA-03-00-DR-A-0300 Rev C
Phase 3 First Floor Plan	A440-PMA-03-00-DR-A-0301 Rev C

Phase 3 Second Floor Plan	A440-PMA-03-00-DR-A-0302 Rev C
Phase 3 Third Floor Plan	A440-PMA-03-00-DR-A-0303 Rev C
Phase 3 Roof Plan	A440-PMA-03-00-DR-A-0304 Rev C
Phase 4 Ground Floor Plan	A440-PMA-04-00-DR-A-0400 Rev C
Phase 4 First Floor Plan	A440-PMA-04-00-DR-A-0401 Rev C
Phase 4 Second Floor Plan	A440-PMA-04-00-DR-A-0402 Rev C
Phase 4 Third Floor Plan	A440-PMA-04-00-DR-A-0403 Rev C
Phase 4 Roof Plan	A440-PMA-04-00-DR-A-0404 Rev C
Phase 5 Ground Floor Plan	A440-PMA-05-00-DR-A-0500 Rev C
Phase 5 First Floor Plan	A440-PMA-05-00-DR-A-0501 Rev C
Phase 5 Second Floor Plan	A440-PMA-05-00-DR-A-0502 Rev C
Phase 5 Third Floor Plan	A440-PMA-05-00-DR-A-0503 Rev C
Phase 5 Roof Plan	A440-PMA-05-00-DR-A-0504 Rev C
2 Bed 2 Storey Edge House V1 – Floor Plan	A440-PMA-AP-XX-DR-A-1001
2 Bed 3 Storey Edge House V2 – Floor Plan	A440-PMA-AP-XX-DR-A-1002
3 Bed 3 Storey Edge House V1- Floor Plan	A440-PMA-AP-XX-DR-A-1003
3 Bed 3 Storey Edge House V2- Floor Plan	A440-PMA-AP-XX-DR-A-1004
4 Bed 3 Storey Edge House – Floor Plan	A440-PMA-AP-XX-DR-A-1005
5 Bed 3 Storey Edge House – Floor Plan	A440-PMA-AP-XX-DR-A-1006
2 Bed Row House - Semi-detached Floor Plan	A440-PMA-AP-XX-DR-A-1011
3 Storey Bed Town House- Urban Quarter – Floor Plan	A440-PMA-AP-XX-DR-A-1021
3 Storey Bed Town House - Linear Park – Floor Plan	A440-PMA-AP-XX-DR-A-1022
3 Storey Town House – Peninsular – Floor Plan	A440-PMA-AP-XX-DR-A-1023
Mansion House Block A Sheet 1 – Ground & 1 st - Floor Plan	A440-PMA-AP-XX-DR-A-1031 Rev A
Mansion House Block A Sheet 2 – 2 nd and 3 rd – Floor Plan	A440-PMA-AP-XX-DR-A-1032
Mansion & Row House Block B Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1033 Rev A
Mansion & Row House Block B Sheet 2 – 1 st Floor Plan	A440-PMA-AP-XX-DR-A-1034 Rev A
Mansion & Row House Block B Sheet 3 – 2 nd & 3 rd Floor Plan	A440-PMA-AP-XX-DR-A-1035
Mansion & Row House Block C Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1036 Rev A
Mansion & Row House Block C Sheet 2 - 1 st Floor Plan	A440-PMA-AP-XX-DR-A-1037 Rev A
Mansion & Row House Block C Sheet 3 - 2 nd & 3 rd Floor Plan	A440-PMA-AP-XX-DR-A-1038
Mansion & Row House Block E Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1039 Rev A
Mansion & Row House Block E Sheet 2- 1 st Floor Plan	A440-PMA-AP-XX-DR-A-1040 Rev A
Mansion & Row House Block E Sheet 3 2 nd & 3 rd Floor Plan	A440-PMA-AP-XX-DR-A-1041

Apartment Block A- Sheet 1– Ground & 1 st Floor Plan	A440-PMA-AP-XX-DR-A-1051 Rev A
Apartment Block A - Sheet 2 - 2 nd and 3 rd – Floor Plan	A440-PMA-AP-XX-DR-A-1052 Rev A
Apartment Block B - Ground, 1st, 2nd, 3rd & 4th - Floor Plans	A440-PMA-AP-XX-DR-A-1053 Rev A
Apartment Block C - Sheet 1 - Ground & 1 st - Floor Plan	A440-PMA-AP-XX-DR-A-1054 Rev A
Apartment Block C - Sheet 2 - 2 nd and 3 rd – Floor Plan	A440-PMA-AP-XX-DR-A-1055 Rev A
Age Restricted Apartment Block - Sheet 1 - Ground Floor Plan	A440-PMA-AP-XX-DR-A-1061 Rev D
Age Restricted Apartment Block - Sheet 2 – 1st Floor Plan	A440-PMA-AP-XX-DR-A-1062 Rev C
Age Restricted Apartment Block - Sheet 3 – 2nd Floor Plan	A440-PMA-AP-XX-DR-A-1063 Rev C
Age Restricted Apartment Block - Sheet 4 – 3 rd Floor Plan	A440-PMA-AP-XX-DR-A-1064 Rev C

Age Restricted Apartment Block - Sheet 5 – 4 th Floor Plan	A440-PMA-AP-XX-DR-A-1065 Rev C
Age Restricted Apartment Block - Sheet 6 – Roof Plan	A440-PMA-AP-XX-DR-A-1066 Rev A
2 Bed 2 Storey Edge House V1 Elevations	A440-PMA-AP-XX-DR-A-3001
2 Bed 2 Storey Edge House V2 Elevations	A440-PMA-AP-XX-DR-A-3002
3 Bed 3 Storey Edge House V1 Elevations	A440-PMA-AP-XX-DR-A-3003
3 Bed 3 Storey Edge House V2 Elevations	A440-PMA-AP-XX-DR-A-3004
4 Bed 3 Storey Edge House Elevations	A440-PMA-AP-XX-DR-A-3005
5 Bed 4 Storey Edge House V1 Elevations Sheet 1	A440-PMA-AP-XX-DR-A-3006
5 Bed 4 Storey Edge House V1 Elevations Sheet 2	A440-PMA-AP-XX-DR-A-3007
2 Bed Row House Semi-detached Elevations	A440-PMA-AP-XX-DR-A-3011
3 Storey Town House - Urban Quarter Elevations	A440-PMA-AP-XX-DR-A-3021
3 Storey Town House - Linear Park Elevations	A440-PMA-AP-XX-DR-A-3022
3 Storey Town House - Peninsula Elevations	A440-PMA-AP-XX-DR-A-3023
Mansion House Block A Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3031
Mansion House Block A Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3032
Mansion House Block B Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3033
Mansion House Block B Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3034
Mansion House Block B Sheet 3 Elevations	A440-PMA-AP-XX-DR-A-3035
Mansion House Block C Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3036
Mansion House Block C Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3037
Mansion House Block C Sheet 3 Elevations	A440-PMA-AP-XX-DR-A-3038
Mansion House Block E Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3039

Mansion House Block E Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3040
Mansion House Block E Sheet 3 Elevations	A440-PMA-AP-XX-DR-A-3041
Apartment Block A Elevations	A440-PMA-AP-XX-DR-A-3051
Apartment Block B Elevations	A440-PMA-AP-XX-DR-A-3052
Apartment Block C Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3053
Apartment Block C Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3054
Age Restricted Apartment Block Sheet 1 Elevations	A440-PMA-AP-XX-DR-A-3061 Rev D
Age Restricted Apartment Block Sheet 2 Elevations	A440-PMA-AP-XX-DR-A-3062 Rev C
Age Restricted Apartment Block Sheet 1 Internal Elevations	A440-PMA-AP-XX-DR-A-3063 Rev C
Age Restricted Apartment Block Sheet 2 Internal Elevations	A440-PMA-AP-XX-DR-A-3064 Rev B
Site Section 1	A440-PMA-AP-XX-DR-A-2001
Site Section 2	A440-PMA-AP-XX-DR-A-2002 Rev B
Site Section 3	A440-PMA-AP-XX-DR-A-2003
Site Section 4	A440-PMA-AP-XX-DR-A-2004
Northstowe Arch Views	A440-PMA-AP-XX-DR-A-9001
3 Storey Layout Choices Summary	TH_3.0 (30) 101 rev D
General Arrangement - Key Plan	NOR566-GRA-00-DR-L-1101 Rev 02
General Arrangement - Legends	NOR566-GRA-00-DR-L-1102
Illustrative Landscape Plan	NOR566-GRA-00-DR-L-1103 Rev 02
Hard works General Arrangement	NOR566-GRA-00-DR-L-3101
Hard works General Arrangement	NOR566-GRA-00-DR-L-3102 Rev 02
Hard works General Arrangement	NOR566-GRA-00-DR-L-3103 Rev 02
Hard works General Arrangement	NOR566-GRA-00-DR-L-3104
Hard works General Arrangement	NOR566-GRA-00-DR-L-3105
Softworks General Arrangement	NOR566-GRA-00-DR-L-5101
Softworks General Arrangement	NOR566-GRA-00-DR-L-5102 Rev 02
Softworks General Arrangement	NOR566-GRA-00-DR-L-5103 Rev 03
Softworks General Arrangement	NOR566-GRA-00-DR-L-5104
Softworks General Arrangement	NOR566-GRA-00-DR-L-5105
General Arrangement Section 01- Peninsula	NOR566-GRA-00-DR-L-1301
General Arrangement Section 02- Northern Greenway Interface	NOR566-GRA-00-DR-L-1302
General Arrangement Section 03- Edge House & Highway Interface	NOR566-GRA-00-DR-L-1303
General Arrangement Section 04- Rampton Drift Greenway	NOR566-GRA-00-DR-L-1304
General Arrangement Section 05- Pocket Gardens	NOR566-GRA-00-DR-L-1305
General Arrangement Section 06- Shared Communal Gardens	NOR566-GRA-00-DR-L-1306
General Arrangement Section 07- Community Plaza & East West Route	NOR566-GRA-00-DR-L-1307
General Arrangement Section 08- Urban Park	NOR566-GRA-00-DR-L-1308
General Arrangement Section 09- Later	NOR566-GRA-00-DR-L-1309 Rev 02

Living	
Typical Tree Pit Details	NOR566-GRA-00-DR-L-1401
Surface Water Drainage General Arrangement Key Plan	1620006201-RAM-XX-XX-DR-C-00100 Rev P05
Surface Water Drainage General Arrangement Sheet 1	1620006201-RAM-XX-XX-DR-C-00101 Rev P07
Surface Water Drainage General Arrangement Sheet 2	1620006201-RAM-XX-XX-DR-C-00102 Rev P08
Surface Water Drainage General Arrangement Sheet 3:	1620006201-RAM-XX-XX-DR-C-00103 Rev P06
Surface Water Drainage General Arrangement Sheet 4	1620006201-RAM-XX-XX-DR-C-00104 Rev P08
Surface Water Drainage General Arrangement Sheet 5	1620006201-RAM-XX-XX-DR-C-00105 Rev P06
Surface Water Drainage General Arrangement Sheet 6:	1620006201-RAM-XX-XX-DR-C-00106 Rev P06
Surface Water Drainage General Arrangement Sheet 7	1620006201-RAM-XX-XX-DR-C-00107 Rev P08
Surface Water Drainage General Arrangement Sheet 8	1620006201-RAM-XX-XX-DR-C-00108 Rev: P05

Manhole Schedule Sheet 1	1620006201-RAM-XX-XX-DR-C-00250 Rev P03
Manhole Schedule Sheet 2	1620006201-RAM-XX-XX-DR-C-00251 Rev P03
Foul Water Drainage Key Plan:	1620006201-RAM-XX-XX-DR-C-00110 Rev P06
Foul Water Drainage Sheet 1	1620006201-RAM-XX-XX-DR-C-00111 Rev P04
Foul Water Drainage Sheet 2	1620006201-RAM-XX-XX-DR-C-00112 Rev P06
Foul Water Drainage Sheet 3	1620006201-RAM-XX-XX-DR-C-00113 Rev: P04
Foul Water Drainage Sheet 4	1620006201-RAM-XX-XX-DR-C-00114 Rev P06
Foul Water Drainage Sheet 5	1620006201-RAM-XX-XX-DR-C-00115 Rev P04
Foul Water Drainage Sheet 6	1620006201-RAM-XX-XX-DR-C-00116 Rev P04
Foul Water Drainage Sheet 7	1620006201-RAM-XX-XX-DR-C-00117 Rev P06
Foul Water Drainage Sheet 8	1620006201-RAM-XX-XX-DR-C-00118 Rev P04
Foul Water Drainage Manhole Schedule	1620006201-RAM-XX-XX-DR-C-00260 Rev P02
Drainage Details Sheet 1	1620006201-RAM-XX-XX-DR-C-00400 Rev P02
Drainage Details Sheet 2	1620006201-RAM-XX-XX-DR-C-00401 Rev P02

Drainage Details Sheet 3	1620006201-RAM-XX-XX-DR-C-00402 Rev P02
Drainage Details Sheet 4	1620006201-RAM-XX-XX-DR-C-00403 Rev P02
Refuse Truck Swept Path Analysis Sheet 1	RAM-XXXX-DR-C-00500 Rev P06
Refuse Truck Swept Path Analysis Sheet 2	RAM-XXXX-DR-C-00501 Rev P06
Refuse Truck Swept Path Analysis Sheet 3	RAM-XXXX-DR-C-00502 Rev P06
Refuse Truck Swept Path Analysis Sheet 4	RAM-XXXX-DR-C-00505 Rev P04
Visibility Splays Key Plan	RAM-XXXX-DR-C-00550 Rev P02
Visibility Splays Sheet 1	RAM-XXXX-DR-C-00551 Rev P01
Visibility Splays Sheet 2	RAM-XXXX-DR-C-00552 Rev P01
Visibility Splays Sheet 3	RAM-XXXX-DR-C-00553 Rev P01
Visibility Splays Sheet 4	RAM-XXXX-DR-C-00554 Rev P02
Visibility Splays Sheet 5	RAM-XXXX-DR-C-00555 Rev P01
Visibility Splays Sheet 6	RAM-XXXX-DR-C-00556 Rev P01
Visibility Splays Sheet 7	RAM-XXXX-DR-C-00557 Rev P02
Visibility Splays Sheet 8	RAM-XXXX-DR-C-00558 Rev P01

Reason: To define the permission and to ensure satisfactory development of the application site in accordance with Policies of the South Cambridgeshire Local Plan and Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

Approval of Materials

2. Prior to above ground works for each phase of development, a schedule of materials based on the principles in the Design and Access Statement, shall be submitted to and agreed in writing by the Local Planning Authority. The submission shall be supplemented with a sample board(s) of the submitted materials to be constructed within the site compound or an alternative agreed location. The sample board shall be retained on site until the completion of the relevant phase of development or an alternative agreed timetable. The materials shall not include ACM (aluminium composite material) and HPL (high pressure laminate).

Reason: To ensure satisfactory development of the application site in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/24 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

External Plant and Equipment

3. Prior to their installation, details (including location and external appearance) of all external plant and equipment used for the purpose of heating, ventilation and/or air conditioning shall be submitted to and approved in writing by the local planning authority. The agreed details shall be implemented prior to the occupation of the part of the development to which the plant and equipment relates. Any such structures shall be agreed situated within buildings or in acoustically designed enclosures, and thereafter retained in accordance with any approval for the period of their use.

Reason: To ensure satisfactory appearance of the application site and to ensure that the amenities of nearby residents are safeguarded in accordance with the submitted Acoustics Report – Planning Conditions 42 and 43 (reference 1620006201 Rev B) and Policy HQ/1 of the South Cambridgeshire Local Plan.

Housing Mix and Self/Custom Build Monitoring

4. Prior to the occupation of the 50th dwelling (excluding properties for affordable rent and age restricted housing as defined in the application submission), a Statement, shall be submitted to the Local Planning Authority identifying the plots sold and setting out how the initial owner(s) of the properties have had primary input into its final design and layout and the number of bedrooms within the sold unit. Additional Statements shall be submitted on the occupation of every subsequent 50th dwelling (i.e. 100th, 150th, etc) of the development.

Reason: In order to provide effective information and monitoring of the proposals which are capable of being considered as custom-build properties in terms of Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) in accordance with Policy H/8 of the South Cambridgeshire District Local Plan 2018, Policy NS/7 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework (2019) and to monitor housing mix throughout the Development Parcel and Phase 2 in accordance with Policy H/9 of the South Cambridgeshire District Local Plan 2018.

Removal of Permitted Development Rights

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) or any succeeding or replacement legislation, no extensions or alterations to dwelling houses hereby approved shall be carried out under Schedule 2, Part 1 (all Classes); Part 2 Class A and B and Part 3 Class L.

Reason: Having regard to the specific, innovative and detailed design of the approved dwellings and their relationship within the detailed design to neighbouring dwellings in providing a unique provision of amenity space and having regard to Policy HQ/1 of the South Cambridgeshire District Local Plan 2018, Policy NS/23 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework (2019).

Provision of Parking Spaces

6. The parking spaces that are to be provided shall be provided before the first use of the associated dwelling(s), and those spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles. The parking spaces shall not be used for any trade or business and shall be installed in a manner to ensure access to all users without obstruction.

Reason: To ensure that visitor parking and parking provision is provided for future residents and wider application site in accordance with Policies HQ/1, TI/3 and TI/4 of the South Cambridgeshire Local Plan.

Hours of Working

7. i) No demolition, construction or engineering works, (including land reclamation, stabilisation, preparation, remediation or investigation), shall take place on any Sunday, Bank Holiday or Public Holiday, and such works shall only take place between the hours of 08.00 to 20.00 weekdays and 08.00 to 17.00 Saturdays. No plant, machinery or equipment associated with such works shall be started up or operational on the development site outside of these permitted hours.

ii) Should any extension to working hours be required due to unforeseen circumstances, the site manager shall write to the Local Planning Authority and all local residents as to the length of time site operatives will be working on site to carry out essential work only, what work would be undertaken and measures to reduce the impact on adjoining neighbours.

Reason: To safeguard the amenities of neighbouring and nearby residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/24 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework.

Deliveries to Commercial Units

8. Prior to the occupation of the commercial units as ground floor to buildings A-B and A-C details of deliveries shall be agreed in writing by the Local Planning Authority. Details shall include timings, measures to reduce noise and the location of delivery vehicles during loading and unloading activity.

Reason: To safeguard the amenities of neighbouring and nearby residents and in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

Reversing Alarms

9. All construction vehicles shall not use the audible 'beeping' reversing alarms. Alternative vehicle alarms should be used such as the use of white noise, infrared, or visible alarm systems.

Reason: To ensure that the amenities of neighbouring residents are not unduly inconvenienced by development of the site construction operations and in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework.

Site Compound

10. Prior to the commencement of each phase of the development (as outlined within the Design and Access Statement), details of the site compound shall

be submitted to and agreed in writing by the Local Planning Authority. The site compound should be positioned as far away from Rampton Drift as reasonably practicable and should not be positioned in root protection areas. The submitted details shall include:

- i). The phases that the compound will serve
- ii. Delivery and storage areas for materials and equipment
- iii. The location and size of any temporary buildings
- iv. Parking for onsite contractors and visitors
- v. Fencing and security measures

The proposed site compound shall be implemented in accordance with the approved details and retained throughout the construction process.

Reason: To ensure satisfactory functioning of the construction process, to protect the amenities of existing residents in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework.

Rampton Road

11. No vehicles associated with the construction site shall use Rampton Road for access, parking or deliveries.

Reason: To safeguard the amenities of neighbouring and nearby residents and in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework

Age Restricted Accommodation – Communal Garden

12.
 - i) Prior to the first occupation of the age-restricted accommodation, details of the associated communal garden, including details of hard surfacing and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Details submitted shall be in accordance with the principles of the Design and Access Statement and include planting species and density, associated structures (e.g. bins, seating) and ground preparation measures. Unless an alternative timescale is submitted and agreed, the landscaping shall be implemented in the first available planting season following approval of the agreed details.
 - ii) The agreed details shall be maintained for a period of 5 years from the date of planting with dead, dying or diseased specimens replaced with equivalent age, size and species in the next available planting season.

Reason: To ensure satisfactory functioning of the construction process, to provide appropriate landscaping and to provide appropriate space for the amenities of future residents. and in accordance with Policies HQ/1, CC/1, NH/2, NH/4, NH/6 and SC/7 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the

aims and objectives of the National Planning Policy Framework and National Design Guide.

Landscaping

13. i) Prior to first occupation of each Phase of the development hereby permitted, landscape specifications including construction methods, maintenance operations, site preparation, importation and storage of materials, excavation depths including dimensions for tree pits, planting methods and aftercare.
- ii) Unless an alternative timescale is submitted and agreed, the landscaping shall be implemented in the first available planting season following approval of the agreed details.
- iii) The agreed details shall be maintained for a period of 5 years from the date of planting with dead, dying or diseased specimens replaced with equivalent age, size and species in the next available planting season.

Reason: To ensure satisfactory functioning of the construction process, to provide appropriate landscaping and to provide appropriate space for the amenities of future residents and in accordance with Policies HQ/1, CC/1, NH/2, NH/4, NH/6 and SC/7 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

Sustainability

14. Within 6 months of occupation of the commercial units as ground floor to buildings A-B and A-C, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: To ensure an increased level of sustainability across the development as a whole in accordance with Policy NS/23 of the Northstowe Area Action Plan, 2007.

Ecology Implementation

15. Prior to their installation the location and type of bat and bird boxes shall be submitted to and agreed in writing by the Local Planning Authority. The submission shall be implemented in accordance with the implementation strategy set out at Chapter 7 in submitted Ecological Management Plan (ref: 1620006201 Issue 4) including the provision of 138 bird and bat boxes across the phase.

Reason: To ensure the safeguarding and enhancement of habitats, wildlife and biodiversity in accordance with Policy NH/4 of the South Cambridgeshire Local Plan and Policies NS/17 and NS/23 of the Northstowe Area Action Plan.

Highways – Implementation

16. Prior to first occupation of any dwelling in each phase of the development (as outlined in the submitted Design and Access Statement, hereby approved) the associated road(s), footpath(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the relevant phase to the adjoining spine road in accordance with details submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory functioning and access to the development in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/27 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework.

Part B – Planning Conditions of the Outline Planning Permission

1. For the avoidance of doubt the submission hereby re-discharges the following conditions of the outline planning permission S/2011/14/OL, as amended by non-material amendments S/2435/17/NM, S/2792/18/NM, S/3255/18/NM, and S/3503/19/NM. The discharge submission is in relation to the Development Parcel outlined in red on plan A440_PMA-AP-XX-DR-A0001 (Location Plan) and is subject to the implementation of the agreed details:

Condition	Description	Recommendation
9	Design Code	Discharge in full
10	Fire Strategy	Discharge in full
12	Lifetime Homes (Affordable and market dwellings)	Discharge in full
19	Surface water Drainage	Discharge in full
20	Foul Water drainage	Discharge in full
23	Landscape and design	Discharged in full but note a Condition in Part A
24	Landscape Management and Maintenance plan	Part discharged
27	Ecological Management plan	Discharge in full
32	Low Carbon Strategy	Discharge in full
33	Energy delivery strategy	Discharge in full
41	External Artificial Lighting	Discharge in full
43	Operational Traffic Noise Mitigation Scheme on-site	Discharge in full
45	Waste & Recycling Management Strategy	Discharge in full
57	Transport – Cycle Parking	Discharge in full

Part C – Temporary change of use of two dwellings to show homes Planning Conditions.

1. The proposals shall be used as show homes and marketing areas for a maximum period of 8 years from 13th February 2020 (date of Decision Notice S/3499/19/RM) or on the occupation of the 400th dwelling of the scheme hereby approved under Part A of this approval, whichever is the sooner.

Reason: The show homes are a temporary provision to demonstrate environmentally sustainable options within the development and should be utilised as permanent housing in the long term in accordance with Policy CC/5 of the South Cambridgeshire District Local Plan 2018 and Policy NS/23 of the Northstowe Area Action Plan.

2. The proposed show homes hereby approved shall be constructed in accordance with the submitted plans under reference:

Location Plan (NS.SH(PL)001)

Site Plan (NS.SH(PL)002);

Context Plan (NS.SH(PL)003)

Ground Floor Plans (NS.SH(PL)100);

Show House 01 Floor Plans (NS.SH(PL)101);

Show House 02 Floor Plans (NS.SH(PL)102); and

Elevations (NS.SH(PL)200).

Reason: To define the permission and to ensure satisfactory development of the show homes in accordance with Policies HQ/1 and CC/5 of the South Cambridgeshire District Local Plan 2018 and Policy NS/23 of the Northstowe Area Action Plan.

3. Prior to first use of the proposed show homes, facilities for visitor and staff car parking, the proposed cycle storage and garden areas shall be laid out in accordance with the approved plans. The proposed cycle storage shall also be made available for potential visitors.

Reason: To define the permission and to ensure satisfactory functioning of the show homes in accordance with Policy CC/5 of the South Cambridgeshire District Local Plan 2018 and Policy NS/23 of the Northstowe Area Action Plan.

Background Papers

Outline Planning Permission S/2011/14/OL and Reserved Matters S/3499/19/RM (available on the online planning register).

Appendices

Appendix A: Discharge of Conditions Table

Appendix B: County Highways comments in full

Report Author:

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Appendix A

Discharge of Conditions Table

Condition	Application discharge ref.	Information originally submitted to discharge	Updated information
9. Design Code	S/3499/19/RM	Design Code Compliance Statement (within Chapters 3, 8, 10 and 11 of the DAS)	Design Code compliance statement included within DAS at section 3.3. The amended design is considered to accord with the requirements of the Design Code.
10. Fire Strategy	S/3499/19/RM	Fire Hydrant Compliance Statement and Fire Hydrant Scheme (within Section 7.6 of the DAS)	A Fire Strategy for the amended design is included at section 3.9 of the DAS. Fire vehicle routes remain unchanged
11. Housing Mix	S/3499/19/RM	Market Housing Mix Schedule (within Chapter 5 of the DAS)	n/a – sub-phase 1b does not include any market housing, therefore the approved mix throughout Phase 2A remains unchanged.
12. Lifetime Homes	S/3499/19/RM	Lifetime Homes Statement (within Chapter 14 of the DAS)	A Lifetime Homes Assessment of both typical apartment types is included at section 3.12 of the DAS and demonstrates compliance.
19. Surface Water Drainage	S/34/99/19/RM	Surface Water Drainage Plans & Drainage Strategy	See updated surface water drainage plans and drainage

			strategy report for the amended design. The site wide drainage strategy is not affected and the fundamentals remain as per that of the previously submitted strategy. The strategy remains in compliance with requirements i-vi of the condition.
20. Foul Drainage	S/3499/19/RM	Foul Water Drainage Plans	See updated foul water drainage plans for the amended design. The strategy is in accordance with the requirements of the condition.
23. Landscaping	S/3499/19/RM	Landscaping plans. The submission did not include information for point j – which has been secured through a preoccupation condition on the reserved matters consent	See updated landscaping plans. Information for point j will continue to be addressed through the condition on the reserved matters consent.
24. Landscape Management	S/3499/19/RM	Landscape Management Strategy (within Chapter 12 of the DAS)	Details for the landscape management strategy are set out within section 4.14 of the DAS. Non- adopted areas will continue to be maintained by a private management company
26. Trees	S/2011/14/COND26	Covering letter confirming no	n/a – as confirmed in

		impact on trees during first 3 subphases of development	original discharge no trees are impacted by sub-phase 1b.
27. Ecology	S/3499/19/RM	Ecological Management Plan (August 2019)	See updated Ecological Management Plan. The contents of the management plan remain valid in light of the amended design and in compliance with the requirements of Condition 27 and therefore no changes to the content of the report have been made
21. Low Carbon Strategy	S/3499/19/RM	Energy Strategy (30 August 2019)	See updated energy strategy which responds to the sub-phase 1b design amendments
33. Energy Delivery Statement	S/3499/19/RM	Energy Strategy (30 August 2019)	See updated energy strategy which responds to the sub-phase 1b design amendments
34. BREEAM	S/3499/19/RM	BREEAM Pre-Assessment Report (August 2019) (part addressed)	n/a – sub-phase 1b proposals do not include for any non-residential floorspace therefore no change to previously submitted information.
35. Water Conservation	S/2011/14/COND35	Water Conservation Strategy	n/a – amended sub-phase 1b proposals do not impact on previously

			submitted information.
36. Fibre Optic	S/3499/19/RM	Compliance statement (within Section 5.10 of the DAS)	n/a – amended sub-phase 1b proposals do not impact on previously submitted information.
37. National Grid	S3499/19/RM	Compliance statement (within Section 5.10 of the DAS)	n/a – amended sub-phase 1b proposals do not impact on previously submitted information.
38. UXO Watching Brief	S/3499/19/RM	UXO Watching Brief (21 May 2019)	n/a – amended sub-phase 1b proposals do not impact on previously submitted information
39. CEMP	S/2011/14/COND39	Phase 1A CEMP	n/a – discharge relates to sub-phase 1a only. CEMP for sub-phase 1b to submitted separately.
41. External Lighting	S/3499/19/RM	Electrical Services Site Wide External Lighting Layouts	See updated lighting drawing for external lighting layout for sub-phase 1b. Lighting layouts for the remainder of the development parcel remain as per previously submitted information.
42. Noise Assessment – Non-residential	S/3499/19/RM	Northstowe Phase 2A Planning Discharge Report – Acoustics & Noise Conditions	n/a – sub-phase 1b proposals do not include for any non-residential floorspace therefore no change to

		42 & 43 (August 2019)	previously submitted information.
43. Traffic Noise	S/3499/19/RM	Northstowe Phase 2A Planning Discharge Report – Acoustics & Noise Conditions 42 & 43 (August 2019)	See accompanying Noise Report for updated assessment for the amended design for sub-phase 1B. The assessment and findings for the remainder of the 2A development parcel are unchanged.
45. Waste	S/3499/19/RM	Waste Management and Minimisation Strategy (August 2019) Refuse Truck Swept Path Analysis Plans	See updated Waste Management and Minimisation Strategy. The strategy for waste collection for the over 55s building now includes the use of a facilities management company to move bins from the internal waste stores to a collection point in the front of the building to be within a suitable distance for collection by the refuse crew. All other contents of the WMMS remain the same and in compliance with condition 45.
46. Low Emissions	S/2011/14/COND46	Low Emissions Strategy	n/a – amended sub-phase 1b proposals do not impact on previously

			submitted information
48. Equine, Walking and Cycling Routes	S/3499/19/RM	Equine, Walking and Cycling Route Strategy (within Section 9.7 of the DAS)	n/a – amended sub-phase 1b proposals do not impact on previously submitted information.
57. Cycle Parking	S/3499/19/RM	Cycle parking details (within Section 7.3 of the DAS)	Cycle parking details provided at section 3.8 of the DAS.
58. Transport – Rampton Drift Access	S/3499/19/RM	Referenced in Planning Statement that there is no impact	n/a – amended sub-phase 1b proposals do not impact on previously submitted information
60. Transport – Works to Public Rights of Way	S/3499/19/RM	Referenced in Planning Statement that there is no impact	n/a – amended sub-phase 1b proposals do not impact on previously submitted information.
64. Self-Build and Custom Build	S/3499/19/RM	Details of the customisable nature of the dwelling types proposed within the DAS and Planning Statement.	n/a – sub-phase 1b does not include for any customisable house types. The amendments do not impact any customisable house types in other sub-phases.
Reserved Matters Conditions			
2. Materials	S/3499/19/COND2	Materials Details	n/a – discharge relates to sub-phase 1A only.
10. Site Compound	S/3499/19/COND10	Site Compound Details	n/a – discharge relates to sub-phase 1A only

Plot 2a Phase 2 Northstowe

21/02585/S73

TRANSPORT ASSESSMENT TEAM COMMENTS

REF:	1893	CASE OFFICER:	Andrew Thompson
AUTHOR:	Tam Parry		
DATE:	19th July 2021		

Background

These comments are further to a proposed amendment to the reserved matters application for the construction of 406 houses on plot 2a of Northstowe Phase 2 S/3499/19. The changes to the layout are specifically to the age restricted housing part of the parcel, with the other parts of the plot remaining unchanged. These comments relate to the revised layout of the age restricted housing area only.

Cycle path connections and footway connections to other parcels and greenways

- Comment 1 The access from the age restricted parcel to the greenway is retained and is agreed. This will be specifically for the residents of this area.
- Comment 2 The access to the south of the area is unchanged with access to the key east west route and crossing over Stirling Road.

Cycle Parking

- Comment 3 This is noted to be a proposed provision of 38 cycle parking spaces with Sheffield stands for the 60 flats within a store next to the car park. This store should be secure. The use of Sheffield stands is appropriate. There is also room for a further 12 stands of mobility scooters near to the main entrance. This provision should be agreed with the LPA.

Car Parking

- Comment 4 It is noted that the car parking provides a ratio of 0.5 spaces per dwelling with a provision of 30 spaces. If car ownership is higher than the spaces available, there is a high risk that over spilling parked vehicles will then end up on shared spaces, pavements and blocking footways and access to other dwellings. To avoid this, streets may need to have double yellow lines painted on them, (refer to comments from Highways Development Management), and street furniture may be required to prevent inappropriate parking. The potential for Enterprise car clubs for the plot should be explored. Car clubs have the potential to reduce car ownership, and would be appropriate in this location.

All purchasers / residents should be aware of the limits of parking, and that inappropriate parking would not be acceptable in this location. Sales staff should be clear that the older person housing has less parking because of the urban character and central aspect of this plot. Other houses within Northstowe will be available with a higher allocation of parking should this be required by a resident.

Car ownership and parking is hoped to be self regulating, with residents understanding that if they have a car, that they need to be aware of the limitations to the amount of parking. SCDC are the parking authority for the district, and should be aware of this context.

Bus stops and interaction with primary streets

Comment 5 As with the previous layout the proposed layout provides access to the nearby bus stops on the primary street, and the bus stops on the busway in the centre of the Urban Splash parcel.

Agenda Item 8



South
Cambridgeshire
District Council

10 November 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

20/03598/OUT. – Longstanton Ward / Northstowe Parish (Land West of Station Road, Longstanton, CB24 3DS)

Proposal: Outline Planning with all matters reserved, except for the vehicular accesses onto Station Road, for the demolition of a single dwelling and associated buildings and development of up to 107 dwellings (including affordable housing) and employment/ community/ cafe/ development together with parking areas, landscaping and all associated infrastructure.

Applicant: Endurance Estates Land Promotion Ltd and Longstanton Parish Council the trustees of the Charity Allotments for Public Stone, Gravel and Clay Pits

Recommendation: Grant subject to completion of a section 106 agreement, conditions and informatives

Key material considerations:

- Principle of Development
- Access and Transport
- Flood Risk & Drainage
- Landscape and Visual Impact
- Public Open Space
- Ecology & Trees
- Design & Layout
- Housing Mix
- Sustainability
- Amenity
- Heritage
- Infrastructure
- Planning Obligations

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: -

Application brought to Committee because: Due to the complex nature of the application, that Longstanton Parish Council is a joint landowner, and its relationship with the wider Northstowe development

Presenting officer: Guy Wilson

Executive Summary

1. The application site comprises approximately 4.52 hectares (ha) of land. The site is adjacent to the B1050 Station Road which runs along the eastern boundary of the site. The western and northern boundaries are adjacent to other proposed development parcels with Northstowe Phase 3B. There is a single existing residential dwelling immediately to the south of the site, with a commercial development beyond this.
2. The site was originally identified in the adopted Northstowe Area Action Plan (2007) as reserve land under Policy NS/3 (part g). Policy SS/5 within the adopted South Cambridgeshire District Local Plan now designates this area for as an extension to Northstowe. The application site lies within the wider Northstowe 3B area and the principle of providing residential development on the site is therefore acceptable.
3. The proposed development is for up to 107 dwellings (106 dwellings net) and a community/ commercial space, with all matters reserved other than access onto Station Road.
4. Outline planning permission has been granted for up to 1,500 dwellings as part of Phase 1, along with up to 3,500 homes on phase 2. Outline applications are currently pending for up to 4,000 homes in phase 3A (20/02171/OUT), as well as for up to 1,000 dwellings by Homes England (20/02142/OUT) in Phase 3B to the west, and up to 80 dwellings by Middlereach Ltd (S/3854/19/OL) immediately to the north. These planned and permitted developments would result in approximately 10,200 homes across the three phases of Northstowe.

Relevant planning history

5. Northstowe as an entity has existed for approximately 20 years with the current allocation and Area Action Plan being adopted in July 2007. The Area Action Plan identified the application site as being land reserved for additional housing should the number of housing on the main site not meet the allocation. Following consideration of the delivery the Reserve Land was formally allocated under Policy SS/5 of the Local Plan in 2018.
6. The following summarises the main applications of relevance to Northstowe:
 - Phase 1 (1,500 homes) was granted approval in 2014 under reference S/0388/12/OL and is under construction, with all 13 residential parcels

having been granted reserved matters approval. Associated infrastructure, a local centre and employment was also approved under Phase 1. The primary school and community wing are operational, and the local centre square was completed in 2019. Work continues on site on a number of aspects including LEAPs, the formal sports provision (known as the Western Park), Greenways, the formal park. Fronting Station Road is also the Northstowe Enterprise Zone comprising an area of 5ha which is designated for employment land.

- Phase 2 (3,500 homes and the Northstowe Town Centre) was granted outline permission in 2017 under reference S/2011/14/OL. A number of the principal conditions and first residential reserved matters for 406 dwellings have now been approved. The Education Campus in Phase 2 was secured through a phased delivery approach under a County Council submission S/0092/18/CC, including the masterplan for future phases. The Education Campus includes a Secondary School, Sixth Form, Primary School and SEND school as well as community sport facilities.
 - Phase 3A (4,000 homes) is currently pending determination for outline permission under reference 20/02171/OUT. The application was brought forward by Homes England.
 - Phase 3B (1,000 homes) is currently pending determination for outline permission under reference 20/02142/OUT, and lies immediately to the west, north, and south of the site. The application was brought forward by Homes England.
 - Phase 3B – Digital Park, Station Road (80 homes) is currently pending determination for outline permission under reference S/3854/19/OL and lies immediately north of the site. This application was brought forward by Middlereach Ltd.
7. The only relevant planning history for the site itself is application 20/01221/SCRE which was a EIA Screening Request. The Council advised that the development was EIA development. In response the applicant sought a screening direction from the Secretary of State, who directed that the development is not EIA development and as such an Environmental Statement is not required.

Planning policies

8. The principal policies and guidance relevant to determination of this application are:

South Cambridgeshire Local Plan (SCLP) (2018)

- S/1: Vision
- S/2: Objectives of the Local Plan
- S/3: Presumption in Favour of Sustainable Development
- S/5: Provision of New Jobs and Homes
- S/6: The Development Strategy to 2031

- S/7: Development Frameworks
- S/12: Phasing, Delivery and Masterplan
- SS/5: Northstowe Extension
- CC/1: Mitigation and Adaptation to Climate Change
- CC/3: Renewable and Low Carbon Energy in New Developments
- CC/4: Water Efficiency
- CC/5: Sustainable Show Homes
- 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/1: Conservation Area and Green Separation at Longstanton
- NH/2: Protecting and Enhancing Landscape Character
- NH/4: Biodiversity
- NH/6: Green Infrastructure
- NH/7: Ancient Woodlands and Veteran Trees
- NH/14: Heritage Assets
- H/8: Housing Density
- H/9: Housing Mix
- H/10: Affordable Housing
- H/12: Residential Space Standards
- E/10: Shared Social Spaces in Employment Areas
- E/21: Retail Hierarchy
- E/22: Applications for new Retail Development
- E/16: Expansion of Existing Businesses in the Countryside
- SC/2: Health Impact Assessment
- SC/4: Meeting Community Needs
- SC/6: Indoor Community Facilities
- SC7: Outdoor Play Space, Informal Open Space and New Developments
- SC/9: Lighting
- 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/9: Education facilities
- T/10: Broadband

Northstowe Area Action Plan (NAAP) (2007)

- NS/1: The Vision for Northstowe
- NS/2: Development Principles
- NS/4: Green Separation from Longstanton and Oakington
- NS/6: Local Centres
- NS/7: Northstowe Housing
- NS/8: Northstowe Employment
- NS/9: Community Services, Facilities, Leisure, Arts and Culture
- NS/10: Road Infrastructure

- NS/11: Alternative Modes
- NS/12: Landscape Principles
- NS/13: Landscape Treatment of the Edges of Northstowe NS/14: Landscaping within Northstowe
- NS/15: Linking Northstowe to its Surroundings NS/16: Existing Biodiversity Features
- NS/17: New Biodiversity Features NS/19: Public Open Space and Sports Provision
- NS/20: Countryside Recreation
- NS/21: Land drainage, Water Conservation, Foul Drainage and Sewage Disposal
- NS/22: Telecommunications Infrastructure
- NS/23: An Exemplar in Sustainability
- NS/24: Construction Strategy
- NS/25: Strategic Landscaping
- NS/26: Making use of Existing Buildings / Resources on Site
- NS/27: Management of Services, Facilities, Landscape, and Infrastructure
- NS/28: Timing / Order of Service Provision

Cambridgeshire & Peterborough Minerals and Waste Plan (2021):

- Policy 4: Providing for Waste Management
- Policy 5: Mineral Safeguarding Areas

**National Planning Policy Framework (NPPF) (2021)
 Planning Practice Guidance (PPG)
 National Design Guide (NDG)**

Supplementary Planning Documents (SPDs)

- Affordable Housing SPD
- Biodiversity SPD
- District Design Guide SPD
- Health Impact Assessment SPD
- Landscape in New Developments SPD
- Open Space in New Developments SPD
- Public Art SPD
- Trees & Development Sites SPD
- Cambridgeshire Flood and Water SPD
- Greater Cambridge Sustainable Design and Construction SPD (2020)

Other documents which are material considerations include:

- Northstowe Development Framework Document (August 2012)
- Northstowe Development Framework Document Addendum – An exemplar in sustainable living (October 2012)

Consultation

9. The planning application has been advertised by way of a site notice and newspaper advert. Neighbours have also been notified by letter.

Cambridgeshire County Council Transport Assessment Team

Application as submitted

10. The proposal description, study area, traffic data, trip generation, and distribution and assignment of traffic are agreed. Assessment Scenarios and Traffic Growth, Junction modelling, the Travel Plan, and Mitigation are to be agreed or need clarification.
11. When taking account of other committed and planned developments, this site should adopt the same methodology as Digital Park, using the predicted flows from the Northstowe Phase 3 (Homes England) Transport Assessment.
12. The applicant should detail how traffic flows on the B1050 have been derived in the LinSig (traffic signal junction software) model. These should include the predicted flows from the Northstowe Phase 3 TA as well as those from Digital Park. The LinSig outputs for the site access junction with the Park & Ride should be provided. Access to the mixed-use building should be modelled as Use Class A2 with flows using the main access and not the secondary access.
13. Once the site access junction design and phasing has been agreed with the Highways Development Management team, this should be applied to the modelling.
14. Framework Travel Plan – The applicant should use Smart Journeys as the travel plan coordinator to match Northstowe Phase 1. The travel plan objectives, measures, and target reduction of single occupancy vehicle use by 10% in 5 years post occupation are agreed. Monitoring by the travel plan coordinator should take place annually for the 5 years post-completion. A travel plan budget should be set by the applicant for the site wide measures, including monitoring.

Comments following amendments

15. No objection subject to mitigation, sufficient detail has now been submitted to make a sound assessment.
16. Walking and cycling network – The applicant highlights there is no footway on the west side of the B1050 between the Busway and further south. The provision of a footway/cycleway along the site frontage is welcomed, and should be extended to the footway to the south and similar provision at Digital Park to the north. The site enables a pedestrian link between Phase 3B and the Park & Ride.
17. The submitted flows for the B1050 junction based on a manual traffic count are very similar to those for Digital Park and are agreed.
18. The applicant has reviewed 60 months of accident records, and the application related flows are not expected to significantly increase the accident risk in the area.

19. The movement strategy has been coordinated with Northstowe Phase 3b and Digital Park, with the site providing a walking/ cycling and emergency vehicle/bus route to Phase 3B.
20. The applicant has assessed the development will generate 87 two-way vehicle trips during the morning peak (68 departing) and 63 two-way vehicle trips during the evening peak (47 arriving). This vehicle trip generation is agreed. The applicant has derived a trip distribution based on the 2011 Census of 91% heading south towards the A14 and 9% heading north. This is agreed.
21. Traffic flow meddling of the site access junction and well as junctions of the B1050 with Pathfinder Way and Stirling Road has been undertaken, including flows from Northstowe Phase 3 and Digital Park. Southbound traffic is controlled by signals in Willingham which reduces the amount of traffic which can reach these junctions to below the modelled flows. As such the modelled flows are considered worst-case scenarios which are not likely to occur.
22. The site access junction southbound is modelled to be over capacity in the AM peak with a DoS (Degree of Saturation) of 109%, but only if the pedestrian phase is called every cycle. Where it is not called the junction operates within capacity with a DoS of 84%. As the pedestrian phase is not likely to be called every cycle, the lower flows are acceptable.
23. The southbound junction with Stirling Road is modelled at overcapacity with a DoS of 133% in the AM peak and 92% in the PM peak. Changes to signal timings are proposed which reduces the AM peak to 124%.
24. A package of mitigation is essential to mitigate the impact of the development, secured through conditions and s106 contributions:
 - Travel Plan to be secured by condition and agreed prior to occupation.
 - A scheme to secure connectivity with neighbouring developments should be secured by condition, without encumbrance or intervening land.
 - A 3m footway/ cycleway should be provided along the B1050 connecting to the existing footway to the south and Digital Park to the north, and secured by condition.
 - A review of signal settings for junctions on the B1050 with Stirling Road and Pathfinder Way should be agreed with the County Council prior to completion.
 - A contribution of £46,000 should be made to improved connectivity with Northstowe.
 - A contribution of £114,000 should be made to improved cycling connectivity with the surrounding area.
 - A contribution of £96,000 should be made towards the capital costs of the Cambridge Guided Busway.

Cambridgeshire County Council Highways (Development Management)

Application as submitted

25. It is assumed the LLFA and relevant drainage authorities have been consulted. Cambridgeshire County Council does not adopt SuDS features and similarly will not accept surface water from adoptable highway discharging direct to a privately maintained SuDS system. Therefore, highway surface water must be conveyed by an AWS sewer system to any private SuDS. There are concerns about the use of open swales adjacent to the carriageway, which will require regular maintenance.
26. It is noted the drain to the eastern site frontage is an Awarded Watercourse under the jurisdiction of South Cambridgeshire District Council. In the design of the associated highway infrastructure the developer will need to consider the proximity and depth of the watercourse in relation to walking and cycling infrastructure adjacent to Station Road.
27. In relation to the indicative masterplan:
- It is not clear how a 20mph design speed on the primary east-west route will be achieved
 - Car and cycle parking provision to SCDC standards is noted.
 - It is unclear why the secondary access off Station Road is required, this should be omitted.
 - On site cycleways and connections will require careful design in relation to their alignment.
 - The frontage cycleway along Station Road should be shown on the illustrative masterplan.
 - The County Council will adopt appropriately implemented street trees, but not verges outside of visibility splays.
 - The rank of parking for the residential blocks along the southern boundary will need further consideration at the detailed design stage as the current layout is likely to result in secondary parking in front of allocated spaces and obstruct the adjacent footpath.
 - Vehicle to pedestrian visibility splays will be required for all dwellings and private drive accesses, and a number of dwellings will need to be set back to achieve this.
 - The shared surface streets do not appear to accord with County Council adoption principles.
28. Several access details shown on S1608 PL01 Rev B require attention, including completion of a Stage 1 Road Safety Audit, provision of LINSIG models for the junction, provision of a full 3m cycle/pedestrian path along Station Road, and a number of technical amendments and additional detail.
29. No consideration appears to have been given to improvement to the nearest bus stops along Station Road, north of the busway, and this requires review.
30. The contents of the co-ordination statement are noted, and the links noted and welcomed. Clear, legible, and direct routes should be developed between these boundaries.

Comments following amendments

31. The comments from the Transport Assessment Team in June 2021 are noted, where the proposed development impact has been accepted, subject to mitigation.
32. The proposed access arrangements have been subject to Stage 1 Road Safety Audit. Revised Access Drawing 1608.PL01 Rev F is acceptable, subject to detailed design.
33. The provision of a 3.5m shared use cycle/pedestrian route along Station Road is acceptable, and represents a marginal improvement in relation to existing infrastructure to the south. This should be provided along the whole frontage and will require the culverting or diversion of any drain along the frontage as necessary.
34. The final form of development to the west of Station Road will provide comprehensive linked high-quality walking and cycling links to the north, south east, and west of the respective developments and overall result in a highly accessible form of development.
35. The developer of this site will need to submit a scheme in accordance with the co-ordination station providing for comprehensive connectivity to the north, west and south, and this should be included in the s106 agreement.
36. Adequate parking must be secured in the detailed design stage for the commercial frontage such that ad hoc parking does not compromise the safety and operation of the signal-controlled junction.
37. As previously commented, the design of streets will need amending from those indicated in the illustrative masterplan. Early consultation with the Local Highways Authority is recommended.

GCSP Urban Design

Application as submitted

38. The Cambridgeshire Quality Panel reviewed the proposals in December 2019 and made the following recommendations:
 - a) The existing trees and ponds are important site assets and should not be moved if they are already in situ.
 - b) Make sure the current biodiversity is enhanced on site.
 - c) Plans need to show how the new community will travel to other locations such as schools, shops, employment areas and the park and ride.
 - d) Plans showing cars parking relative to dwellings would be helpful.
 - e) The road layout needs to both reduce the impact of the car and work with the existing landscape to form a series of connected streets.
 - f) Consider integrating play areas into the normal street scene.
 - g) Cycling provision must provide direct and clear routes to identified destinations.

- h) The dichotomy between back door and front door to Parcel 3b needs to be resolved with the possibility of the greater density being along the western edge.
 - i) Station Road frontage should be stronger, and the substation be relocated.
 - j) Homes need to be adaptable for climate change over the time.
 - k) Keep densities higher particularly if that allows retention of existing green assets but will require a higher quality design.
 - l) Carry on conversations with Homes England and the neighbouring sites.
39. Overall, the urban design team consider the application addresses the urban design matters raised by the Quality Panel sufficiently at this outline stage. Subject to minor clarifications and amendments to the parameter plan, the application delivers a robust framework for development consistent with the Cambridgeshire Quality Charter for Growth.
40. Many detailed design issues can be resolved through the design code process which will provide greater certainty on matters such as embedding sustainability into the new development, the character of streets, the design of homes and the quality of open spaces.
41. The illustrative masterplan achieves a net density of 40dph (dwellings per hectare) which is consistent with Policy H/8.
42. The Land Use parameter plan should include a more accurate indication of the location of the LEAP. The LEAP location should be coordinated with neighbouring developments.
43. The primary street should have a design speed of 20mph, and this should be noted on the Access and Movement parameter plan.
44. Existing AOD spot heights should be added to the Building Heights parameter plan, and notation added to clarify:
- buildings will not exceed maximum heights,
 - that heights are inclusive of plant and lift overruns,
 - that building heights are measures from proposed ground level to ridge height, or top of the roof parapet.
 - Assumed commercial storeys will be 4m floor to floor, and residential storeys will be 3m

Comments following amendment

45. The urban design team are satisfied with the revised information submitted in support of this outline application. A condition to secure a design code is required to ensure detailed design elements including the relationship between building frontages and open spaces, the quality of open space, character of streets, and the interface with surrounding development. A design code compliance condition, and materials condition are also recommended.

GCSP Landscape

Application as submitted

46. Pre-application discussions noted several points including the need for street trees and landscape within the built environment, support for the greenway subject to its integration with surrounding development, a need for better green infrastructure to integrate with the built form. A composite masterplan with Digital Park to the north would be welcomed. Advance planting and retention of existing trees should be considered. These points are partly addressed.
47. The submitted Landscape and Visual Appraisal (LVA) is generally acceptable, however some appendices are missing from the document. Some amendments to the LVA and Coordination Statement are recommended.
 - The site should establish a transition from the edge of development and the countryside to the north.
 - The northern greenway is welcomed but green connections between this and the major east-west greenway in Phase 3B should be strengthened.
 - The new hedge on the western boundary should be strengthened recognised as a green connection.
48. The parameter plans do not coordinate with the proposals for Phase 3b or the illustrative masterplan.
49. Existing hedgerows along boundaries should be retained and should be given space to grow, and not sandwiched between gardens. As the water table is likely to be high, the detention basin is likely to be permanently wet. If so, it should not be counted as public open space. Large street trees are proposed, which will require significant space to grow. This might not be possible due to the restricted built areas shown.
50. It is suggested the northern Station Road access is removed so as not to create an island of development. Access to the site should be provided to Phase 3B, and there should be a pedestrian link to the Digital Park site.
51. Three storey buildings are shown along the southern and western boundaries. These higher buildings would be better facing the main route, and in the centre of the site addressing the main areas of open space.
52. The illustrative layout is poor in places, with multiple conflicting access routes separated by thin strips of landscape, structural landscape sandwiched between the backs of adjacent development, insufficient space for replacement planting where the Leylandii are proposed to be removed, and fragmented and impractical car-dominated landscape.

Comments following amendment

53. The appendices to the LVA which had not previously been supplied are generally acceptable, however additional viewpoints from along Station Road in particular would be useful as these will be the most visible in the long-term.
54. The addition of the indicative position of the LEAP on the Land Use parameter plan is welcome, as is the addition of AOD spot heights on the Building Heights parameter plan.
55. Original concerns regarding lack of space to accommodate substantial boundary planting to the south and west, lack of connectivity with adjacent parcels, and tall buildings on potentially tight boundaries remain.
56. Submission of viewpoints/ visualisations at the RM stage will be acceptable. Existing green buffers must be included on the parameter plans, with connections to adjacent parcels and an adequate width (5m) maintained.

Natural England

57. Have no comments on the application.

Historic England

58. Have no comments on the application

Environment Agency

59. The Environment Agency has no objection in principle to the proposed development.
60. The site has been subject to past activity which poses a pollution risk to controlled waters. The Agency's Guiding Principles for Land Contamination should be adopted to manage risk to the water environment.
61. To protect the water environment, any infiltration SuDS should be less than 2m below ground level. All surface water from roofs should be piped direct to an approved surface water system using sealed downpipes. Only clear uncontaminated surface water should be discharged to any soakaway, watercourse, or surface sewer. Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.
62. Foul water should be discharged to the public foul sewer unless it can be demonstrated a connection is not readily available.
63. Opportunities should be provided to support biodiversity through habitat enlargement and/or management of existing and creation of new habitats.
64. Small scale dewatering may require an abstraction license where it is for more than 20 cubic metres per day.

Lead Local Flood Authority (Cambridgeshire County Council)

65. The Flood Risk Assessment and Surface Water Drainage Strategy have been reviewed and the LLFA have no objection in principle. These documents demonstrate surface water can be managed through the use of permeable paving, swales, and an attenuation basin restricting surface water discharge to 5l/s (litres per second). Due to site topography, a pumped system will be required. Pump failure modelling will need to be undertaken at the detailed design stage to demonstrate no failure of flooding.
66. Water quality has been adequately addressed.
67. Conditions are recommended relating to secure a detailed surface water drainage scheme and for the long-term management and maintenance of the surface water drainage system.

Anglian Water

68. Anglian Water has assets subject to an adoption agreement within or close to the boundary which will need to be taken into account or if necessary diverted.
69. Foul drainage from this development is in the catchment of Over Water Recycling Centre which currently does not have capacity to treat flows from the development site. Anglian Water are obligated to accept the foul flows and would therefore take the necessary steps to ensure sufficient treatment capacity should planning permission be granted.
70. The sewerage system has capacity to accommodate flows from the development via a pumped connection to a nearby manhole. The developer will need to agree a suitable point of connection with Anglian Water.
71. The preferred method of surface water disposal would be via a SuDS system. As the proposed method of surface water drainage does not relate to Anglian Water operated assets, there are no further comments.

Sustainable Drainage

72. The development is acceptable subject to the imposition of conditions relating to surface water drainage, foul drainage, maintenance of the SuDS system, details of finished floor levels, and a scheme for flood resilient construction.

SCDC Environmental Health

Noise / vibration

73. Existing nearby residential premises will be exposed to construction noise that will be transitory in nature, the impact should be considered and controlled by the

imposition of conditions relating to construction hours, piling, dust suppression, and construction programme.

74. The submitted noise assessment states that noise from nearby commercial uses (Pentair Hypro and Law & Lewis joinery) was detected. Whilst detected noise levels were not significant, further assessment will need to be undertaken at the reserved matters stage. Properties close to the B1050 will also require further assessment in relation to traffic noise, and this should include consideration of predicted increased traffic levels on surrounding roads. This assessment should be secured by condition.
75. Whilst detailed design information is not available at this outline stage, consideration needs to be given to preventing nuisance from commercial and residential uses being in close proximity. Conditions should be imposed to control noise and odour from any commercial premises, as well as to control delivery hours.
76. If renewable technologies such as air source heat pumps are used, further noise assessment will be required.

Artificial Lighting

77. Lighting levels during construction will be determined by health and safety requirements, but any effects will be transitory. Post completion lighting levels have the potential to cause nuisance and be detrimental to the amenity of existing and proposed residences. A lighting assessment should be provided at reserved matters stage, secured by condition.

Waste Management

78. To ensure waste is sufficiently considered in developing detail proposals, a condition securing a waste management and minimisation strategy should be imposed.

SCDC Environmental Health (Air Quality)

79. The submitted air quality assessment and transport assessment have been reviewed and there is no objection to the proposed development, subject to conditions securing a low emissions strategy, and preventing the installation of gas boilers unless they have a low emission rating for nitrogen oxide.

SCDC Environmental Health (Contaminated Land)

80. The site has a potentially contaminative historical usage comprising made ground of dwellings onsite and from multiple historic and current sources in the surrounding land. It is agreed with the submitted des-based contaminated land assessment that an intrusive site survey will be needed, and this should be secured by condition.

GCSP Sustainability

81. The applicant appears to have a good understanding of Local Plan Policies CC/3 and CC/4 and suggests the energy hierarchy will be applied to the energy strategy for the development.
82. The documents suggests that the following efficiency measures may be included with the energy strategy for the development:
- Passive solar design
 - Good air tightness of 5 m³ /m² /hr @ 50Pa
 - Limitation of thermal bridges (Accredited Construction Details used)
 - Mechanical Ventilation with Heat Recovery or Demand Control Ventilation – only if natural ventilation proves inadequate
 - Highly efficient heating systems and controls
 - Air Source Heat Pumps (ASHP)
 - 100% dedicated energy efficient lighting
 - Energy efficient appliances
 - EV charging for all dwellings with garage or parking space
83. The feasibility of incorporating energy storage into the development will be investigated at a future point.

Carbon Modelling

84. Energy calculations (SAP 10) were undertaken using example dwellings, similar in size and shape to the proposed development, with a similar anticipated accommodation schedule. These demonstrated the following carbon emissions savings:

	KgCO ₂ /annum
Carbon emissions of basic building Regulations Part L compliance development	156,527
Carbon emissions of development after efficiency measures and ASHP technology installed	89,451
Carbon saving above Building Regulations Part L compliance	67,076
% carbon reduction	42.85%

85. The data shows that the options presented could comfortably meet or exceed the requirements of Local Plan Policy relating to energy and carbon emissions reduction.

Water Efficiency

86. To ensure reduced water consumption levels water efficient fittings are proposed, which would allow the scheme to achieve an aspirational indoor water use of 103.05 litres per person per day under Building Regulations Part G calculations.

Conclusions

87. The applicant must be aware that any development that forms part of Northstowe, is subject to higher standards of sustainable construction. Northstowe is considered a sustainable new town that is an exemplar of sustainability, and as a result is required to meet the equivalent of Code for Sustainable Homes Level 4 as a minimum. Although the CFSH's has since been made redundant, residential development in phase one was required to make a minimum carbon emissions reduction of 19%. Phase two and phase three have been required to improve beyond this to demonstrate progression.
88. The applicant must also be aware that non-residential development is subject to policies that require certain levels of BREEAM to be achieved, dependant on the size and nature of the development. The applicant will need to confirm the type and size of any non-residential construction planned for the development.
89. The strategy put forward by the developer demonstrates a policy compliant development that is supported in sustainable construction terms, although as the proposals acknowledge the development is at an early stage of design, and changes to building regulations are anticipated soon, and as such there is uncertainty over the sustainability strategy. For this reason, conditions are recommended relating to implementation of a sustainability strategy, implementation of the energy/carbon reduction strategy, BREEAM pre-assessment and certification for any non-residential development, and water efficiency for all uses.

GCSP Ecology

Application as submitted

90. The site consists of a series of grassland fields with areas of scrub and denser wooded areas, tall ruderal, wooded boundaries, and buildings. The site does sit within the Impact Risk Zone of a nearby statutory protected wildlife site. I note that Natural England have been consulted and have chosen not to comment at this time. Due to the probable habitats found on the application site there is a possibility that the nearby Over Railway Cutting County Wildlife Site (CWS) may be impacted. This is due to the citing feature being the grizzled skipper butterfly which may also inhabit nearby suitable habitat. Species records show great crested newts and other amphibians, barn owls and other breeding birds, flowering plants, invertebrates, reptiles, bats, badger, water vole, and hedgehog have all been recorded locally.
91. In support of the application the applicant has submitted an Ecology Report (Applied Ecology, July 2020) which is welcome.

92. Invertebrates/protected sites – No invertebrate assessment has been undertaken. Considering the proximity of the CWS which is cited for its grizzled skipper population this may have been an oversight.
93. Action required:
94. Provide clarification as to why no invertebrate assessment was made considering the proximity of a CWS cited for its invertebrate population.
95. Reptiles – Surveys for reptiles have been ongoing since 2017 and a small population of common lizard has been found. Mitigation will be required and probable translocation. Clarification on what likely course of action will be required given is needed, potentially in coordination with neighbouring developments.
96. Great crested newts – Surveys in 2017 and 2019 have shown that there is a small population of great crested newts within the site. Surveys from the adjacent Northstowe Phase 3b have found a population of great crested newts in pond 5. This means that the assumption of a small, isolated population may need to be amended. The pond within this application site appears to be retained; however, a licence will be required for works to go ahead and therefore adequate terrestrial habitat must be made available within the redline boundary post development.
97. Badger – The redacted section of the report has not been submitted with the rest of the application, the unredacted Badger Report should be submitted to the LPA for scrutiny.
98. Bats – Bats surveys conducted in 2017 and 2019 have found day roosts of three species of bats within a single building on site. A Natural England licence will be required for works to proceed. However, the applicant has submitted sufficient information to determine this application. In addition, commuting routes and foraging areas have been assessed and a sensitive lighting scheme must be implemented.
99. Breeding birds – Breeding bird surveys were undertaken in 2017 and 2020. In total three red listed species were found on site across both survey periods. A single barn owl was found roosting within one of the outbuildings in 2017 but was absent in 2020. Much of the site is considered suitable barn owl habitat. Other species of concern included song thrush, bullfinch, dunnock, and willow warbler.
100. Considering there is a significant amount of breeding bird habitat within the application site, there should be significant compensation for its loss.
101. The Biodiversity Impact Assessment show that the pre-development value is 16.29 habitat areas units and 1.01 biodiversity hedgerow units. Post construction the calculations show 15.16 and 2.96 for area and hedgerows respectively. This shows a net loss of 6.95% in area units and a 191.51% increase in hedgerow units.

102. With the exception of the marshy grassland, pre-development habitats have all been listed as in poor condition. However, no analysis of habitat condition has been presented. I will require condition analysis to be provided.
103. A net loss in biodiversity is unacceptable considering the changes to the NPPF in 2018, where development should now be taking opportunities to provide a net gain in biodiversity. In addition, it would contravene policy NH/4 of the South Cambridgeshire Local Plan, and not be in the spirit of the Environment Bill which is currently sitting before parliament. Therefore, if the applicant cannot provide a minimum of 10% biodiversity net gain across both area and hedgerow units within the boundary of their site, offsite provision should be provided.

Comments following amendment

104. The applicant has submitted an Ecology Note (Applied Ecology, September 2020) and an updated Ecology Report.
105. Invertebrates – The Ecologist has provided full clarification as to why no invertebrate surveys were conducted. The response is reasonable; therefore, no further action is necessary.
106. Reptiles- The applicant has no access to offsite mitigation and, therefore, all reptile mitigation and translocation will remain within the redline boundary. No further action is necessary.
107. Great crested newts (GCN) – As a result of the additional information regarding pond 5, a greater capture effort (60 instead of 30 days) will be implemented. No further action is necessary.
108. Badger – The badger report has now been unredacted. The report shows evidence of several outlier setts within the redline boundary, some are disused, but most are in some form of use. Licences will be required to shut setts as an when necessary. Badgers are mobile species and can establish new setts quickly. Ongoing surveys will be necessary to monitor any new activity within the site, and an avoidance and mitigation strategy during construction to prevent any harm or accidental capture.
109. Biodiversity Net gain Calculations – The Ecologists have provided the conditions score analysis requested which is welcomed. No Further action is required in this respect.
110. No further updates on how a biodiversity net gain of 10% will be achieved have been provided; however, this can be conditioned and provided through reserved matters applications. Therefore, I would suggest conditions for a construction ecological management plan, a badger survey, and a landscape and ecological management plan.

GCSP Trees

111. I have no arboricultural or hedgerow objections to the principle of the application.
112. Trees on or adjacent site have: No statutory protection.
113. Hedgerows on or adjacent to site: From a quick desk study it is possible they may qualify as 'important hedgerows' under the Hedgerow Regulations 1997 and would therefore have statutory protection.
114. Tree and hedgerow information: A Tree Survey and Arboricultural Implications Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (dated 10/0/2020) has been submitted. This has sufficient information in about trees but the status of the hedgerows, in relation to the Hedgerow Regulation 1997 has not been addressed. Some of the hedgerows have sprawled out with lack of maintenance. These may still have the main structure of a hedgerow. This information would inform the location, size, and appearance of the green infrastructure on site.
115. A detailed Tree and Hedgerow Protection Plan will be required with the reserved matters application.
116. Conditions are requested requiring submission of a detailed Arboricultural Method Statement and Tree Protection Plan, retention of the northern hedgerow, details of soft landscaping works, and protection of soft landscape works for 5 years.

Cambridgeshire County Council Minerals and Waste

117. The application site is located on an area designated as a Sand and Gravel Mineral Safeguarding Area as depicted in Appendix D (Minerals Safeguarding Areas) of the Cambridgeshire and Peterborough Core Strategy (2011) (MWCS) and is adjacent to a Northstowe (Area of Search) W1T and within Waste Consultation Area W8T as depicted on page 184 of the Cambridgeshire and Peterborough Site Specific Proposals Document (2012).
118. Paragraph 7.02 of the Planning Statement states:
119. “7.02 The application site is within an area designated as a Sand and Gravel Mineral Safeguarding Area, Waste Consultation Area and is adjacent to an area of search. It falls under designation CS26 Mineral Safeguarding Areas in the Cambridgeshire and Peterborough Minerals and Waste Development Plan (2011). In line with Policy CS26, there is no requirement to consult with the Minerals Planning Authority as the application site is on land which is allocated for development within the adopted Local Plan. This overrides any protection of the land for mineral extraction. It is relevant to note that there is a need for the development proposed, the site is required to help deliver the 10,000 new homes within Northstowe and as a result prior extraction cannot be reasonably undertaken.”

120. Whilst it is erroneous to assert that prior extraction cannot be undertaken owing to the requirement for development; the statement is correct in that Policy CS26 considers applications for development on land which is allocated in other adopted in other local development plan document is considered not to be prejudicial to the mineral reserve (as set out in paragraph 9.8 of the supporting text). Consequently, the prior extraction requirement is not relevant in this case. However, the Minerals and Waste Planning Authority would encourage the applicant to make best use of any sand and gravel incidentally extracted as part of the development.
121. The County Council is satisfied that the proposed development will not affect the Northstowe (Area of Search) W1T. However, the topic of waste management appears only to have been briefly addressed within the submitted documentation, and consequently it is requested that, if the Planning Authority is minded to grant permission, a condition requiring submission of a detailed waste management and minimisation plan should be imposed in order to ensure compliance with Policy CS28 of the MWCS.
122. The delivery of new dwellings in the County will increase the demand for recycling facilities including those provided by Cambridgeshire County Council as Waste Disposal Authority. The development falls within the Cambridge and Northstowe HRC catchment area of which there is insufficient capacity. Developers are therefore required to contribute towards providing and upgrading a household recycling service to meet the pressures of this additional growth.

Cambridgeshire County Council Archaeology

123. The site is located in an area of high archaeological potential. A cropmark to the immediate west of the site shows an extensive area of multi-period activity likely to span the prehistoric to the Saxon periods (HER 08298). Of particular importance is the intensive Roman period settlement which displays characteristics of urbanisation. Elements of this complex, including a trackway, can be seen extending into the application area.
124. The application site has been subject to an archaeological evaluation (HER ECB6055). The evaluation revealed the trackway from the west as well as evidence for activities peripheral to the settlement. This important archaeology would be severely damaged or destroyed by the proposed development.
125. We do not object to the proposed development but would recommend that a programme of archaeological work is secured through the inclusion of a planning condition.

Cambridgeshire County Council (planning obligations)

126. The proposals for the site will consist of 107 dwellings and a need to ensure provision for additional children. This development will generate 32 Early Years

children (21 eligible for free places); 43 primary children and 27 secondary children.

127. There is currently no child-care provision within Pathfinder C of E Primary School's catchment. However, a purpose-built facility was provided as part of the new school building which is expected to re-open in September 2020. Taking into account the cumulative impact of development in Northstowe this facility will be over capacity. Therefore it is necessary to seek contributions for Early Years provision to mitigate this development.
128. Pathfinder C of E Primary School was built to accommodate 630 pupils overall, however, it opened with reduced numbers to minimise the risk to other schools, and ensure that it can accommodate pupils from the Northstowe development as demand arises. By 2022/2023 there will not be capacity at Pathfinder C of E Primary School It is recommended that contributions are sought to mitigate this.
129. Northstowe Secondary College is the catchment secondary school for the area. Currently it takes pupils in Year 7 only and will increase its capacity year on year as this cohort moves through the school. Swavesey Village College is the catchment secondary school for all other year groups (Years 8 to 11). Northstowe Secondary College currently has a overall capacity of 600 pupils. By 2022/2023 it is predicted to be over capacity, taking into account Local Plan allocations. It is recommended that contributions are sought to mitigate this.
130. Contributions will be sought on he basis of Department for Education guidance, with the actual contributions to be sought dependent on the final housing mix.
131. To support lifelong learning, a contribution towards Northstowe Library is also required to mitigate the impact of the development.

SCDC Sustainable Communities Team

Application as submitted

132. A population multiplier of 2.75 people per dwelling has been assumed for Northstowe.
133. Management and maintenance - A strategy for the management and maintenance of open space including full governance arrangements will be required. It is also anticipated a commuted sum to support maintenance of open space will be required, at £70.20 per person per year (2008 prices, index linked) for a period of 10 years.
134. Open space – 1.38ha of open space is proposed, however this is only partly accessible. It would be helpful for detail of the open space to be provided to ensure it is policy compliant. An offsite contribution to allotment and orchard land should also be secured.

135. Play space – At least one LAP and LEAP is required for this site, with 2,138sqm of playspace required based on the Open Space SPD. An offsite contribution to a NEAP may be necessary as the site is being delivered as part of a wider whole. Fields in Trust Guidance is that play experiences rather than a specific number of pieces of equipment should be provided, to be agreed at reserved matters stage. A Sports and Play Strategy and a Facilities Development plan are required.
136. Indoor Sport – Indoor sports facilities within Northstowe should be provided for residents. Based on Sports England Facility calculator, a contribution of £94,747 towards the sports hall and swimming pool in Phase 1 (or Phase 2) should be provided.
137. Outdoor sport – In accordance with the Open Space SPD a contribution of £102,316 towards outdoor sports facilities is required.
138. Indoor community facilities – The Phase 1 community building will be the local social hub for the site. Contributions of £305,250 will be sought to support its expansion in accordance with Local Plan Policy SC/6.
139. Faith groups – Contributions of £95,228 to the enhancement of the Phase 1 community building to accommodate faith groups will be required in accordance with Local Plan Policy SC/4.
140. Burial land – A contribution of £210 towards off-site provision will be required for each dwelling unless an alternative strategy can be demonstrated.
141. Community development – As Northstowe is a new settlement, support is needed to develop community cohesion and social networks. A community support contribution of £45,000 to support the employment of community workers. Contributions to the Community Fund will also be sought, to be awarded to local community groups supporting residents of the new development.

Subsequent comments

142. The costs for the Phase 1 community building have been confirmed, and the contribution required from this development based on its anticipated population will be £101,107.50. This should be provided on completion of 50% of the development.
143. The contribution towards outdoor sport is confirmed to go to the Phase 1 sports pavilion.
144. The contribution to the Community Fund should be £1,337.50, which is proportional to other developments at Northstowe. A community endowment of £10,000 to support the development of Northstowe Parish Council is also supported.

SCDC Strategic Housing

Application as submitted

- 145. The development should provide 40% affordable housing, and the typical tenure split for affordable housing in South Cambridgeshire should be 70% Rented and 30% Intermediate. An appropriate housing mix and tenures should be agreed prior to submission of any reserved matters application.
- 146. The Affordable Housing SPD 2010 states clusters of affordable housing should be limited to 6-8 units, which is particularly relevant in rural areas where the sizes of developments will reflect the relatively small settlement sizes. For this site, clusters should not generally be more than 15 properties, and this will be assessed at the reserved matters stage.
- 147. The Local Plan requires a mix of housing to be provided, including to meet the needs of older people. There is no specific need for extra care or a care home from this site, however 5% of units should meet the needs of older people. 5% of homes are proposed to be built to the Building Regulations M4(2) standard, and these should be split evenly between the market and affordable units. All homes are proposed to meet the Nationally Described Space standards, and this will be assessed at the reserved matters stage.
- 148. The standard of design for affordable and market housing should be the same, with units indistinguishable.

Subsequent comments

149. The following indicative housing mix for affordable units is recommended:

Affordable Rent	Shared Ownership
1b2p – 45%	
2b4p – 35%	2b4p – 60%
3b6p – 20%	3b6p – 40%

Health Specialist Officer

Application as submitted

- 150. A full HIA is required for developments of this size and whilst this has been referred to in the Applicants report (Planning Policy and Guidance, 1.06) this has not been undertaken.
- 151. The report has identified vulnerable population groups as existing residents within the vicinity of the application site, construction workers and future residents of this site and adjoining development sites. With regards to existing

residents, it would be helpful to understand their health profile and demographic. If this includes young families with small children at home, or older retired people what will be the differential impacts on their health during the construction phases for example? Opportunities for mitigation may have been missed as a result of not undertaking this analysis.

152. I am pleased to see that a CEMP will be in place to manage the hours of work on site and would like to see this conditioned and monitored.
153. It would have been helpful to see a detailed description of the project and its plans in relation to other developments in the area, including timescales, in order to ascertain the cumulative impacts on health should work begin simultaneously with other projects in the area.
154. The report has used the HUDU methodology framework which is a lighter touch approach to determine impacts on human health both positive and negative.
155. Housing quality - I am satisfied that the site will provide a range of housing types and tenures to address equalities which complies with policy H/9 of the Local Plan. This should also include 5% homes being built to the accessible and adaptable dwellings M4(2) standard.
156. The report does not mention how this development could potentially create local jobs for local people. It would be beneficial for the developers to link with local colleges and secondary schools to offer work experience and apprenticeship opportunities.
157. Future residents of the site will need to cross the B1050 to access the Guided Bus station and amenities of Northstowe. How will this site provide safe accessible links to these two important amenities? Is it possible for future residents to easily access Tesco at Bar Hill by active travel? Is there a designated foot/cycle path to provide a safe journey? The report states that residents will have private gardens in which to grow their own food, will gardens be big enough to achieve this? Will there be access to local allotments?
158. I am satisfied that the application has taken due consideration for the impacts to air quality and noise and that any mitigation would be picked up in the Air Quality and Noise Assessment reports.
159. In relation to social cohesion and social capital, consideration needs to be given for how this development will integrate with the Digital Park Development, will there be pathways linking these two sites? How will residents feel integrated with Northstowe new town given that the B1050 serves to separate the two communities?
160. No subsequent comments have been received.

Cambridgeshire Fire and Rescue

161. With regard to the above application, should the Planning Authority be minded to grant approval, the Fire Authority would ask that adequate provision be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.
162. The position of fire hydrants are generally agreed upon when the Water Authority submits plans to Water & Planning Manager (Community Fire Safety Group).
163. Where a Section 106 agreement or a planning condition has been secured, the cost of Fire Hydrants will be recovered from the developer.
164. The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the "National Guidance Document on the Provision of Water for Fire Fighting" 3rd Edition, published January 2007.
165. Access and facilities for the Fire Service should also be provided in accordance with the Building Regulations Approved Document B5, Section 16.
166. If there are any buildings on the development that are over 11 metres in height (excluding blocks of flats) not fitted with fire mains, then aerial (high reach) appliance access is required, the details of which can be found in the attached document.
167. I trust you feel this is reasonable and apply our request to any consent given.

Cambridgeshire Police

168. Thank you for the opportunity to comment on this application. I have viewed the documents in relation to crime, disorder and the fear of crime.
169. While this is at an early stage of development it is important that security and crime prevention are considered and discussed at the earliest opportunity to ensure that the security of buildings, homes, amenity space and the environment provide a safe place for residents, staff and visitors. With this in mind our office would be happy to discuss Secured by Design and measures to reduce the risk to vulnerability to crime prior to a reserved matters application when there is more context to the design.

Public Health England

170. Have no comments on the application

Cambridge Cycling Campaign

171. We object under policies TI/2 and HQ/1. The design of the cycle route shown in diagram PL01 for the access junction is not acceptable. The applicants have shown a 'pavement' that might be usable by pedestrians, but it does not have suitable geometry for cycling and is not appropriate as a cycle route. The thing that they propose has several 90 degree turns involved in using it, and it gives way to drivers at minor junctions instead of giving priority to walking and cycling. There is also no suitable crossing for cycling to reach the park and ride site and the cycle route on the other side of Station Road. Note that the proposed staggered crossing is extremely narrow, in the wrong place, and the island is too small, possibly also inaccessible for pedestrians in wheelchairs as well as being totally inaccessible to cyclists.
172. The applicants must consult with Local Transport Note 1/20 and return with a design that meets the principles contained within the Department for Transport's manual for cycling infrastructure.

Representations from members of the public

173. Four representations have been received, from residents of Longstanton. One representation requested an online consultation on the development, the other three representations raise objections to the proposals on the following basis:
- The risk of flooding and poor drainage of the site
 - Impact on water quality
 - Impact on biodiversity and ecology
 - The poor construction quality of recent developments in the area
 - Impact on NHS services
 - Impact of Northstowe scheme on existing employment premises

The site and its surroundings

174. The site comprises 4.52ha. The north eastern portion of the site comprises a former gravel pit and the western half comprises former agricultural land. Approximately 0.32ha of the site includes areas within the public highway and visibility splays.
175. The site currently features a single dwelling and disused outbuildings in the south eastern corner of the site. An overhead power line crosses the south-western corner of the site.
176. Several trees and hedgerows feature along the boundaries of the site and run through part of the centre of the site. There is a tall group of Leylandii trees along the southern boundary.
177. A single detached dwelling is located south of the south-east corner of the site. Further south from this is a building featuring Hypro (EU) Limited who

manufacture agricultural equipment. Parcel H1 of Northstowe Phase 1 is to the south of this, and Northstowe Phase 1 is to the east, on the opposite side of Station Road.

The proposal

178. The proposed development is for outline planning permission for:
- Up to 107 dwellings
 - Employment/ community / café development
 - Areas of open space including a wildlife area, attenuation features, buffer planning, LEAP and cycle/pedestrian routes.
 - Detailed consent for access to the site from Station Road Access (other than access from Station Road), appearance, landscaping, layout, and scale are all reserved for later determination.

Planning assessment

Principle of Development

179. Policy S/3 of the Local Plan sets out that the Council will take a positive approach to development which reflects a presumption in favour of sustainable development. Policy S/6 sets out the development strategy for the District until 2031 which seeks to direct development towards (in order of preference) the edge of Cambridge, new settlement, and in Rural Centres and Minor Rural Centres.
180. The majority of the site is within an area of land allocated for development within the Local Plan, under Policy SS/5, which allocates reserve land identified in the Northstowe AAP as an extension of the new town, to support the delivery of the 10,000 homes identified in the NAAP. This policy states that this allocation will not increase the overall number of homes provided but will help achieve an appropriate density and design for the site.
181. Northstowe Phase 1 and Phase 2 have already been approved, for a combined 5,000 dwellings. Alongside this application there are pending applications for Phase 3A, Phase 3B and development of land known as Digital Park which would deliver up to 5,080 dwellings. Overall, including this site approved and planned development would therefore deliver 10,187 dwellings (gross). The 10,000 homes target for Northstowe in the AAP is not a cap on dwelling numbers, and the uplift in numbers represents a marginal increase which is not likely to have any significant impact on the infrastructure requirements of the new town or existing infrastructure within the vicinity of the site. Nor is it likely to have an effect on the delivery of the vision for Northstowe set out in the NAAP.
182. The site is within a minerals safeguarding area for sand and gravel. As the site is within an area allocated for development, this is not however considered a

constraint on development. The potential for prior mineral extraction is discussed below.

183. Part of the site, comprising the existing dwelling and its garden are not included within the allocation under Policy SS/5. This part of the site is however surrounded by land within the Northstowe new town site allocation, and also constitutes previously developed land. As such its development for residential purposes is supported.

Non-residential uses

184. A flexible mixed-use / community building is proposed in the north-eastern corner of the site, along with site frontage with Station Road. AAP Policies NS/8 and NS/9 relating to the delivery of employment and community facilities seek to direct these facilities to the town and local centres, and an employment area near the park and ride. The site is adjacent to the employment land within Phase 1, and fronts onto the B1050 Station Road, which is a key route through the wider development, where a mix of uses can assist the development of a distinct character and the vibrancy of the wider development. On this basis the provision of an employment/ community use is considered acceptable. Details of the design of the building will be submitted and considered further as part of any future reserved matters submission. A mechanism is proposed within the s106 to allow this use to be omitted and replaced by housing (within the 107 dwelling limit) if marketing demonstrates there is no demand for a non-residential use in this location.

Development Context

185. A Coordination Document has been prepared by Endurance Estates, Homes England and Middlereach Ltd, providing a framework for the coordinated development of these adjoining sites (Northstowe Development Co-ordination Statement and Guiding Principles: May 2021). The purpose of this document is to ensure access and movement routes are continuous, maximising opportunities for sustainable travel, as well as aligning the delivery of open space and built development across the three neighbouring sites. The proposals accord with the aim set out in the co-ordination statement, including the delivery of pedestrian and cycle connection, and will support the delivery of the new town. A condition is recommended to ensure the reserved matters submission accords with the coordination statement, and connections are delivered.

Conclusion on principle of development

186. On the basis the principle of development of the site is considered acceptable, and will make a positive contribution to the delivery of the new town at Northstowe in accordance with Local Plan 2018 policies S/1 S/2, S/3, S/5, S/6, S/7, SS/5, HQ/1, NH/3, E/10, E/21, E/22, and TI/2; and NAAP policies NS/1, NS/2, NS/6, NS/7, NS/8, and NS/12.

Access and transport

Pedestrian and Cycle Access

187. A shared cycle and pedestrian route current extends along the eastern side of Station Road from the access to the Park & Ride down to Pathfinder Way. There is also a shared cycle/pedestrian path on the western side of Station Road however this currently terminates at the access to the Pentair Hypro EU site to the south. A shared cycle/pedestrian route is proposed along the western side of Station Road from the Pentair Hypro EU access to the northern boundary of the site. The Digital Park development is intended to complete this route up to the Guided Busway. It is intended that the s106 agreement for this site includes provision to ensure delivery of this route if the Digital Park development is not delivered.
188. The latest government guidance contained within Local Transport Note 1/20 sets out that cycle routes should normally be segregated, other than in rural areas where they will have limited use. However, the existing cycling provision along Station Road is in the form of a shared pedestrian/ cycle route. In agreement with the Local Highways Authority, it is considered appropriate for the proposed development to complete the existing route along the frontage of Station Road rather than having a change in design for part of this road. On this basis the proposed shared pedestrian/cycleway is considered acceptable.
189. An uncontrolled pedestrian crossing would be provided on the eastern, and western arms of the main site access junction, and a two-stage controlled crossing on the northern arm. There are existing signalised crossing points by the Guided Busway and the Stirling Road Junction.
190. Cycle and pedestrian links are shown to provide connections with Phase 3B and Digital Park including a new shared cycle and pedestrian route which runs from the site entrance on Station Road to the south of the open space and then along the northern boundary of the site. This connection is separate from the vehicular route. This is also proposed to link to the north, supporting connectivity between Digital Park and facilities in Phase 3B. These routes are well integrated with the proposed open space and green infrastructure encouraging active travel and ensuring the permeability of the site.

Public Transport

191. Existing stopping points on the Guided Busway are located by the Northstowe Park & Ride, approximately 500m walking distance from the centre of the site. These provide a regular service into Cambridge and Huntingdon. There are also bus stops north of the Busway on the B1050, approximately 350m walking distance from the centre of the site. These are serviced by the Citi 5 bus to Swavesey and Cambridge, which presently has a limited service.

Vehicular access & highways impact

192. The submitted Transport Assessment has been informed by pre-application discussions with Cambridgeshire County Council as the Highway Authority, and has been updated during the application following comments from the County Council. A signalised junction from Station Road is proposed to allow for vehicular access to the site, opposite the existing access into Longstanton Park and Ride. This vehicular access runs through the site and connects with the proposed Phase 3B area. This could potentially provide a through access or controlled emergency access, details of which can be determined at a later date within the reserved matters applications for this site and the Homes England Phase 3b site. Secondary streets run from this central access to provide access to different character areas in the site.
193. The existing field access on Station Road to the north will also be retained and upgraded as part of the proposals and this will facilitate access to the proposed pumping station. Due to its proximity to the signalised the main access, use of this access will be restricted to servicing of the pumping station and employment/community building. Access and parking for users of the employment/community facility will be provided within the site.
194. The Transport Assessment and associated design of the access junction has modelled the impact of development, including anticipated future traffic flows from the wider Northstowe development. The modelling shows that, before this development is accounted for, southbound traffic would be over capacity at the Park & Ride, Stirling Road, and Pathfinder Road junctions on Station Road in the AM peak, and this will be exacerbated by the proposed development (including Digital Park). Other arms of these junctions are shown to operate within capacity.
195. It should be noted the modelled flows give a worst-case scenario, and that southbound traffic flows from the north are further limited by signalised junctions in Willingham, and as such the modelled traffic flows are unlikely to occur in practice. Notwithstanding this, the applicant's transport consultants have modelled changes to signal sequencing at junctions on Station Road which would mitigate the impact of the proposed development (including Digital Park) in the modelled future scenarios. On this basis it is not considered the development is likely to have a severe residual cumulative impact on the highways network, and subject to mitigation including changes to signal sequencing the highways impact of the development is considered acceptable.
196. The submitted framework travel plan outlines measures to minimise the number of single occupancy car trips generated by the development including the distribution of residential travel packs, measures to encourage car sharing, and a sustainable transport voucher for bus use or cycle purchase. The measures proposed are intended to reduce single occupancy vehicle trips by 10% against the baseline in 5 years post completion.
197. The County Council have commented that the travel plan measures should be coordinated to match those for Northstowe Phase 1. A condition is proposed to secure a full travel plan.

Parking

198. Details for cycle parking will be set out within a reserved matters application. Cycle parking should be integrated into the design of the threshold of each property. Secured cycle storage should be in a convenient and easily accessible location to make cycling an attractive option. Visitor cycle parking also needs to be considered. The principles and level of provision of cycle parking is proposed to be secured through conditions and subsequent reserved matters submission.
199. Details of car parking provision will be set out within a reserved matters application. The Illustrative Masterplan shows a total of 179 car on-plot spaces and 16 visitor spaces to serve up to 107 dwellings, as well as 4 Spaces for the employment/ community/ café community building. Local Plan Policy TI/3 advocates a design-led approach to parking. Given the sustainable location of the development, close to the park and ride, busway, and proposed local centre, the level of parking indicated is likely to be appropriate. The reserved matters application should include a robust strategy to manage car parking with a strong emphasis on high quality design and successful integration of parking within the site layout and landscape works. Landscaping treatments should be used in conjunction with on-street parking to slow traffic and avoid the street scene being visually dominated by vehicles.
200. The principles of the approach to cycle and vehicle parking will be secured through conditions and the reserved matters submission.

Access and Transport Conclusion

201. The proposed signalised junction will provide a safe vehicular access to the site and the proposed pedestrian and cyclist connections will increase the permeability of the site and encourage sustainable modes of transport. The impact of the development on the highways is also considered acceptable. The parameter plans establish appropriate links through to surrounding development to ensure permeability for pedestrians and cyclists.
202. The Illustrative Masterplan shows how car and cycle parking could be accommodated on the site; however the proposed will be refined through the reserved matters proposals.
203. Subject to appropriate identified mitigation secured through planning conditions and obligations as part of a Section 106 Agreement, the transport impacts of the development are considered acceptable in accordance with Local Plan 2018 policies S/2, TI/2, TI/3, and TI/8 and NAAP policies NS/10, and NS/11.

Flood risk and drainage

204. The site is within Flood Zone 1 where there is a low risk of flooding from rivers and the sea. Environment Agency mapping shows the risk of surface water

flooding varies across the site from very low to small areas of high risk, with the majority of the site at very low or low risk of surface water flooding. The submitted flood risk assessment sets out that the site is at low-medium risk of groundwater flooding. As the site is allocated for development it is not necessary to apply the sequential test.

205. Due to groundwater levels and the design requirement of the development, the submitted drainage strategy sets out that infiltration is not appropriate. Instead, the proposed surface water drainage strategy is to discharge to the adjacent watercourse, which itself ultimately discharges into the Great Ouse via the Willingham Lode. Due to ground levels pumped discharge is necessary. Discharge rates are proposed to be restricted to greenfield rates at 5 litres per second. To achieve this, on site storage is proposed primarily through the use of an attenuation basin in the north east of the site, alongside permeable paving, and swales, with storage capacity designed to include a 40% climate change allowance. The proposed attenuation basin and other features will ensure the system has a degree of resilience in the event of a pump failure, limiting the potential for flooding of properties. Additional attenuation could be provided at the detailed design stage through features such as green roofs and rainwater harvesting. To address the potential for groundwater flooding, appropriate waterproofing will be required for the substructure of buildings and for service trenches.
206. The Lead Local Flood Authority (LLFA) has commented that they have no objection in principle to the proposed development and drainage strategy, subject to conditions relating to the detailed drainage scheme, and its long-term maintenance. The detailed drainage strategy, including pump failure modelling, will need to be assessed further through the reserved matters approval and discharge of conditions.
207. Pollution control measures will be confirmed at the detailed design stage; however, it is envisaged the proposed drainage features will provide pollution control, including a sediment forebay within the attenuation basin.
208. Foul water is proposed to be disposed of through a connection into the local sewer network, which directs flows to the Over Wastewater Treatment Plant. Anglian Water have confirmed the sewerage network has capacity to accommodate flows from the site,
209. Subject to conditions proposed development is therefore considered acceptable in terms of drainage and flood risk in accordance with Local Plan 2018 policies CC/4, CC/7, CC/8, CC/9; and NAAP policies NS/2 & NS/21.

Landscape and visual impact

210. The site is largely flat, and comprises a mix of small grass fields, scrub, and emerging woodland, with mature hedgerows along the site frontage and north and southern boundaries, as well as along internal boundaries. The site is not subject to any specific landscape designations.

211. A Landscape and Visual Assessment (LVA) has been submitted with the application. This sets out the landscape context of the site is not particularly sensitive, with several detracting features including industrial and derelict buildings, and significant ongoing change due to the development of Northstowe. Some elements such as existing hedgerows do make a positive contribution to the character of the landscape. In terms of visual impact, the primary impact of development of the site will be experienced along the B1050, with some impact on nearby residences, particularly the dwelling immediately south of the site. The site is also visible from nearby public rights of way, including the cycleway along the Guided Busway. Mitigation is proposed including replacement planting along the B1050, as well as the retention of existing native hedgerows along the northern and southern boundary.
212. Overall, the LVA concludes the development in isolation is likely to result in minor adverse landscape and visual effects, however these effects can be largely mitigated through the detailed design of the scheme at reserved matters stage, and within the context of Northstowe Phase 3b, the landscape and visual effects will be negligible.
213. The Council's landscape officer has reviewed the application and LVA, and consider they are generally acceptable. They have noted that existing vegetation and the pond within the site do make a contribution to the site, and should form part of the landscape proposals. They have asked for additional viewpoints from the site frontage, however agree that viewpoints/visualisations can be submitted at the reserved matters stage once details of the proposals are known.
214. They have also advised that hedgerows along the southern and western boundaries should be retained, with a green buffer between built development and neighbouring sites, and that this should be shown on the parameter plans. There are however limited hedgerows along these boundaries at present, and it is considered a design-led approach is appropriate for this boundary, as it will adjoin proposed residential development in the Northstowe phase 3b site, something advocated by the Cambridgeshire Quality Panel.
215. The landscape office has also raised concerns regarding access to neighbouring sites, and potential building heights on the southern and western boundary. As set out above, it is considered the development will provide good pedestrian and cycle connectivity with adjacent parcels, reflected in the parameter plans and Northstowe Phase 3b coordination statement. The scale of development across the site will be considered at the reserved matters stage, however the provision of buildings up to 3 storeys along the southern and western boundaries, adjoining other proposed residential development is considered appropriate.
216. Subject to the detailed design of the reserved matters scheme and appropriate mitigation including conditions relating to trees, hedgerows, and soft landscaping; the above the landscape and visual impact of the development is considered acceptable in accordance with Local Plan 2018 policies S/2, HQ/1, and NH/2; and NAAP Policies NS/2, NS/12, NS/14, NS/15, NS/16

Public open space

217. Areas of public open space are shown on the Land Use Parameter Plan, and how these could be delivered is shown on the Illustrative Masterplan.
218. A green corridor is proposed along the northern boundary of the site. This will support the retention of key existing hedgerows along this boundary as well as integrating into the network of green corridors and open space within Northstowe Phase 3b. This green corridor will support biodiversity as well as providing a high-quality off-road pedestrian and cycle route through the wider development.
219. An area of open space is also proposed towards the north east corner of the site. This is intended as a multi-functional area of semi-natural greenspace with limited public access, accommodating a surface-water attenuation basin as well as habitat for Great Crested Newts and lizards. An area of accessible open space is proposed within the centre of the site, which is proposed to incorporate provision of a Locally Equipped Area of Play, as required by the Local Plan.
220. Local Plan Policy SC/7 requires provision of 3.2ha of open space per 1,000 people, comprising 1.6ha of outdoor sport, and 0.4ha each of formal play space, informal play space, informal open space, and allotments and community orchards.
221. Given the size of the site, no provision for outdoor sport is proposed on site, however the site is proposed to make a financial contribution towards the provision of outdoor and indoor sport as set out below.
222. No provision for allotments or community orchards is made within the site. The Local Plan sets out that off-site provision will be sought for sites of this size, although no suitable projects off-site have been identified which the site could contribute towards.
223. Detail on the provision of open space within the site will be provided at the reserved matter stage, however based on the land use parameter plan the site will include 1.38ha of open space in total, against a requirement of approximately 0.88ha. As such, whilst not all of the proposed open space will be accessible, the overall level of provision is considered acceptable.
224. The details of responsibility for the ongoing management and maintenance of open space have not yet been determined, and It is proposed that this is addressed through the s106 agreement, including fallback provisions to secure contributions towards the maintenance of open space for a period of 10 years if it is adopted by the District or Town Council.
225. Subject to suitable conditions relating to open space provision, and a s106 agreement to secure financial contributions towards sports provision, the quantity and form of open space provision is considered acceptable in accordance with Local Plan 2018 policies SC/2, HQ/1, NH/6, & SC/7; and NAAP policies NS/2 & NS/19.

Ecology & Trees

Trees

226. A Tree Survey is also submitted with the application and assesses the quality of the trees on the site. There are no Tree Preservation Orders (TPO) on the site. Trees and vegetation which are to be retained are indicated on the Land Use Parameter Plan, with additional planting proposed. This includes existing hedgerows along the northern boundary. Details of landscape works including planting proposals and the retention of existing vegetation are proposed to be secured by condition and will be considered further at the Reserved Matters stage.

Ecology

227. The site is not in close proximity to any designated wildlife sites, with the nearest statutory site being Overhall Grove SSSI, 7.2km to the south-west, and the nearest non-statutory site being Over Railway Cutting Count Wildlife Site, 750m to the northwest along the guided busway, which is designated due to the presence of a rare butterfly species (grizzled skipper).

228. The site itself contains a variety of habitats including semi-improved grassland, dense scrub, tall ruderal vegetation, a small pond towards the centre of the site, and hedging and trees. There are also disused buildings within the site.

229. Reptile surveys found the presence of a population of common lizard, distributed throughout the site. Funnel trapping and eDNA testing were also undertaken which have shown the presence of a small population of Great Crested Newts within and nearby the site.

230. A badger survey has been undertaken which shows there are some outlier setts within the site, which are likely to have limited use.

231. Bat emergence surveys and activity surveys have been undertaken. These indicated the presence of a roost for a single long eared brown bat, and that common pipistrelle bats use the site for foraging.

232. A breeding bird survey recorded 23 bird species within the site, including song thrush, which is a red-listed species of conservation concern.

233. The submitted Ecology report makes several recommendations to mitigate the impact on species within the site. This includes creation of a nature reserve to accommodate Great Crested Newts and common lizards, with the existing populations caught and relocated to this area prior to substantive development works taking place. A European Protected Species License would be required for these works, and this is also proposed to be addressed within the s106 agreement. For bats and breeding birds the retention and enhancement of existing habitats, particularly along the northern boundary and in the proposed

nature reserve area will ensure the retention of suitable foraging and breeding habitats. Bird boxes are also proposed to be incorporated into the development, targeting species of conservation concern such as the house sparrow and starling. A sensitive lighting scheme is also recommended. The Council's ecology officer has commented that these measures represent suitable mitigation and should be secured by condition.

234. The applicants have provided an initial assessment of the biodiversity impact of the proposed development, using the Natural England Biodiversity Metric 2.0. This indicates a net loss of habitat area units of just under 7%, and a net gain in hedgerow units of over 190%. It is important to note that this is based on the illustrative site layout, and is based on broad assumptions about the future biodiversity value of the site. The Council's ecology officer has recommended that a condition be applied, requiring submission of a biodiversity net gain assessment at the reserved matters stage demonstrating a net gain in habitat and hedgerow units.

235. Subject to mitigation identified above, and suitably worded conditions, the impact of the proposed development in relation to ecology and trees is considered acceptable in accordance with Local Plan 2018 policies S/2, NH/4, & NH/6 and NAAP policies NS/16 & NS/17.

Design and layout

236. The application has been submitted in outline, with all matters reserved other than site access. An illustrative masterplan accompanies the application illustrating how the site could be developed. A series of parameter plans have also been submitted, which are intended to set the framework for development of the site.

237. The Land Use and Open Space Parameter plan sets out the broad developable areas within the site, as well as the structure of open space, including showing the proposed wildlife reserve, hedging and trees to be retained, the location of the proposed LEAP, and areas of buffer planting. This plan also shows that a strong building frontage should be provided to Station Road, as well as showing the location of a marker building and the commercial/community facility. This plan is supported by the Building Heights Parameter Plan which shows that shows the marker building should be up to 4 storeys, with development up to 3 storeys along the rest of the building frontage. Development within the site is proposed to range between 2.5-storeys. The submitted Access and Movement Parameter Plan broadly shows the location of the proposed primary vehicular access through the site, as well as pedestrian and cycle connections.

238. The proposed layout of the site established through the proposed parameter plans responds to the site context, retaining key landscape features, and logically locating the multifunctional nature reserve and attenuation basin at the lowest part of the site, close to proposed open space within the Digital Park site to the north. It will establish a clear and well-defined frontage, stepping up to the marker building on the north-east corner. This will help define Station Road, and the

northern gateway to Northstowe. The structure of the site also reflects the parameters for development of Phase 3b and Digital Park to the north and west, helping to deliver an integrated development.

239. Consultees have commented on the deficiencies of the illustrative masterplan, which, amongst other things, shows a poorly planned junction between the primary street and pedestrian/cycle corridor, and parking design. The illustrative masterplan is not proposed to be included as an approved plan, and is only intended to demonstrate how the level of development proposed and associated landscape features and infrastructure can be accommodated within the site.
240. An earlier layout for the site was reviewed by the Cambridgeshire Quality Panel who made a number of recommendations for amendments including providing a strong frontage to Station Road, and providing clear continuity to the neighbouring Homes England site. As commented by the Urban Design officer, as far as the Quality Panel's comments relate to the parameters of the site the proposals are considered to align with the recommendation of the Quality Panel.
241. The Urban Design Officer has recommended imposition of a Design Code, however this is not considered necessary given the scale of the development. Instead a condition is proposed requiring the development to comply with the Co-ordination Statement and Guiding Principles, supported by additional design details on elements such as parking provision, and accessibility considerations. This is considered sufficient to ensure the delivery of a high-quality development which accords with the parameter plans and vision for the wider area.
242. No details of public art provision have been provided at this stage, although the applicant has indicated they will look to incorporate public art into the development. An appropriate strategy can be secured through condition.
243. On the basis of the above, and subject to conditions, the proposals are considered acceptable in relation to design matters, in accordance with Local Plan 2018 policies S/2, HQ/1, HQ/2, H/8, H/9, H/12, SC/2; and NAAP policies NS/2, & NS/7.

Space standards, housing mix, types, and tenures

244. As set out above, the Illustrative Masterplan has not been submitted for approval but does demonstrate how a form of development can be achieved on site based on the design principles set out on the Parameter Plans. The matters of housing mix, space standards, density and delivery will therefore be considered in terms of whether the parameter plans and design principles can accommodate a suitable form of development on the site.
245. Policy H/9 of the Local Plan and Policy NS/7 of the NAAP requires development to deliver a broad housing mix. An indicative housing mix is proposed for residential developments under both policies, however, Policy NS/7 sets out that if a different mix that would better meet the needs of Northstowe can be demonstrated then a different mix can be found acceptable.

246. The following housing mix is indicatively proposed:

Table 1. Indicative Housing Mix

Size	Market	%	Affordable	%	Combined	%
1-bed	0	0%	14	33%	14	13%
2-bed	12	19%	18	42%	30	28%
3-bed	33	52%	11	26%	44	41%
4-bed	15	23%	0	0%	15	14%
5-bed	4	6%	0	0%	4	4%
Total	64	60% Overall	43	40% Overall	107	100%

247. The proposed mix does not accord precisely with the mix outlined in Local Plan Policy H/9, with a lower level of 4bed+ dwellings proposed. However, Policy H/9 is indicative, and a degree of flexibility should be applied when considering individual housing proposals to best meet the needs of existing and future communities. The indicative housing mix shows that a wide choice of housing is provided to meet the needs of different groups in the community and is therefore considered acceptable.

248. 40% of dwellings (43 dwellings assuming delivery of 107 dwellings) are proposed to be affordable. The indicative mix reflects advice from the Council’s Strategic Housing Team and would deliver a 70%-30% split between socially rented and affordable housing. The exact mix, as well as the locations of affordable housing will be secured at the reserved matters stage.

249. Recent Government policy requires 25% of affordable housing units secured through development contributions to be First Homes. There is however a transition period which means there is no requirement for First Homes to be delivered on this site.

250. Although the details of dwellings are a reserved matter, the application information sets out that they are proposed to be built to the Nationally Described Space Standards. It is also proposed that three plots for custom-build/ self-build will be delivered on the site. A minimum of 5% of the homes to be delivered will be built to the accessible and adaptable dwellings M4(2) standard. This accords with Local Plan Policies H/9 and H/12 and is proposed to be secured through the use of conditions.

251. The proposed mix and density of the development is considered suitable. Subject to securing affordable housing and details of Self-build and custom-build homes through the s106 agreement, and the conditions as identified, the proposals accord with Local Plan 2018 policies H/9, H/10, & H/12; and NAAP policies NS/2 & NS/7.

Sustainable construction and environmental performance

252. As the application has been submitted as outline with all matters reserved, only limited details on the design and construction of the site have been provided, and these details are subject to change at the reserved matters stage.
253. A Sustainability Statement and an Energy Statement accompany the application and propose the following measures to maximise opportunities to reduce the anticipated energy consumption and CO₂ emissions including the uses of passive design measures to manage heating and cooling demand, high levels of insulation and air tightness, incorporation of Air Source Heat Pumps for heating, and water efficiency measures. Passive provision for EV charging will be provided to all dwellings. The integration of photovoltaics will also be considered.
254. The submitted information indicates the development can achieve an aspirational water use of 103.5 litres per person per day. Modelling has also been undertaken using example dwelling types similar to those proposed. Based on the measures contained within the Energy Statement, this indicates that using the SAP2012 methodology the development can achieve a 42.85% reduction in carbon (CO₂e) emissions compared to Building Regulations Part L, in exceedance of 10% reduction required by Local Plan Policy CC/3.
255. The sustainability and energy statements do not include details for the proposed commercial/community use. Although the Sustainability Officer has recommend conditions requiring this be built to BREEAM Excellent, this is not a policy requirement in the Local Plan. Instead is intended to require details of sustainability measures to be included within the detailed sustainability statement at the reserved matters stage.
256. The carbon reduction and water efficiency measures outlined show the development can achieve a good environmental performance, in accordance with adopted policy. As the measures are only indicative ,conditions will be required in relation to the detailed carbon reduction strategy, and water efficiency measures. Subject to these conditions the proposed development is considered acceptable in relation to sustainable design measures in accordance with Local Plan 2018 policies S/2, S/3, CC/1, CC/3, CC/4, CC/5 CC/6, & HQ/1; and NAAP policies NS/2, & NS/23.

Amenity & Environmental Effects

Residential Amenity

257. There is a single residential dwelling immediately to the south of the site. The impact on this dwelling will need to be considered in more detail at reserved matters stage, however based on the parameter plans and illustrative masterplan, the development is not likely to have a significant impact on the amenity of the dwelling through loss of light or privacy. The potential for disturbance during construction is considered below.

258. There is an existing commercial development to the south (Hypro EU Ltd), as well as commercial development to the north (Digital Park). Development at Digital Park is proposed to be replaced by housing, however none of the nearby commercial uses are likely to have a significant impact on future residents of the development subject to appropriate noise insulation measures.

Noise and Vibration

259. A Noise Impact Assessment is submitted with the application and summarises the findings from a noise survey that was carried out at the site. The report concludes that the design of the proposed development is acceptable subject to the adoption of acoustically upgraded glazing and ventilation which can be investigated further at detailed design stage.

260. The Council's Environmental Health Officers have reviewed the application and submitted noise assessment. They do not disagree with its conclusions, however due to the potential for noise from nearby uses, as well as potential for noise generation from the commercial/community use and technology such as air source heat pumps, have recommended further assessment is undertaken at reserved matters stage. This can be secured by condition.

261. Noise during the construction phase can be controlled through a construction and environmental management plan.

Air Quality

262. An Air Quality Assessment accompanies the planning application. This identifies that the main air quality impact of the development, and risk to residents, will be from increased traffic on local roads, including the A14 which is within an Air Quality Management Area. This assessment predicts that the development will have a negligible impact on PM10 and PM2.5 (particulate matter) levels at receptors along the A14 or around the development site.

263. The planning statement and energy strategy supporting the application set out that housing is proposed to make use of ASHP for heating, and that passive electric vehicle charging provision is intended to be installed for all homes. The Council's Environmental Health Officer has reviewed the proposals and recommends the imposition of conditions requiring submission of a detailed Low Emissions Strategy including details of EV charging provision. This is considered appropriate.

Contamination and Geoenvironmental assessment

264. A desk-based contamination assessment has been undertaken which has reviewed the potential for contaminations within the site based on historic uses and ground conditions within the site and the surrounding area. The historic uses of the site was primarily for agriculture, with development associated with this use as well as the dwelling. There are also a number of existing and historic sources

of potential contamination near to the site (within 500m) including industrial uses, railway related development, and gas and electricity infrastructure.

265. The risk from development of contamination to controlled waters (including aquifers and nearby watercourses) has been assessed as low, with the risk to human health assessed at low to medium. On this basis a site investigation involving chemical testing of soil samples is recommended, alongside ground gas monitoring.

266. The Council's Environmental Health Officers have reviewed the report and agree with the conclusions. They recommend a condition is applied requiring a site investigation, and development of a remediation strategy if contamination is found to be present.

Artificial Lighting

267. Due to the outline nature of the current application, full lighting details are not available at this stage. Detailed proposals for the site will ensure that proposed lighting levels are kept to the minimum required for public safety, crime prevention and security purposes in accordance with Policy SC/9 of the SCLP. As recommended in the submitted Ecology Report, any lighting proposals will respond to the biodiversity requirements of the site to ensure the development does not have any adverse impacts on the ecological enhancements proposed as part of the development. It is proposed that the lighting details are secured through condition.

Minerals

268. As set out above, the site is within a Minerals Safeguarding Zone for sand and gravel. Whilst this does not restrict development of the site, the Minerals Authority have recommended that consideration is given to the extraction of sand and gravel within the site prior to its development. Given the size of the site, its archaeological potential, and implications for land levels and the consequent need to import replacement material, extraction of any minerals prior to development is unlikely to be feasible or economically viable.

Conclusion on amenity

269. On the basis of the above, and subject to appropriate conditions and details of the scheme provided at the reserved matters stage, the environmental, health, and amenity impacts of the development are considered acceptable in accordance with Local Plan 2018 policies S/2, CC/6, HQ/1, SC/2, SC/9, SC/10, SC/11, SC/12; and NAAP Policies NS/2, NS/21, and NS/24; and Cambridgeshire and Peterborough Minerals and Waste Plan Policy 5.

Heritage and archaeology

270. There are no designated heritage assets in close proximity to the site. It is however in an area of high archaeological potential with evidence of settlement from the prehistoric to Saxon periods.
271. The site has been subject to an Archaeological Evaluation, including trial trenching. A geophysical survey has also been undertaken. These have indicated the presence of a Roman trackway and peripheral settlement activity within the site, as well as medieval and post-medieval furrows. The archaeological remains within the site has been assessed as likely to be of local importance.
272. The County Archaeological Officer has no objection to the proposed development, subject to a condition to secure a Written Scheme of Investigation. This investigation will involve an agreed programme of works to further investigate the site, followed by the recording and dissemination of the findings.
273. The loss or damage to any archaeological remains within the site as a consequence of the development is considered to be mitigated by the site investigation, and dissemination of the findings of the investigation, and as such the impact is considered acceptable in accordance with paragraph 203 of the NPPF.
274. Subject to securing mitigation in the form of a condition attached to the outline permission securing an archaeological written scheme of investigation, the proposals are considered acceptable in accordance with Local Plan 2018 policy NH/14.

Infrastructure

275. Transport, open space, drainage, water, and sewerage infrastructure are discussed above. In order to ensure delivery of high-speed internet to the site, a condition is recommended requiring infrastructure for full-fibre broadband to be provided.
276. The Local Plan 2018 sets out that major development should contribute towards meeting the needs of service provision within a community. The proposed development will add to the population of Northstowe new town and generate a requirement for community facilities and other associated community infrastructure. A financial contribution toward the Phase 1 community building, as well as contributions towards a Community Development Strategy, a community endowment to support the development of Northstowe Town Council, the Small Grants Scheme, and development of a burial strategy are also sought. These are considered to mitigate the impact of the development in relation to the need for community facilities and to support community integration.
277. The County Council has estimated that the development will generate 32 Early Years children (21 eligible for free places); 43 primary children and 27 secondary children. Taken together with other developments in Northstowe, additional school capacity will be required, and financial contributions are requested to

mitigate the impact of the development in this respect. A contribution is also requested towards library provision to support lifelong learning.

278. In terms of sports provision, the development will generate a need for sports facilities which is not currently met in the surrounding area. Additional sports facilities are however proposed to be delivered within Northstowe. Financial contributions are proposed be secured towards outdoor sport for the Sports Pavilion in Phase 1, and for indoor sport supporting the delivery of the sports hall and swimming pool within the new town.
279. No request for contributions towards health infrastructure has been received from the NHS, and no appropriate projects have been identified.
280. Contributions are sought towards waste receptacles and waste and recycling facilities in order to ensure the appropriate management of waste and to promote recycling in the operation phase of the development.
281. In relation to infrastructure provision the proposed development is considered acceptable in accordance with Local Plan 2018 policies S/2, CC/9, SC/4, SC/6, SC/7, TI/2, TI/8, TI/9, and T/10; and NAAP policies NS/2, NS/9, NS/10, NS/11, NS/19, NS/21, NS/22, NS/27, and NS/28.

Planning Obligations

282. The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is
- 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.
283. In bringing forward recommendations in relation to the Planning Obligation for this development Officers have considered these requirements, and the relevant policies in the Local Plan 2018 and the AAP. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations.
284. The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Strategy. Based on the indicative housing mix set out above, the Heads of Terms are summarised below:

Table 2. Summary Heads of Terms

Purpose	Obligation
Affordable Housing	40% affordable housing
Highways	£256,000 to support connectivity between the Longstanton Park and Ride and the Waterpark, the development of an improved cycle route along the

Purpose	Obligation
	B1050 between Longstanton and Bar Hill, and the St Ives Greenway. And a contribution towards the Cambridge Guided Busway capital cost.
Secondary Education	£331,382 to support the delivery of additional capacity at Northstowe Secondary College.
Primary Education	£466,059 towards the primary school planned for Phase 3B.
Early Years	£177,842 for additional capacity in the local area, at the Pathfinder School.
Libraries	£39,857.50 towards the new Northstowe Library
Strategic Waste	£20,330 to additional waste and recycling infrastructure in Cambridge and Northstowe recycling centre catchment.
Indoor sport	£94,747 towards the delivery of the sports hall and swimming pool at Northstowe
Outdoor Sport	£112,453.27 towards the Phase 1 sports pavilion
Indoor Community Facilities	£108,273.70 towards the expansion of the Phase 1 community building
Burial land	£22,260 towards development of a burial strategy for Northstowe
Community Development Strategy	£45,000 towards a community development strategy for Northstowe
Community Endowment	£10,000 towards the development of Northstowe Town Council
Small Grants Scheme	£1,337.50 to support local community projects
Waste Receptacles	£10,610 towards the provision of bins and signage
S106 monitoring	£1,000 to fund the monitoring and reporting of s106 obligations and support the timely delivery of infrastructure

285. The infrastructure provision and planning obligations set out above are considered to mitigate the impact of the development. The contributions will depend on the precise housing mix at the reserved matters stage, however are estimated to average £15,863 per dwelling.

286. The infrastructure requirements and planning obligations set out above are considered to comply with the tests set out in paragraph 122 of the CIL Regulations and are in accordance with Local Plan 2018 policies S/2, H/9, H/10, SC/4, SC/6, SC/7, TI/2, TI/8, and TI/9; and NAAP policies NS/2, NS/9, NS/10, NS/11, NS/19, NS/27, and NS/28.

Environmental Impact Assessment

287. The developed falls within the description of 'Urban development projects' within in Schedule 2 of the Town and Country Planning (Environmental Impact Regulations) 2017 (as amended). Following a request for a screening option by the applicants, the Council issued a screening opinion setting out its view that the

proposal is EIA development, as Northstowe Phase 3 cumulatively is likely to give rise to significant environmental effects (20/01221/SCRE).

288. Following a screening request by the applicant, the Secretary of State issued a screening direction on 2 July 2020 setting out their opinion the development is not EIA development, and an Environmental Statement is not required.

289. The screening request as sought on the basis of residential development of 110 dwellings, whilst the current application is for up to 107 dwellings alongside some employment/ community space. Although this represents a slight change from the proposals considered through the screening request, it is not considered there is any reason to depart from the Secretary of State's screening direction, nor has there been any contextual or policy change which would require it to be revisited. The planning application itself is supported by a number of technical reports including flood risk, ecology, and transport assessments which clearly conclude the development is not likely to have any significant environmental effects. It is therefore considered the development is not EIA development, and an Environmental Statement is not required.

Equalities and human rights

290. The Applications have been assessed against the relevant sections of the Equalities Act 2010. It is not considered that the Applications discriminates against people with protected characteristics (age, gender reassignment, being married or in a civil partnership, being pregnant or on maternity leave, disability, race including colour, nationality, ethnic or national origin, religion or belief, sex, sexual orientation) specified in this Act.

291.

Planning balance and conclusion

292. As set out above the principle of development of the site for residential development, with commercial/floorspace is considered acceptable. The detailed design of the proposed site access is considered acceptable in relation to highways safety. All other matters are reserved, however the proposed framework for development created through the parameter plans is considered appropriate for the site with the potential to deliver a high-quality development. Subject to a section 106 agreement to secure affordable housing and financial obligations to infrastructure provision to mitigate the impact of the development, and appropriate conditions, the development is considered acceptable in accordance with the South Cambridgeshire Local Plan 2018, the Northstowe Area Action Plan, and other material considerations.

Recommendation

293. DELEGATED APPROVAL 'to the Joint Director of Planning and Economic Development' to grant outline planning permission subject to:

- a. Planning conditions as set out in Appendix 1 (including Explanatory Notes and Terms), with the final wording of any amendments to these (and to include others considered to be appropriate and necessary) to be agreed in consultation with the Chair and Vice Chair of Planning Committee prior to the issuing of planning permission; and
- b. Satisfactory completion of a Section 106 Agreement under the Town and Country Planning Act 1990 on the terms broadly referenced in this report, with delegated authority granted to the Joint Director of Planning and Economic Development to negotiate, secure, and complete such agreement on terms as are otherwise considered to be appropriate and necessary.

Conditions & Informatives

294. A list of proposed conditions and Informatives are included at Appendix 1.

Background Papers

Cambridgeshire Quality Panel Report – December 2019

Appendices

Appendix 1: Conditions and Informatives

Report Author:

Guy Wilson – Principal Planning Officer (Strategic Sites)
Telephone: 07714 639 829

Appendix 1 – Station Road, Longstanton

Conditions

Details of Reserved Matters

1. No development shall commence until details of the appearance, means of access (other than the main vehicular access to the site), landscaping, layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

Time Limits

2. Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Drawings

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

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Phasing

4. No development shall commence apart from enabling works, earthworks and strategic engineering elements, until such time as a Site Wide Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and other residents in accordance with policies SS/5, HQ1 and HQ2 of the South Cambridgeshire Local Plan 2018 and Policy NS/2 of the Northstowe Area Action Plan (2007).

Uses

5. Within any reserved matters application for the flexible 'employment/ community/ café' use hereby approved, details of the proposed building shall be included. The building shall only be for uses falling within Schedule 2 Part A Class E and Class F, of Part B of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To ensure the development is implemented within the scope of the approved parameters upon which this application has been assessed and to ensure the use is appropriate for this location in accordance with Northstowe Area Action Plan Policies NS/2, NS/8, and NS/9.

Design Principles Compliance Statement

6. Prior to, or concurrently with the submission of the first of the Reserved Matters applications, a Design Principles Compliance Statement, shall be submitted to the Local Planning Authority for Approval. The Design Principles Compliance Statement shall set out how the Reserved Matters comply with the principles and parameters established by this outline approval and Development Co-ordination Statement and Guiding Principles (May 2021) document, including:
 - a) The overall vision for the development;

- b) Street and Frontage hierarchy, including typical street cross-sections, primary frontages, pedestrian access points, fronts and backs and threshold definition;
- c) Cycle and Car parking strategy (residents and visitors) for different building types including setting out principles to govern the amount, location and layout of parking, including for people with disabilities, ev-charging and secure cycle storage;
- d) Details of waste and recycling provision for all building types and recycling points;
- e) Details of measures to minimise opportunities for crime.
- f) How the design of the development promotes accessibility and takes into account mobility and visually impaired users; and
- g) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, meter boxes and external letterboxes, required by statutory undertakers as part of building design.
- h) Delivery of connections to planned developments to the north, west, and east.

Reason: To ensure high quality design and coordinated development in accordance with policies SS/5 and HQ1 of the South Cambridgeshire Local Plan (2018) and Policies NS/1, NS/2, and NS/11 of the Northstowe Area Action Plan (2007).

Materials

7. No development shall take place above ground level on a phase, 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 samples of bricks and detail of all other materials. 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

Public Art Strategy

8. No development shall take place above ground level on any phase, except for demolition, until a Public Art Strategy has been submitted and approved in writing by the Local Planning Authority. The strategy shall be implemented prior to occupation of the 50th dwelling.

Reason: To ensure the delivery of public art Policy HQ/2 of the South Cambridgeshire Local Plan 2018

Hard and Soft Landscaping

9. No development above ground level on any phase, 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), 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; details of any biodiverse roofs; and details of any tree pits;

- c) boundary treatments 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.

Landscape Maintenance

10. All hard and soft landscape works shall be carried out and maintained in accordance with the approved details for that phase. 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.

Housing Mix

11. As part of a reserved matters application for any phase a balanced mix of dwelling sizes, types and tenures will be included to meet projected future household needs within South Cambridgeshire. The mix of dwellings and

tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing.

Reason: To ensure the delivery of a mix of housing to meet the needs of different groups within the community in accordance with policies H/9 of the South Cambridgeshire Local Plan (2018)

Local Equipped Area of Play

12. No development shall take place above ground level on any phase, except for demolition, until details of the proposed Local Equipped Area of Play (LEAP) shall be submitted to the Local Planning Authority for written approval, including details of their management and maintenance.

The LEAP shall be delivered prior to occupation of the 50th dwelling and maintained thereafter in accordance with the approved details.

Reason: To ensure delivery of sufficient open space to meet the health and wellbeing of the community in accordance with Policy SC/7 of the South Cambridgeshire Local Plan

Waste Management and Minimisation Plan

13. Any reserved matters application for layout in relation to each development phase pursuant to this outline approval shall be accompanied by a Waste Management & Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place in relation to that development Parcel until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details and thereafter implemented in accordance with the approved details.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the

RECAP Waste Management Design Guide Supplementary Planning Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include:

- i. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- ii. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- iii. Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- iv. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- v. Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- vi. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- vii. A timetable for implementing all proposals
- viii. Provision for monitoring the implementation of all proposals

The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

REASON: To ensure that waste is managed sustainably during the occupation of the development in accordance with objectives of Policy 4 of the Cambridgeshire and Peterborough Structure Plan (2021).

Landscape and Ecological Management Plan

14. Notwithstanding the submitted Landscape and Ecological Management Plan (LEMP) dated December 2020, prior to or concurrently with the submission of the first approval of reserved matters, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management including how a biodiversity net gain will be achieved.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Construction Ecological Management Plan

15. No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Wildlife Surveys

16. Prior to the commencement of the development (including demolition, ground works, vegetation clearance), a badger survey shall be carried out within the site by a suitably qualified ecologist. A report of the findings including a suitable mitigation strategy if required, should badger be found, shall be submitted to the local planning authority, and approved in writing. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that before any development commences important specified species are fully protected in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

Trees

17. Prior to the commencement of the development (including demolition, ground works, vegetation clearance), a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted with the reserved matters application for approval by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The hedgerows and scrub on site shall be assessed for their status under the Hedgerow Regulation 1997. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To protect trees and hedges and to safeguard biodiversity interests and the character of the area in accordance with Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

Archaeology

18. No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Reason: To ensure that before any demolition and or development commences an appropriate archaeological investigation of the site has been implemented before development commences in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

Construction Management

19. No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic

routes to, from and within the site, details of their signing, monitoring and enforcement measures.

- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays.
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i) Use of concrete crushers.

- j) Prohibition of the burning of waste on site during demolition/construction.
- k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m) Screening and hoarding details.
- n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p) External safety and information signing and notices.
- q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r) Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

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

Contamination

20. No development shall take place until:

- a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- b) Detailed proposals for the removal, containment or otherwise rendering harmless of any contamination (the

Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement must be completed. Within 6 months of completion of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority.

If, during remediation or construction works, 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 dwellings hereby approved.

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

Local Emission Strategy

21. No development on any phase shall commence until a site-based Local Emission Strategy (LES) is submitted to and approved in writing by the Local Planning Authority.

The LES shall include the following:

- a. Sustainable Transport Measures including electric vehicle charging provision in accordance with section 3.6. Pollution of the Greater Cambridge Sustainable Design and Construction SPD 2020
- b. An implementation plan for each of the proposed measures

The development shall be carried out in accordance with the approved LES and retained as such.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020

Emissions Ratings

22. No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, (i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 40\text{mg/kWh}$), have been submitted to and approved in writing by the local planning authority.

If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:

- (i) Spark ignition engine: less than or equal to 150 mg NOx/Nm³
- (ii) Compression ignition engine: less than 400 mg NOx/Nm³
- (iii) Gas turbine: less than 50 mg NOx/Nm³

The details shall include a manufacturers Nitrogen Oxides (NOx) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.

The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced.

Reason : To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

Fire Safety

23. No development above ground level on any phase, other than demolition 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.

Travel Plan

24. No development shall take place above ground level on any phase, except for demolition, until a Framework Travel Plan has been submitted for the approval of the Local Planning Authority.

The Framework Travel Plan submission will identify a package of measures consistent with the aim of reducing reliance on the car, and should include (but not be limited to) providing information on / promoting the use of alternative modes of transport, by:-

- i) The appointment of a travel plan co-ordinator,
- ii) The establishment of targets for modal shift,
- iii) The details of measures to be employed to achieve the identified targets,
- iv) Mechanisms for ongoing monitoring and review of targets and travel plan measures,
- v) Details of penalties and/or additional measures to be investigated / implemented in the event that the identified targets are not met.
- vi) Public transport information and ticket details;
- vii) Cycle provision, showers and lockers and associated infrastructure in workspace;
- viii) Walking and cycling initiatives;
- ix) Improving overall links to public transport infrastructure within Northstowe and to adjacent villages;

- x) Opportunities for alternative modes of transport and management of site operatives during construction; and
- xi) including binding methods of delivery, review, and monitoring of the measures in the Travel Plan (including the requirements of this condition).

The approved Framework Travel Plan shall be implemented as a Travel Plan during the first twelve months following the first occupation within each Development Parcel. Following the expiry of this period of time or such other period of time as may be agreed under part xi) of this condition, a review of the Plan shall be carried out, and submitted to the Local Planning Authority for approval. The review will identify any refinements and clarifications deemed necessary to the Plan.

The occupation and use of the development shall comply with the requirements of the Travel Plan or the revised plan approved under this condition, at all times.

Reason: To ensure the satisfactory functioning of the development, to promote the use of a range of modes of transport and minimise the use of the car in accordance with Policies S/2, S/3, CC/1, HQ/1, TI/2, TI/3 and TI/8 of the South Cambridgeshire Local Plan (2018) and Policies NS/1, NS/10, NS/11 and NS/27 of the Northstowe Area Action Plan.

Pedestrian and Cycleway

25. Prior to occupation of any dwelling the 3.5m wide footway/cycleway along the frontage of Station Road as shown on the approved Proposed Site Access Arrangements plan, linking to the existing facility to the south, shall be constructed in full in accordance with a detailed layout and engineering scheme first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highways safety and to promote walking and cycling in accordance with South Cambridgeshire Local Plan Policy TI/2 Northstowe Area Action Plan Policy NS/11

Details of Streets

26. Prior to the commencement of the development full details (in the form of scaled plans and/or written specifications) shall be submitted to and approved in writing by the Local Planning Authority to illustrate the following:
- a) The layout of the site, including roads, footways, cycleways, buildings, visibility splays, parking provision and surface water drainage.
 - b) The siting of the building(s) and means of access thereto.
 - c) Visibility splays
 - d) Parking provision
 - e) Turning Area(s)

Before any dwelling hereby permitted is occupied the access arrangements (including for the retained service access) shown in principle on Drawing 1608-40 Revision F shall be laid out and constructed in accordance with a detailed layout and engineering scheme to be submitted to an approved in writing by the LPA.”

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Management and maintenance of streets

27. Prior to occupation of any part of the development, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be 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 an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Construction of roads, footways and cycleways

28. Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to that dwelling to at least binder course surfacing level from the dwelling to the adjoining County road, to at least binder course level in accordance with the details approved in writing by the Local Planning Authority.

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Existing Access

29. Prior to occupation of any dwelling, the existing access station road to the dwelling shall be permanently and effectively closed in accordance with details to be agreed with the Local Planning Authority.

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Proposed Access

30. Prior to commencement of development on any phase beyond groundworks, except for demolition, the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Proposed Access

31. No development on any phase shall take place above ground level, except for demolition, until the vehicular (and / or pedestrian / cycle) crossing of the ditch / watercourse along the frontage of the site, has been constructed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Culverting

32. Before any dwelling hereby permitted is occupied the ditch drain along the site frontage shall be culverted in accordance with a detailed engineering scheme to be submitted to and approved in writing by the LPA.

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Turning within the site

33. Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:
- a) enter, turn and leave the site in forward gear
 - b) park clear of the public highway

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Construction Traffic

34. Prior to the commencement of the development on any phase a route for all traffic associated with the construction of the development (or associated with the use of the site) shall be provided and approved in writing to the satisfaction of the Local Planning Authority together with proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic (or site traffic).

Reason: In the interests of highways safety in accordance with Policy TI/2 of the South Cambridgeshire Local Plan (2018) and Policy NS/10 of the Northstowe Area Action Plan.

Surface Water Drainage

35. No development shall take place above ground level on any phase, except for demolition, until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment and Surface Water Drainage Strategy prepared by Stantec (40639/4001/001) dated August 2020 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 ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

Maintenance of SuDS

36. 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 a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

Foul Drainage

37. No development hereby permitted shall be commenced until a foul water drainage scheme for the site, in accordance with South Cambridgeshire District Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

Finished floor levels and site levels

38. No development hereby permitted shall be commenced on any phase until finished floor levels (FFLs) and site levels, in accordance with South Cambridgeshire District Council local plan policies, have been submitted to and approved in writing by the local planning authority. The FFLs and site levels shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

Flood resilient /resistant construction

39. No development shall commence on any phase until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority, in accordance with the Flood Risk Assessment and Surface Water Drainage Strategy prepared by Stantec (ref: 40639/4001/001) dated 13/08/2020. Development shall take place in accordance with the approved details.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

Sustainability Strategy and carbon reduction strategy

40. All reserved matters applications on any phase shall be accompanied by a Sustainability Statement setting out how the proposals will deliver a minimum 10% reduction in on-site carbon emissions against Building Regulations Part L, having regard for the measures set out in the Sustainability Statement (Create Consulting Engineers, July 2020), updated Design and Access Statement (March 2019) and Energy Statement (Create Consulting Engineers, July 2020). This shall include details of sustainability measures for the flexible commercial/community building if that building is included in the reserved matters application.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings, in accordance with Policies CC/1, CC/3, CC/6, and HQ/1 of the South Cambridgeshire Local Plan (2018), policy NS/23 of the Northstowe Area Action Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Water efficiency

41. 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.

Sustainable show home

42. If a show home is proposed on site, a strategy for the delivery of a sustainable show home must first be submitted to and approved in writing by the Local Planning Authority. This strategy shall include the following:

- a) a plan showing the location of the sustainable show home(s)
- b) an indicative timetable for delivery of the sustainable show home(s)
- c) sustainability targets to be achieved in the construction/design of the show home(s)
- d) sustainable alternatives available for purchase by prospective house buyers (to include measures such as energy efficiency, renewable technologies, water conservation, waste and recycling and overheating)
- e) a marketing scheme to demonstrate how the sustainable alternatives in (d) above can be purchased by prospective house buyers.

The strategy for the show home shall be implemented in full accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/5 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Space Standards

43. The residential dwellings hereby approved shall, as a minimum, accord with the Technical Housing Standards - Nationally Described Space Standards (2015) or any successor document applicable at the time of submission of the relevant reserved matters. This shall be demonstrated on the floor plans, elevations and sections submitted for each dwelling in respect of the reserved matters of layout and scale.

Reason: To ensure new residential units meet or exceed the government's residential space standards, in accordance with policy 50 of the Cambridge Local Plan 2018 and policy H/12 of the South Cambridgeshire Local Plan 2018.

Accessible and adaptable buildings

44. Not less than 5% of residential dwellings within each reserved matters phase containing residential development shall be designed to meet the accessible and adaptable dwelling M4 (2) standard of the Building Regulations 2010. This provision shall be split evenly between the affordable and market residential units in each Development Parcel rounding to the nearest whole number. In the event that such standards are replaced by an alternative measure for building design applicable at the time of submission of such reserved matters, the equivalent measure shall be applicable to the relevant part of the proposed development.

Reason: To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted Local Plan 2018.

Broadband

45. Prior to the first occupation of 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.

Lighting

46. Within each reserved matters application for any phase that includes any form of external lighting illumination, an artificial lighting scheme to include details of the height, type, position and angle of glare of any final site lighting / floodlights, the intensity of illumination and predicted horizontal and vertical isolux lighting contours and an assessment of artificial lighting impact on any sensitive residential premises on and off site shall be submitted to and approved in writing by the Local Planning Authority before the external lighting is erected. The details and measures so approved shall be carried out and maintained thereafter in accordance with the approved details.

Reason: The details of the artificial lighting scheme are required before the erection of any external lighting, to protect the character and appearance of the area, the amenity of existing and future residential properties, and biodiversity in accordance with Policies NH/4 and SC/9 of the South Cambridgeshire Local Plan 2018.

Approved Drawings

Site Location Plan: J0025597_014

Proposed Site Access Arrangements: PL01 RevF

Parameter Plan Land Use and Open Space: J0025597_007_Rev2

Parameter Plan Access and Movement: J0025597-008_Rev1

Parameter Plan Building Heights: J0025597_009_Rev1

Informatives

Works to the Public Highway

1. This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Management and maintenance of streets

2. The applicant is advised that to discharge condition 27 the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Ordinary Watercourse Consent

3. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>
Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

Attenuation Basin

4. Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

Pollution Control

5. 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.

Archaeology

6. Partial discharge of the Archaeology condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.

Public Sewer Connection

7. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

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Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

Protection of existing sewer assets

8. A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer

9. No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087. (5)
INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Operation Noise

10. Any noise and vibration assessment of 'Operational Noise' including mitigation/insulation scheme for non-residential use classes (e.g. Employment areas, retail units, waste recycling facilities, community buildings, recreational uses such as sports and games areas and any associated operational plant and equipment) will have due regard to and shall be in accordance with industry best practice / technical guidance including DEFRA's Noise Policy statement for England (as referenced in the NPPF, March 2012) and 'Greater Cambridge

Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020' – Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 -113) and appendix 8 : Further technical guidance related to noise pollution- available online



Cambridgeshire Quality Panel

Station Road, Longstanton

Wednesday 4th December 2019

Cambridgeshire County Council HQ

The Cambridgeshire Quality Charter for Growth sets out the core principles for the level of quality to be expected in new development across Cambridgeshire. The [Cambridgeshire Quality Panel](#) provides independent, expert advice to developers and local planning authorities against the four core principles of the Charter: connectivity, character, climate, and community.

Scheme Description

Architect/Designer: Carter Jonas

Applicant: Endurance Estates

Planning status: Pre-planning application stage

Issue date: 16th December 2019

Declarations of Interest

Panel members are required to declare any interests they may have in relation to the development before the Panel and any such interests are recorded here.

None.

Previous Panel Reviews

Masterplan, design code and numerous parcels for Northstowe.

Development Overview

The proposal is for up to 103 residential dwellings, access, car parking, open space, play area and a wildlife zone. The site was previously identified as a reserved land for residential development for Northstowe. It is now within the Northstowe Policy SS/05 so will help to deliver the 10,000 new homes. As presented, this submission will be for an outline permission with all matters reserved except access and is accompanied by an illustrative masterplan.

Cambridgeshire Quality Panel views

The Panel has been issued with background reference information from the applicant and local planning authority ahead of the review session. This information is listed at Appendix A.

The advice and recommendations of the Panel reflect the issues associated with each of the four 'C's' in the Cambridgeshire Quality Charter and the main comments below include both those raised in the open session of the meeting and those from the closed session discussions. The comments refer to the illustrative masterplan.

Community – “places where people live out of choice and not necessity, creating healthy communities with a good quality of life”

The Panel recognised that there is potential for more green spaces within the streetscape and better integrated play provision. With the different styles of housing proposed, there will be different types of linkages between the site and other places such as schools, the park and ride, employment areas and local centre, which need to be mapped. The Panel suggested that these routes need to be greener and better integrated within the fabric of the development with the roads being designed as streets to create a series of linked public places.

Connectivity – “places that are well-connected enable easy access for all to jobs and services using sustainable modes”

The Panel questioned whether this site is a “front door” or “back door” to Site 3b to be developed by Homes England and currently being masterplanned. The physical shape of the site suggests the site is a “front door”, especially in relation to connections across Station Road to the Cambridgeshire Guided Bus stop and associated cycle route.

Plans for a direct cycle route east to west were unclear to the Panel and the cycle routes did not seem to be intuitive or well integrated.

The Panel considered the scheme weak in terms of movement and needs to include the full movement hierarchy with routes to the schools, the park and ride and local shops.

The Panel suggested that streets could be tightened up with swales as part of the streetscape to provide green linkages across the site and to create a more convincing SuDS network.

Character – “Places with distinctive neighbourhoods and where people create ‘pride of place’

The Panel were concerned that the existing strong landscape assets had been swept away and not used as the basis for a ‘green masterplan’ with green links north-south and east-west. The applicant explained that drainage had been a key driver and that they are retaining the existing boundary trees. The pond is located to the North West because historically it was a gravel pit but the Panel was not persuaded.

The Panel noted the lack of a site analysis and were unconvinced by plans to increase biodiversity if the intention is to remove existing vegetation and create an artificial green corridor. The Panel felt that the illustrative masterplan was at odds with the site analysis given the disconnect between the existing landscape and the illustrative proposals.

Although the applicant explained that the landscape is not currently well managed the Panel insisted that this should provide the basis for the biodiversity and character of the site. The proposed landscape has been pushed to the outside edges and there is little if any biodiversity gain and so the Panel thought this a weak landscape scheme and did not support the idea of off-setting bio-diversity gain off site.

The Panel were disappointed that the presentation did not include plans and images of the neighbouring sites (such as the park & ride, Digital Park scheme or Parcel 3b). Questions about routes to the Park & Ride and other sites surrounding H9 were raised.

The Panel found it difficult to understand how the development is addressing the 4 ‘Cs’ and suggested further conversations were needed with Homes England who can help inform and advise on the developing character areas. The applicant explained that they were already in conversation with Homes England.

Materials and typologies should reflect 21st Century challenges and give this development a unique identity. It is difficult to comment at outline stage but the development needs to develop a stronger sense of character. The Panel felt that the density could be greatest along the western edge to be associated with the emerging ‘centre’ on the Homes England site.

The Panel was concerned by the prominent position of the utilities compound including space for the gas governor and suggested that there would be no gas given that this

will not be an option for new developments going forward. The applicant explained that the associated utilities compound is placed in case it is required in the future. The Panel suggested moving the substation as this location requires strong frontages onto Station Road.

Climate – “Places that anticipate climate change in ways that enhance the desirability of development and minimise environmental impact”

The world is moving towards carbon-free power and fuel and gas-free heating solutions, so questions about what was being planned to address this were raised. All houses will need to be adaptable for renewables in the future and the new homes will need to prepare for an ageing population too.

The applicant explained that they are seeking to go beyond 10% carbon reduction, however, the Panel indicated that this target should be stretched to beyond 50% by 2025. It was highlighted that it isn't all about technical solution; for example simply building more terrace houses at a greater density and fewer detached houses would help achieve these targets.

Panel Conclusions and Recommendations

The Panel thanked the applicant for bringing the scheme at such an early stage of the development and would like to see how the scheme progresses with the addition of the parameter plans to help provide greater certainty about the wider fit into adjacent sites and to guide a future Reserved Matters application.

The consideration of typologies, height and orientation are important as we are living in rapidly changing times in terms of energy, now and in the future. It is expected that the later phases of Northstowe will provide some of the answers, whereas the design aspirations of this scheme seemed to have regressed. More elements of character could be provided by doing something less conventional.

In summary, the main recommendations of the Panel were:

- 1) The existing trees and ponds are important site assets and should not be moved if they are already *in situ*.
- 2) Make sure the current biodiversity is enhanced on site.

- 3) Plans need to show how the new community will travel to other locations such as schools, shops, employment areas and the park and ride.
- 4) Plans showing cars parking relative to dwellings would be helpful.
- 5) The road layout needs to both reduce the impact of the car and work with the existing landscape to form a series of connected streets.
- 6) Consider integrating play areas into the normal street scene.
- 7) Cycling provision must provide direct and clear routes to identified destinations.
- 8) The dichotomy between back door and front door to Parcel 3b needs to be resolved with the possibility of the greater density being along the western edge.
- 9) Station Road frontage should be stronger and the substation be relocated.
- 10) Homes need to be adaptable for climate change over the time.
- 11) Keep densities higher particularly if that allows retention of existing green assets but will require a higher quality design.
- 12) Carry on conversations with Homes England and the neighbouring sites.

References

n/a

Next Steps

The Panel would welcome the opportunity for ongoing engagement with the developer and design team as proposals for this site progress.

Attendees

Chair: Robin Nicholson

Panel Members: Lynne Sullivan
Lindsey Wilkinson
David Taylor
Oliver Smith
Simon Carne

Panel Support: Judith Carballo – Cambridgeshire County Council

Local Authority: Andrew Thompson – Greater Cambridge Shared Planning
Trovine Monteiro – Greater Cambridge Shared Planning
Jonathan Brookes – Greater Cambridge Shared Planning
Nigel Eggar– Highways Manager, Cambridgeshire County Council
Tam Parry– Transport Assessment, Cambridgeshire County Council

Applicant Team: Peter McKeown – Carter Jonas
Johnny Clayton – Carter Jonas
Jake Nugent – Endurance Estates

Observer: Cllr Katie Thornburrow

Appendix A – Background Information List and Plan

- Applicant's briefing note
- Local Authority Officers Pre-Meeting Briefing Note

Documents may be available on request, subject to restrictions/confidentiality.

Illustrative Masterplan



Agenda Item 9



Report to: South Cambridgeshire District Council Planning Committee 10 November 2021

Lead Officer: Joint Director of Planning and Economic Development

21/03350/REM – Longstanton/Northstowe (Sports Pavilion, Northstowe Phase 1, Station Road, Longstanton, Cambridgeshire)

Proposal: Reserved matters application for access, appearance, landscaping, layout and scale for the construction of a single storey pavilion building to provide changing facilities for the sports pitches at Northstowe Western Park together with a club room for community use following outline planning permission S/0388/12/OL.

Applicant: South Cambridgeshire District Council

Key material considerations: The principle and relationship to the outline planning permission, the reserved matters of scale and layout, the reserved matters of appearance, the reserved matters of landscaping, the reserved matters of access, relationship to neighbours, other matters, Pre-application Consultation and Community Engagement

Date of Member site visit:

Is it a Departure Application?: No

Decision due by: 13 September 2021

Application brought to Committee because: SCDC is the Applicant

Presenting officer: To be confirmed

Executive Summary

1. The application submission is a Reserved Matters submission to outline planning permission for Northstowe Phase 1 and the delivery of the Sports Pavilion and associated car parking which was safeguarded and detailed through the requirements of the associated legal agreement. The proposed submission reflects the requirements of the specification of the s106 Agreement.
2. It is noted that the submission has been delayed by a number of factors and therefore the Western Park is nearing completion. The application proposals have been considered in line with the requirements of the Reserved Matters of layout, scale, appearance, landscaping and access and in accordance with the

requirements of the Town and Country Planning (Development Management Procedure) Order.

3. Having considered the comments received and all material planning considerations, the application proposals are considered to be an appropriate submission in terms of a Reserved Matters and the positive benefits of the community facility outweigh any harm raised.

Relevant planning history

4. Northstowe Phase 1 Outline Planning Permission was granted in April 2014 under S/0388/12/OL. Since the permission a number of Reserved Matters submissions which include:

H1	S/1416/16/RM
H2	S/3477/16/RM
H3	S/2776/16/RM
H4	S/3174/16/RM
H5 & H6	S/3405/18/RM
H7	S/1475/18/RM
H8	S/1355/19/RM
H9	S/2907/19/RM
H10	S/0045/19/RM
H11	S/1620/17/RM
H12	S/3016/16/RM
H13	S/0065/20/RM
Other Parcels/Permissions	
Western Park	S/2265/16/RM
Water Park	S/3017/15/RM
Green Routes	S/3018/15/RM
Local Centre Square	S/3164/15/RM
Primary School	S/1777/14/CC
Primary Roads	S/1131/14/RM
Hatton Road Ponds	S/0038/15/RM
Formal Park	S/1419/18/RM
LEAPS 1, 2 & 4	S/1991/18/RM
Earthworks	S/1654/14/RM
B1050	S/1133/14/RM

Surface Water Pumping Station	S/1134/14/RM
Foul Water Pumping Station	S/1308/14/RM
Webbs Hole Sluice	S/2259/14/FL
Pumping Station Access Track	20/02468/REM

5. Nearly all the residential development parcels are now on site with the overall Northstowe Phase 1 approaching 900 occupations.
6. It is noted that Phase 2 (S/2011/14/OL) was granted planning permission January 2017 with the first reserved matters approved for Phase 2a (on site) and Phase 2b under consideration under 21/02310/REM. A number of the outline planning conditions have also been discharged.
7. Phase 3a (20/02171/OUT) and 3b (20/02142/OUT) are under consideration and two other development parcels fronting Station Road are also under consideration.

Planning policies

National Planning Policy and Associated Guidance

National Planning Policy Framework July 2021 (NPPF)

National Design Guide

National Planning Practice Guidance

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

South Cambridgeshire Local Plan – Adopted September 2018

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in Favour of Sustainable Development

S/6 The Development Strategy to 2031

S/12 Phasing, Delivery and Masterplan

CC/1 Mitigation and Adaptation to Climate Change

CC/3 Renewable and Low Carbon Energy in New Developments

CC/4 Water Efficiency

CC/6 Construction Methods

CC/8 Sustainable Drainage Systems

HQ/1 Design Principles
NH/4 Biodiversity
NH/6 Green Infrastructure
SC/2 Health Impact Assessment
SC/4 Meeting Community Needs
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Protection of Existing Recreation Areas, Allotments and Community Orchards
SC/9 Lighting
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

LP/1 supported by Appendix B of the Local Plan updated a number of policies of the Northstowe Area Action Plan (marked with an asterisk below)

Northstowe Area Action Plan – Adopted July 2007

NS/1 The Vision for Northstowe
NS/2 Development Principles
NS/3 The Site for Northstowe*
NS/9 Community Services, Facilities, Leisure, Arts and Culture*
NS/11 Alternative Modes*
NS/14 Landscaping within Northstowe
NS/17 New Biodiversity Features
NS/19 Public Open Space and Sports Provision*
NS/21 Land drainage, Water Conservation, Foul Drainage and Sewage Disposal
NS/23 An Exemplar in Sustainability*
NS/27 Management of Services, Facilities, Landscape and Infrastructure and
NS/28 Timing / Order of Service Provision

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

Open Space in New Developments SPD - Adopted 2009

Biodiversity SPD - Adopted 2009

District Design Guide SPD - Adopted 2010

Sustainable Design and Construction SPD – Adopted January 2020

Consultation

8. Northstowe Town Council – Supports the application with the following comments:
 1. Clarity is required on the lighting specification for the car park and round the pavilion. A plan appears to be missing from the application.
 2. Additional consideration should be given to bio-diversity. I.e.: A living roof. Rainwater collection to flush toilets.
 3. Car Park – There is no provision to contain noise or litter.
 4. Impact assessment on local residents required.
 5. Consideration for use of excess of electric generated. I.e.: Battery storage for use of evening lighting of car park and floodlights.

9. Longstanton Parish Council – Support the application

10. Sport England – No objection. The proposal relates to the details for the proposed sports pavilion to serve the sports pitches on Phase 1 of Northstowe. The facility will provide:
 - 1) Six changing rooms
 - 2) Toilets
 - 3) Officials changing
 - 4) Storage
 - 5) Kitchen/servery
 - 6) Clubroom (210m²) which overlooks the bowls green.Having assessed the application, Sport England is satisfied that the proposed development meets exception 2 of our playing fields policy, in that: 'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.'

11. Urban Design –

Site Planning

At pre-application stage improvements to the site planning arrangements were encouraged including examining the access from the changing rooms to the playing fields; reducing the dominance of parking to the front and enhancing the sense of arrival to the facility from the public car park. It is considered that the current proposals have significantly improved the site planning and accordingly the layout is supported in urban design terms. Notwithstanding I would highlight there is the matter of ensuring the footpath that extends to the south west boundary, connects to the footpath beyond the red line boundary.

Building

In respect of the building it is regrettable that further improvements that could enhance the quality, standard and appearance of a public building, have not been taken forward, which need not have been more expensive to implement if addressed at the right stage. It is however acknowledged that there have been some minor improvements to the fenestration and the DAS provides a rationale for materiality of the building though I still have concerns particularly in relation to the verge and brickwork corners. Materials and details will need to be covered by condition should the application be approved.

12. SCDC Drainage Officer – The development is considered acceptable subject to conditions
13. Environmental Health – No comments
14. Ecology - Satisfied there is sufficient ecological information available for determination and, with appropriate mitigation measures secured, the development can be made acceptable. Also support the proposed reasonable biodiversity enhancements specified in the Preliminary Ecological Appraisal (Anglian Ecology, June 2021) and the Biodiversity Net Gain Calculations (Anglian Ecology, July 2021) which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 174(d) National Planning Policy Framework 2021. Conditions are suggested.

15. Sustainability Officer – The overall approach is welcomed and satisfies the requirements of Condition 39 of the outline planning permission. A condition is suggested to secure the implementation of the solar panels.

Representations from members of the public

16.5 letters of representation have been received. 4 letters of objection and 1 neutral comment have been raised and whilst there are mixed views on the design and general support for the provision of a community facility in the comments. In terms of objection, a summary of issues raised include:

- a) Noise from the facility and the car park and the impact on neighbouring residents, in particular late at night. One objector suggests the proposed operating times of 0800 to 2300 hours during the week are particularly objectionable.
- b) Parking spaces along the allotment access road and the potential impact on pedestrians and the impact on neighbouring properties
- c) Lighting specification of the car park and impact on neighbours
- d) Antisocial behaviour in particular when the facility is closed
- e) Concern with regard to the impact on wildlife, in particular from noise and light
- f) Use of the footpath by motorbikes

17. The neutral comment states that to be considerate to the neighbourhood, some of the crucial factors to consider with this proposal are to ensure that:

- a) the car park is closed within say an hour of the premises closing, to avoid it being a gathering place at all hours of the night;
- b) motorcycles are not able to access the nearby pedestrian path network;
- c) the area doesn't become a place to "hang out", other than to actually use the facilities for their intended purpose;
- d) that the sound reduction methods are prioritised over the visual look of the establishment. This didn't seem to be the case when reading the measurements being considered for the car park.

The site and its surroundings

1. The application proposals form the established site for the Sports Pavilion in Phase 1 of Northstowe and sits to the North of the Kingfisher Pond and as part of the Western Park. The site is accessed from Peppercorn Drive and the associated public car park which will provide 93 car parking spaces. Between the car park and the application site is footpath access to the allotments and the Western Park.
2. The site and a contribution to deliver the facility was secured as part of the s106 Legal Agreement for the outline planning permission under planning reference S/0388/12/OL which was approved in April 2014.

The proposal

3. The application proposals are for an L-Shaped building which wraps around the site of the bowling green which forms part of the Western Park. As set out in the Design and Access Statement, the total site allocated for the Sports Pavilion is 0.3ha.
4. The proposed elevations show a single storey pitched roof building with a mix of clay blocks and timber cladding for the principal materials. The building includes solar panels on a metal profile roof with ventilation cowls to assist natural flow of air from changing rooms. The design is also influenced by the need for privacy within the changing rooms and therefore high level windows will be used to provide natural light and break up the mass of the building. The proposals also include bird/bat boxes within the elevations.
5. The proposals also include a glazed entrance and windows and opening to the proposed club room which will open up to a terraced area which will support the bowls and social aspect of the formal sports facilities which neighbour the site.
6. In brief, the applicant sets out that the facility will deliver:
 - A sports pavilion building built to Sport England Standards.
 - A minimum internal floor space of 870 square meters.
 - 6 no. x 20 space adult changing rooms with showers and 2 no. ensuite WC facilities.

- 3 no. officials changing rooms with 1 no. shower and en-suite WC facility.
- Flexible club room area with storage
- A Kitchen
- Changing places facility
- Accessible toilets/changing
- Male/Female visitors toilets
- Reception/office space
- Internal and external storage
- Plant room

7. The car park was approved under S/2265/16/RM (for the Western Park) and delivers 99 car parking spaces. The Western Park pitches have commenced work and appear to be nearing completion however they have not been through the completion and certification process in the s106 Agreement. The proposals are for a re-worked layout to include car parking and visitor parking next to the pavilion and create further landscaping and improved circulation ability within the main car park. In total there are now 93 no. parking bays, 6 no. disabled parking bays. This would maintain the provision for 99 spaces as required by the s106.

8. In addition to the supporting plans the application is supported by the following documents:

- A Design and Access Statement
- A Below Ground Drainage Statement
- Energy Delivery Statement
- A Noise Assessment
- Ecological Surveys and Assessment

9. It should also be noted that the reserved matters includes consideration of a number of conditions of the outline planning permission. The design and access statement sets out that the submission includes the following conditions:

- 8 (Design Code)
- 18 (Walking and Cycling Routes)
- 22 (EV Charging Strategy)
- 23 (Surface Water Drainage)

- 24 (Drainage - Surface Water Management)
- 28 (Landscaping Details and Specifications)
- 35 (Operational Noise - Non-residential Use Classes)
- 39 (Energy Delivery Strategy)
- 42 (BREEAM)
- 43 (Fibre Optic Telecommunication Infrastructure)

10. The Design and Access Statement also sets out that information related to conditions for fire hydrants (Condition 11), a construction management plan (Condition 31), external lighting (Condition 36) and a waste management strategy (Condition 40) has not been submitted and are not sought to be discharged or satisfied. If approved and if considered appropriate these could be added as conditions to the reserved matters.

11. It is noted that the applicant team have presented the scheme to Northstowe Community Forum as part of the pre-application process and sought to obtain views of the community to the scheme.

Planning assessment

The Principle of Development and Relationship to the Outline Planning Permission

12. Policy S/12 of the South Cambridgeshire Local Plan (SCLP) is a material consideration in that the policy seeks to ensure comprehensive delivery through appropriate phasing and delivery and master planning of the development. Policies NS/1, NS/2, NS/23 and NS/28 of the Northstowe Area Action Plan (NAAP) also set out the vision and aims for exemplar development. The outline planning application and associate legal agreement and the approved phasing strategy and design code are also important and material consideration.

13. The terms of the Sports Pavilion was defined by the s106 Legal Agreement which was signed in April 2014 alongside the outline planning permission. The Council, as part of the s106, were nominated by the developer (L&Q) alongside the s106 funds (£1.5m plus indexation) to deliver the building. These provisions of the

building, the location and the specification are outlined in the s106 and therefore formed part of the outline planning permission.

14. In terms of the trigger the land transfer was delayed due to the site being used by the developer as a site compound for neighbouring residential parcels and being left in an unsuitable state. Once the Council was satisfied that the site was capable of being developed without undue costs being incurred the Council agreed to the transfer and design work began.
15. The Council also committed to undertake Community Consultation with local residents at the Northstowe Community Forum. This occurred in late 2019 with a further consultation in January 2021. Delays were also caused by Covid lockdowns in the preparation of the application submission. Therefore due to the delays in the availability of the site the application is later than originally planned as part of the s106 Agreement, signed in 2014.
16. Notwithstanding the timing of the application, the submission reflects the requirements of the outline planning permission and the specification outlined in the s106 Agreement. The facilities being provided by the submission would represent an important community facility in providing changing, sporting and social facilities to support the neighbouring sports pitches and in promoting formal sport.
17. The inclusion of a club room/social aspect to the facility is part of the specification in the s106 Agreement in providing additional breakout areas and community support for the facility.
18. The proposals are considered to be supported in principle as a reserved matters to the outline planning permission and there has been no material change in the Development Plan, national planning policy or other material circumstances that would alter the acceptability of the provision of the scheme. The proposals are therefore supported in principle.

The reserved matters of scale and layout

19. Policies HQ/1 and SC/4 of the SCLP are relevant considerations scale and layout. Policies NH/1, NH/2, NH/6 are also relevant in the consideration of strategic landscape provision and green infrastructure. Policies NS/1, NS/2, NS/9, NS/10, NS/11, NS/13, NS/14, NS/17, NS/19, NS/23 and NS/25 of the NAAP are also considerations. Supplementary Planning Documents and the National Planning Policy Framework, alongside the practice guidance and Development Framework documents are also carefully considered. The definition of scale and layout as Reserved Matters is defined within the Development Management Procedure Order.
20. The application proposals are a single storey building set within the overall redline and whilst the proposals maximise the use of the site and the proposals would not be physically dominating to the use of the sports pitches, or harm neighbouring residents' amenity in terms of loss of light or overlooking.
21. The provision of the car park would be an amendment to the previously approved car parking layout under the Western Park Reserved Matters and continues the same access point and would create appropriate circulation. The current Electric Vehicle charging strategy outlined in S/0388/12/OL does not require any charging bays for this current car park. However, to future proof the scheme conduit is being laid in order to provide four of the current parking bays to be upgraded to electric vehicle charging bays. This would be an enhancement to the previous Reserved Matters.
22. In terms of scale and layout the application is considered to be an appropriate response to the outline planning permission and having regard to the previous reserved matters for car parking. The proposals include an appropriate level of landscaping within the layout and the proposed car parking is appropriate in terms of the function of the car park. In terms of the scale and layout would be in accordance with expected design as set out within the outline planning permission, the sports pavilion specification in the s106 and the design code and therefore policies SC/4 and HQ/1 of the SCLP and Policy NS/8 of the NAAP 2007 subject to appropriate conditions.

The reserved matters of appearance

23. Policy HQ/1 of the SCLP sets out design principles for the District and Policies NS/1, NS/2, NS/12, NS/23 of the NAAP set out the vision for Northstowe, development principles, landscape principles and exemplar in sustainability. These form the policy framework for the consideration of appearance. The National Planning Policy Framework is also considered and guides that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
24. Whilst there are some views from a local resident that the building appears ugly and these are noted but Officers do not agree. The proposals are functional and simple in design with a clear approach to the entrance and public areas whilst the changing rooms which have limited opportunity for active frontages given the requirements for privacy. The proposed entrance is also clear to the greenway and as an end vista to this pedestrian/cycle link. The proposed material strategy therefore reflects the public areas. The use of a profiled metal roof is considered appropriate and would be a simple design rationale. The use of dark and buff/cream coloured materials is a common theme of the Cambridgeshire area. Precise details of materials are required by condition.
25. The appearance of the car park would be enhanced from the previous approved layout with additional areas of landscaping.
26. Overall the appearance of the building, would be a simple and positive feature to the wider community and would support the use of the western park and formal sport with changing facilities Policy HQ/1 of the SCLP and Policies NS/1, NS/2, NS/12, NS/23 of the NAAP.

The reserved matters of landscaping

27. Policies HQ/1, CC/1, SC/9, NH/1, NH/2, NH/4 and NH/6 of SCLP are relevant considerations in terms of the relationship to Longstanton; the landscape character; biodiversity and mitigating the impact of climate change and impact of

lighting whilst Policies NS/1, NS/2, NS4, NS/10, NS/11, NS/12, NS/13, NS/14, NS/15 NS/16, NS/17, NS/19, NS/21, NS/23, NS/25 and NS/27 of the NAAP set out a range of matters relating to landscaping, biodiversity, routes around Northstowe and the promotion of an exemplar development. The National Planning Policy Framework and National Design Guide are also material considerations.

28. Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape – trees, shrubs and other planting.
29. The proposals include substantive areas of landscaping to provide an appropriate setting to the sports pavilion and car park. Landscape officers and other consultees recommend a number of conditions relating to precise detail and mitigation, e.g. lighting.
30. The landscaping therefore is considered as an appropriate response to the outline planning permission and the constraints of the site. The details are considered appropriate and in accordance in particular with Policies HQ/1, NH/1, NH/2, NH/4 and NH/6 of SCLP and Policies NS/1, NS/2, NS4, NS/10, NS/11, NS/12, NS/13, NS/14, NS/15 NS/16, NS/17, NS/19, NS/21, NS/23, NS/25 and NS/27 of the NAAP.

The reserved matters of access

31. Policies TI/2 and TI/3 of the SCLP are material in terms of the principles of supporting sustainable travel and appropriate provision of cycle and car parking in particular. The outline planning permission and associated legal agreement set out a provision of 99 car parking spaces associated with the Western Park. The previous Reserved Matters approval is noted.
32. In respect of the application submission the proposals for the car park would be accessed in the same position as the previously approved scheme from

Peppercorn Drive. Access to the Sports Pavilion would be from the car park and across the footpath. It is noted that the footpath falls outside the remit of the application and would fall under the management and implementation of the wider strategic landscape. Therefore whilst comments and concerns with regard to motorcycle and other behaviour are noted this is not part of the consideration of the proposed submission. It is however noted that barriers are shown on the submitted layout plan which would seek to control such use of footpaths.

33. With regard to some residents concerns with regard to management. The District Council would maintain and manage the Sports Pavilion and car park in accordance with the arrangements of the outline planning permission. The use of passive surveillance is an element of good design that reduces hiding places and is encouraged as it leads to naturally reduce anti-social behaviour through the perception of being watched.

34. Overall it is considered that the access arrangements as proposed are in accordance with the requirements of the outline planning permission and are satisfactory in terms of the access and parking provision and the inclusion of access to sustainable transport choices. As such, the proposals are in accordance with Policies TI/2 and TI/3 of the SCLP and the aims and objectives of the National Planning Policy Framework, as a material consideration.

Relationship to Neighbouring Residents

35. Policies HQ/1 and SC/10 of the SCLP is a material consideration in terms of noise and the relationship to neighbours. The application is supported by a noise assessment.

36. A number of residents raise concern with regard to the use of the site, the proposed club room and the potential for noise and disturbance. As previously stated the design of the scheme and specification was part of the original legal agreement. The inclusion of meeting space and community use adds to the social benefit, community cohesion and placemaking potential of the building. Environmental Health Officers raise no objection to the proposals and in terms of operating hours this is normally managed through licencing arrangements.

Other matters

The Kingfisher Pond

37. Members may be aware of a report commissioned by Longstanton Parish Council in to Phase 1 and the impact on the Kingfisher Pond in particular. It is noted that the report highlights potential issues with the design and depth of the swales which may have been constructed deeper than approved. The Council is reviewing the report and is considering what action is required to be taken with an action plan being prepared in conjunction with the Town Council.
38. In summary the report highlights that water levels in the Kingfisher Pond were observed to have risen in early 2021. The rise coincided with above average rainfall but that the water levels remained approximately 0.3m below pre-2015 pond water levels. The Report highlights that it is unclear if water levels in the Kingfisher Pond will be sustained, or if, as a result of the land use change and greenways, the pond will have generally have lower water levels than in the past, or be more susceptible to dry weather.
39. The report concludes that, whilst dewatering in 2015 and 2016 on Phase 1 is the primary cause of the changes to the Kingfisher Pond and this dewatering impacted on other ponds in the area, secondary causes are likely to have been periods of low rainfall and changes to the recharge due to land urbanism.
40. It is noted that in recent heavy rainfall events the swales were reported by local residents to be full of water.
41. In terms of the Reserved Matters submission it is confirmed that the proposed drainage systems of the new Sports Pavilion and car park has been considered during the planning process of Northstowe development. The proposed below ground drainage drawings for Western Park, Northstowe, Phase 1. Drawing number JKK9369_111 shows that spurs have been provided for surface and foul water of the proposed sports pavilion, hard standing areas and car park.
42. Therefore it is confirmed that the proposed sports pavilion will utilise the surface and foul water connections as per the approved drawings for the western park (drawing JKK9369_111). Surface water generated on the proposed roof and hard

paved surrounding of the Sports pavilion is proposed to be discharged into the Kingfisher pond via manhole number S20 shown on the drawing. Foul water from the sports pavilion and surface water generated from the proposed car park is proposed to be connected to existing sewer manholes located under the site access.

43. The report by HR Wallingford has evaluated the Environmental Statement for Northstowe Phase 1. The report does not suggest that the outline planning permission or the Environmental Statement is flawed. The potential issues arise from groundwater dewatering and potentially the implementation of swales and the ability for the pond to recharge. The application proposals would, in feeding surface water drainage into the pond directly through approved sustainable drainage systems, not harm the Kingfisher Pond and would not interact with the greenways. As such, the proposed drainage arrangements are considered acceptable.

Planning balance and conclusion

Planning Balance

44. In accordance with the requirements of the National Planning Policy Framework the principles of sustainable development has economic, social and environmental aspects which should be considered. As a Reserved Matters submission this should be considered in the context of the definition of Reserved Matters as set out in the Town and Country Planning (Development Management Procedure) Order.
45. In terms of economic benefits the proposals would have an economic benefit to the provision of construction jobs and these benefits are considered to be moderate.
46. Socially the benefits of the delivery of the community facility and the support these offer to the sports pitches, social cohesion and the community as a whole are significant and substantive benefits.
47. Environmentally the proposals would enhance the area by delivering high quality landscaping and biodiversity enhancement are significant. The proposals include a number of sustainable construction elements. Any potential impacts from the use of the facility to the amenities of neighbouring residents are considered to be moderate negative impacts.

Conclusion

48. In conclusion the proposals are an important first community building to the benefit of the wider Northstowe development and community. The proposed benefits to the wider community outweigh any harm to the surrounding area. The proposals are therefore considered to be acceptable as a Reserved Matters submission and in accordance with the Development Plan and National Planning Policy Framework when considered as a whole.

Recommendation

Officers recommend that the Planning Committee Approve the Reserved Matters submission subject to appropriate planning conditions and informatives as set out.

Conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans and details:

1706-SBA-XX-00-A-010 Rev H
1706-SBA-XX-RP-A-011 Rev B
1706-SBA-XX-XX-A-201 Rev F
1706-SBA-XX-XX-A-501 Rev D
1706-SBA-XX-XX-A-502 Rev J
1706-SBA-XX-XX-A-901 Rev B
471-02 Rev A
JKK9369-111 Rev F

Reason: To ensure satisfactory development of the application proposals and to define the permission.

Materials

2. Prior to above slab level works, a schedule of materials based on the principles in the Design and Access Statement, shall be submitted to and agreed in writing by the Local Planning Authority. The submission shall include windows, window reveals, façade panels, head and cill treatments, brick slip systems, rainwater details, porch details, doors be supplemented with a sample board(s) of the submitted materials to be constructed within the site at an agreed location. The sample board shall be retained on site until the completion of the development or to an alternative agreed timetable.

Reason: To ensure satisfactory development of the application site in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan and Policies NS/1, NS/2 and NS/24 of the Northstowe Area Action Plan and the aims and objectives of the National Planning Policy Framework and National Design Guide.

External Plant and Machinery

3. Prior to their installation, details (including location and external appearance) of all external plant and equipment used for the purpose of heating, ventilation and/or air conditioning shall be submitted to and approved in writing by the local planning authority. The agreed details shall be implemented prior to the occupation of the part of the development to which the plant and equipment relates. Any such structures shall be agreed situated within buildings or in acoustically designed enclosures, and thereafter retained in accordance with any approval for the period of their use.

Reason: To ensure satisfactory appearance of the application site and to ensure that the amenities of nearby residents are safeguarded in accordance with Policies SC/10 and HQ/1 of the South Cambridgeshire Local Plan.

Parking Spaces

4. The parking spaces that are to be provided shall be provided before the first use of the associated dwelling(s), and those spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles. The parking spaces shall not be used for any trade or business and shall be installed in a manner to ensure access to all users without obstruction.

Reason: To ensure that visitor parking and parking provision is provided for future residents and wider application site in accordance with Policies HQ/1, TI/3 and TI/4 of the South Cambridgeshire Local Plan.

Ecology

5. Prior to works above slab level, a specification and location plan for a scheme of biodiversity enhancement shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be in accordance with the details contained in the Preliminary Ecological Appraisal (Anglian Ecology, June 2021) and the Biodiversity Net Gain Calculations (Anglian Ecology, July 2021). The approved scheme shall be fully implemented within an agreed timescale.

Reason: In order to deliver the approved biodiversity enhancements and net gain as submitted as part of the Reserved Matters and in accordance with the requirements of Policies NH/4 and NH/6 of the South Cambridgeshire Local Plan.

Lighting

6. Prior to development above slab level an artificial lighting scheme for that illumination, to include details of any such external lighting shall be submitted to the Local Planning Authority in accordance with the overall strategy for the site. The scheme shall include:

- i) layout plans / elevations with luminaire locations annotated,
- ii) full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the submission area
- iii) include consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" or succeeding or replacement guidance.
- iv) Measures to reduce the impact on wildlife and protected species.

b) The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures.

Reason: To minimise light pollution from the development and ensure that lighting does not adversely affect the amenities of neighbouring and nearby residents in accordance with Policies SC/9 and HQ/1 of the South Cambridgeshire Local Plan 2018 and the requirements of the National Planning Policy Framework, as a material consideration.

Drainage

7. Prior to commencement of development a scheme for the disposal of surface water and foul water based upon the principles within drawing Proposed Drainage Works Sheet 2, reference JKK9369 _ 111 Rev F, dated 18.05.20, that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority. Information to be submitted shall include a) Full results of the proposed drainage system modelling runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events; b) A site plan identifying indicative locations for sustainable drainage features; c) Management and maintenance plan

Reason To reduce the risk of flooding to the proposed development and future occupants.

Energy Efficiency

8. Prior to the first occupation of the development the agreed energy saving measures set out in the Energy Delivery Strategy including the installation of Air Source Heat Pumps (ASHP), mechanical extract ventilation, LED lighting and the photovoltaic panels shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

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 and NAAP policy NS/23

Informatives

1. The information submitted is considered appropriate to discharge the requirements of the following conditions of the outline planning permission (reference S/0388/12/OL):
Conditions 8 (Design Code), 18 (Walking and Cycling Routes), 22 (EV Charging Strategy), 23 (Surface Water Drainage), 24 (Drainage - Surface Water Management), 28 (Landscaping Details and Specifications), 35 (Operational Noise - Non-residential Use Classes), 39 (Energy Delivery Strategy), 42 (BREEAM), 43 (Fibre Optic Telecommunication Infrastructure)

Background Papers

Longstanton Parish Council – Kingfisher Pond – Northstowe Hydrogeological Assessment – Phase III Report – Prepared by HR Wallingford (June 2021, reference: FWM8714-RT003-R02-00)

Appendices
None

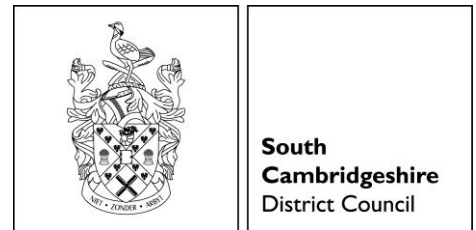
Report Author:

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Agenda Item 10



South
Cambridgeshire
District Council

Report to: South Cambridgeshire District
Council Planning Committee

10 November 2021

Lead Officer: Joint Director of Planning and Economic Development

S/2442/19/FL – The Piggery, Haden Way, Willingham

Proposal: The use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with a day room ancillary to that use

Applicant: Joseph Rooney

Key material considerations: Principle of Development
Compliance with Local Plan Policy H/22
Character / Visual Amenity
Biodiversity
Flood Risk and Drainage
Highway Safety and Parking
Residential Amenity
Site Design
Other matters

Date of Member site visit: None

Is it a Departure Application?: No (advertised 28 August 2019)

Decision due by: 18 September 2019

Application brought to Committee because: Willingham Parish Council requests the application is determined by Planning Committee; referred to the Planning Committee through the Council's Planning Delegation Meeting.

Officer Recommendation: Approval

Presenting Officer: Michael Sexton

Executive Summary

1. The application seeks full planning permission for the use of land for the stationing of caravans for residential purposes for 1 gypsy pitch together with a day room ancillary to that use at The Piggery, Haden Way, Willingham.

2. The site is located outside of the development framework boundary of Willingham.
3. The Government's Planning Policy for Traveller Sites requires that Local Planning Authorities set targets for the provision of Gypsies and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of travellers in their area, working collaboratively with neighbouring Local Planning Authorities.
4. As part of the evidence base for the adopted Local Plan, the Council jointly commissioned a Gypsy and Traveller Accommodation Assessment, completed in 2016. The Assessment identified no need for Gypsy and Traveller pitches during the plan period, taking account of existing available supply, for those meeting the definition of a traveller for the purposes of planning in the Government's Planning Policy for Traveller Sites. The Local Plan therefore did not propose any further allocations.
5. However, the Local Plan acknowledges that it was not possible to determine the travelling status of several households. In response, criteria-based policies were included in the Local Plan to allow any proposals for sites in the district to be considered. The applicable policy in this instance being Policy H/22 of the Local Plan which deals with proposals for Gypsies, Travellers and Travelling Showpeople sites on unallocated land outside development frameworks.
6. The Council is unable to identify any lawful existing or available allocated sites which could meet the needs of the applicants.
7. Officers attribute significant weight to the fact that the proposal is for a single pitch and thus, in the absence of firm evidence to suggest otherwise and the conclusions of a recent appeal decision in Harston, could fall within an existing need. Significant weight is also attached to the best interests of the children. Both factors weigh in favour of the proposal.
8. On balance, taking into account all material considerations and the absence of clear material harm arising from the proposal, officers conclude that the proposal would comply with relevant national and local planning policy and guidance.
9. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant planning history

10. S/1935/17/FL – Proposed Bungalow to replace the piggery – Refused; Appeal Dismissed.
11. S/0920/17/FL – Proposed new dwelling to replace the piggery – Withdrawn.

Planning policies

National Guidance

12. National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019
Planning Policy for Traveller Sites 2015

South Cambridgeshire Local Plan 2018

13. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/7 – Development Frameworks
S/9 – Minor Rural Centres
HQ/1 – Design Principles
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
H/20 – Provision for Gypsies and Travellers and Travelling Showpeople
H/22 – Proposals for Gypsies, Travellers and Travelling Showpeople Sites on Unallocated Land Outside Development Frameworks
H/23 – Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites
SC/9 – Light Pollution
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision

South Cambridgeshire Supplementary Planning Documents (SPD):

14. Cambridgeshire Flood and Water SPD – Adopted November 2016
Landscape in New Developments SPD - Adopted March 2010
District Design Guide SPD – Adopted March 2010
Biodiversity SPD – Adopted July 2009

Other Guidance

15. Gypsy and Traveller Accommodation Assessment 2016

Consultation

16. **Willingham Parish Council** – Objection.

Comments received 25 October 2021

Willingham Parish Council Object for the following reasons:

- The land added in the application does not appear to be owned by the applicant, has always been used as a public access and is an unlit and rutted road.
- The site still remains in an unsustainable location as detailed by SCDC in their refusal in 2017 (S/1935/17/FL) and the planning appeal inspectorate dismissal in 2018 (APP/W0530/2/18/3198751).
- The applicants support letter mentions children accessing the site and the Council have concerns for their safety given its location and access.
- The application is for an additional gypsy/traveller site. Willingham already has more than an adequate supply of sites in the village and the most recent of which (Alwyn Park) had three pitches approved and does not appear to be fully occupied. Alwyn Park is located approximately 200 metres from the site.
- The site is located outside of the village envelope and separate from other established sites located on the East side of the village. The Parish Council and SCDC have always objected to sites located on the West side.
- The covering letter states that the land has been previously developed. This is not the case; the land has only ever been used for agriculture.
- The Council would request that this application is passed to SCDC committee for consideration.

Comments received 18 September 2019

Willingham Parish Council object to the application on the following grounds:

- There is no mains drainage on the site.
- The site is situated on an unmade road with no footpath which would be dangerous especially as the application states there will be children on the site.
- The site is within an agricultural area and the development would represent creeping urbanisation.
- A previous planning application for a traveller site on a neighbouring field was refused.
- The site is a long way from village amenities.
- Under the new Local Plan there is not a pressing need for traveller pitches within the District.

The Council request that the application is passed to committee for the above reasons

17. **Over Parish Council** – No comments to offer.

Comments received 13 October 2021

Further to the Parish Council meeting held last night the Council asked me to comment that they will defer their opinion in favour of Willingham Parish Council as this development is based in Willingham.

Comments received 06 February 2020

Further to your email the PC have decided that this application rests in Willingham and so they will defer any comments to Willingham PC as the development will impact more on Willingham than on Over.

Comments received 11 September 2019

Further to the Parish Council meeting held last night the Council asked me to comment that they would like to defer to Willingham Parish Council as this application will have more impact on the Village of Willingham than it will in Over.

18. **Contaminated Land Officer** – No objection, recommend conditions requiring a detailed desk study and site walkover, recording of contamination and remediation objectives, remediation method statement, verification report and identification of any unexpected contamination not previously identified.
19. **Ecology Officer** – No objection, recommends conditions for a Natural England licence, lighting design strategy for biodiversity, works relating to trenches or culverts, restrictive timings on removal of hedgerows, trees and shrubs and a biodiversity enhancement scheme.
20. **Environmental Health** – No objection, recommends a condition for no burning of waste or other materials and an informative for a demolition notice.
21. **Local Highways Authority** – No objection.
22. **Sustainable Drainage Engineer** – The development is acceptable subject to a condition for surface and foul water drainage.

Representations from members of the public

23. Five representations have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:
 - Additional traffic in the village.
 - As an application for a Gypsy pitch is it probable that a light good vehicle will be used (application for states parking for two cars).
 - Concerns over boundary treatment required.
 - Green belt land and should be maintained.
 - Inappropriate outside of Willingham envelope, precedent for development in the countryside.
 - Land has been used for grazing horses for many years and its use has been agricultural.
 - Object to inclusion of the track within the site, impacting on free use of the track to access land.
 - Previous gypsy site was declined a little further along the track, this one site will multiply into as many as the space will allow.
 - Previous temporary permission for a caravan was temporary period only (expiring 31 December 1976)

- Site is not connected to the main sewer nor is there an existing drainage system; concern for groundwater contamination.
- The application has been made under the parish of Over but the site was included in Willingham after the Community Governance Review.
- Two previous applications (one withdrawn one refused) and situation has not changed.
- Willingham already has at least 13 gypsy/traveller sites within its boundaries, which is enough for one rural location.

The site and its surroundings

24. The site is located outside of the Willingham development framework boundary and in the countryside, to the south west of the main village. The site is located off Haden Way which turns into an unmade road and provides access to the eastern boundary of the site. The site contains several piggery buildings and hardstanding and benefits from existing trees and fencing along several of its boundaries. The site lies within flood zone 1 (low risk).

The proposal

25. This application seeks full planning permission for the use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with a day room ancillary to that use.

Planning Assessment

26. The key issues to consider in the determination of this application are the principle of development, compliance with Local Plan Policy H/22, character / visual amenity, biodiversity, flood risk and drainage, highway safety and parking, residential amenity, site design and other matters

Principle of Development

27. The site is located outside of the development framework of Willingham.
28. Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
29. There are no Neighbourhood Plans in force which would be applicable to the application.
30. Policy H/22 of the Local Plan deals with proposals for Gypsies, Travellers and Travelling Showpeople sites on unallocated land outside development frameworks and is therefore the key Local Plan policy in terms being 'supported by other policies in this plan', as set out by Policy S/7.

31. Policy H/22 of the Local Plan states that planning permission for Gypsy and Traveller caravan sites and sites for Travelling Showpeople (as defined in the Government's Planning Policy for Travellers) on unallocated land outside development frameworks, and outside the Cambridge Green Belt, will only be granted subject to 9 criteria.
32. The site is not located within the Cambridge Green Belt and therefore those elements of Policy H/22 are not applicable in this instance.
33. The Supporting Statement submitted with the application details that the site complies with Policy H/22 of the South Cambridgeshire Local Plan where applicable but offers little assessment or analysis of compliance with the individual criteria. Nonetheless, officers have considered each element of Policy H/22 in turn, with reference to recent appeal decisions.

Compliance with Local Plan Policy H/22

The Need for and Supply of Gypsy Sites

34. The Government's Planning Policy for Traveller Sites (PPTS) requires that Local Planning Authorities set targets for the provision of Gypsies and Traveller pitches and Travelling Showpeople plots which address the likely site accommodation needs of travellers in their area, working collaboratively with neighbouring Local Planning Authorities.
35. The PPTS sets out that in assembling the evidence base necessary to support a planning approach, Local Planning Authorities should use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions.
36. The PPTS further details that Local Planning Authorities should, in producing their Local Plan, identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against this target.
37. The PPTS establishes that the existing level of provision and need for sites, the availability (or lack) of alternative accommodation, and the personal circumstances of the applicant are material considerations when considering planning applications.
38. The PPTS states that if a Local Planning Authority cannot demonstrate an up to date five year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission.
39. As part of the evidence base for the adopted Local Plan, the Council jointly commissioned a Gypsy and Traveller Accommodation Assessment (GTAA), completed in 2016. The Assessment considered local needs by interviewing Gypsies and Travellers to establish whether they meet the planning definition in the PPTS. This approach established that there were 11 Gypsy or Traveller households identified in South Cambridgeshire that meet the new definition, 194

'unknown' households that may meet the new definition and 81 households that do not meet the new definition (paragraph 1.24).

40. The GTAA found that the 11 households identified would generate a further need for 20 additional pitches over the plan period, mainly from concealed households and teenage children requiring a pitch of their own in the future (paragraph 1.25). However, the 'unknowns' could generate a need for up to 68 additional pitches for Gypsies and Travellers if they all meet the PPTS definition (paragraph 1.26); the GTAA suggests that only 10% of the 'unknowns' are likely to meet the definition based on evidence from 1,500 surveys (paragraph 3.25). The GTAA acknowledges that if the national average of 10% were applied this could result in a need for 7 additional pitches (paragraph 1.26).
41. The GTAA identified 29 vacant pitches and therefore concluded that the known need for 20 pitches could be met, leaving 9 vacant pitches to aid in any additional demand, such as the 7 additional pitches derived from the 'unknowns'.
42. The PPTS requires Councils to maintain a five year supply of Traveller sites, in a similar way to housing, and identify deliverable sites to meet the needs identified for the first five years. The GTAA identified no need for Gypsy and Traveller pitches during the plan period, taking account of existing available supply. The Local Plan therefore did not propose any further allocations. However, the Local Plan also acknowledges that it was not possible to determine the travelling status of several households, and a proportion of these may meet the definition provided in the PPTS. In response, criteria-based policies were included in the Local Plan to allow any proposals for sites in the district to be considered.
43. In setting out the potential support for sites the first criterion of Local Plan Policy H/22 states that the Council is satisfied that the applicant has adequately demonstrated a clear need for a site in the district, and the number, type and tenure of pitches proposed, which cannot be met by a lawful existing or available allocated site (criterion a).
44. In respect of need, officers acknowledge the conclusions of a recent appeal decision in Harston from March 2020 (appeal reference APP/W0530/W/19/3242317). In summary, the Inspector took the view that although uncertain, given the scale of the 'unknowns' there could be a significant unmet need, and with the lack of an up-to-date list of vacant pitches/sites, gave significant weight to a lack of a five-year supply of travellers sites and allowed an appeal for the siting of an additional 3 mobile homes at an existing site.
45. In terms of a clear need for a site in the district, officers acknowledge that recent appeals have taken the view that, when tested, there is still a need. Furthermore, officers acknowledge that the evidence base is now over five years old (fieldwork base date of February 2016, publication date of October 2016). A new assessment is due to inform the Greater Cambridge Local Plan, but the delivery of this new study has been impacted by the Covid-19 pandemic.

It should also be noted that Policy H/22 is not limited in its operation to those who meet the definition of a Gypsy and Traveller given in the PPTS.

46. The application is for a single pitch, which can be secured by condition, and has been described as the use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with a day room ancillary to that use. The Supporting Statement details that the applicant is seeking planning permission for a single residential gypsy pitch to meet a recognised need for such facilities in the area to facilitate a gypsy lifestyle.
47. The Supporting Statement also sets out that the site layout has been determined to best meet the applicant's requirements and has been designed with reference to the standards defined in 'Planning for Travellers Sites March 2012'.
48. Based on the information provided, officers consider it reasonable to impose a condition that any permission does not authorise use of the land as a caravan site by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning policy for traveller sites (August 2015) as part of any consent.
49. The Supporting Statement also details that there will be children living on the site and as such any decision taken by the Council should be made having considered the best interests of the children on the site. No further information has been provided (i.e., the number of children, whether they would be attending local schools, or any other relevant information). The absence of such further information does not, however, persuade officers that a different conclusion to merits of the proposal should be reached.
50. Officers acknowledge that for the purposes of Section 70 of the Town and Country Planning Act 1990, "material considerations" include any article 8 rights that are engaged. Article 8 of the European Convention on Human Rights provides that:

Everyone has the right to respect for his private and family life, his home and his correspondence.

There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic wellbeing of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

51. Where the article 8 rights are those of children, they must be seen in the context of article 3 of the United Nations Convention on the Rights of the Child (UNCRC), which requires the child's best interests to be a primary consideration. Thus, the interests of the child or of children must be at the "forefront" of the decisions maker's mind and any balance must be such as to achieve a proportionate outcome.

52. The Council is unable to identify any lawful existing or available allocated sites which could meet the needs of the proposed development as presented.
53. Officers acknowledge that Willingham Parish Council comment that Alwyn Park does not appear to be fully occupied.
54. In 2013 an appeal was allowed pursuant to planning application S/0825/13/FL for the change of use of land to gypsy and traveller site (3 pitches). The permission included a Section 106 agreement requiring payments towards the provision of open space, community space and household waste receptacle and a monitoring fee.
55. The Council's Section 106 Team has confirmed that no payments have been received.
56. Furthermore, condition 8 of the appeal decision requires that no development shall take place until details of a 1.8 metre wide footway between the pedestrian access into the site and the western side of Haden Way had been submitted and agreed, with installation to take place prior to any occupation of the site.
57. There are no records of a discharge of conditions application being submitted and determined and the footpath has not been installed on site.
58. Based on the information available, officers do not consider that the 2013 appeal decision has been implemented, hence the appearance of vacancies on the site.
59. Overall, officers attribute significant weight to the fact that the proposal is for a single pitch, which can be secured by condition, and thus, in the absence of firm evidence to suggest otherwise and the conclusions of the recent appeal decision, a single pitch could fall within an existing need. Significant weight is attached to the best interests of the children. Both factors weigh in favour of the proposal.
60. On balance, taking into account all material considerations, officers conclude that the proposal for one gypsy pitch would accord with Policy H/22(a) of the Local Plan.

The Location of the Site

61. Policy H/22 of the Local Plan requires sites to be located in a sustainable location (criterion b), that the needs of residents of the site can be appropriately met by local facilities and services (criterion c), that the number and nature of pitches is appropriate to the site size, location and need (criterion d), to not present unacceptable adverse or detrimental impact on the occupiers (criterion e) and to not have an unacceptable adverse impact on public rights of way (criterion h).
62. The site is located to the south west of Willingham, approximately 190 metres from the edge of the development framework boundary. The site is accessed by

an unmade road which connects to the public highway of Haden Way through to the main village. The site is relatively enclosed, with the application proposing additional screening within the site and along the northern, eastern and southern boundaries.

63. Willingham is identified as a Minor Rural Centre within the Council's settlement hierarchy under Policy S/9 of the Local Plan. The supporting text to Policy S/9 sets out that Minor Rural Centres have a lower level of services, facilities and employment than Rural Centres, but a greater level than most other villages in South Cambridgeshire, and often perform a role in terms of providing services and facilities for a small rural hinterland. When considering proposals for residential development within framework boundaries, a maximum scheme size of 30 dwellings is used as a guideline figure to indicate the upper limit of housing development likely to be suitable.
64. The location of the site relative to the village, together with the scale of development being for a single pitch is considered to comply with the requirements of Policy H/22(b), (c) and (d).
65. Officers note that Willingham Parish Council comment that the site remains in an unsustainable location as detailed by the Council in their refusal in 2017 (S/1935/17/FL) and the planning appeal inspectorate dismissal in 2018 (APP/W0530/2/18/3198751).
66. The 2017 application sought planning permission for a bungalow to replace the existing piggery, which is a materially different scheme being an application for a market dwelling in a countryside location, subject to assessment against different adopted planning policies, which did not provide in-principle support for the proposed development.
67. The conclusions of the 2017 application and 2018 appeal are therefore not considered to have a direct impact on the assessment of the current application.
68. The site is not considered to result in any significant adverse harm to the occupiers of the site given its location and surroundings, therefore complying with Policy H/22(e) and would not have an unacceptable adverse impact on the effectiveness and amenity of existing or proposed public rights of way, in accordance with Policy H/22(h).

Cumulative Impact

69. Policy H/22 of the Local Plan requires that sites, or the cumulative impact of sites (existing or planned), respect the scale of, and not dominate, the nearest settled community (criterion f) and to not have an unacceptable adverse impact on the amenity of surrounding land uses, the countryside and landscape character, village character, on heritage or biodiversity interests, or from traffic generated (criterion g).

70. There are several existing sites to the east of the village of Willingham, specifically 14 permanent pitches along Meadow Road, three permanent pitches along Priest Lane and nine permanent pitches along Schole Road.
71. To the north of the application site there was a permission for a further three permanent pitches on Alwyn Park, Over Road. However, as noted above, this does not appear to have been implemented.
72. When considering the scale of Willingham, officers note that Cambridgeshire County Council's mid-2018 dwellings stock estimates, published in May 2020, sets Willingham with a dwelling stock of 1,800. In addition, as set out above, Willingham is identified as a Minor Rural Centre within the Council's Local Plan, one of the Districts larger and more sustainable locations.
73. Officers consider that the proposed addition of a further pitch on the edge of Willingham, noting that the site is to the south west of the village, would respect the scale of the village and would not result in a development which would result in an unacceptable or dominant nature.
74. In terms of the visual impact of the proposed development, the site is surrounded by fields on all sides and is relatively enclosed, noting that the application proposes additional screening within the site and along the northern, eastern and southern boundaries. The layout plan illustrates how the site would arrange the proposed mobile home, touring caravan and dayroom with associated hardstanding.
75. The Supporting Statement notes that the site has been designed with reference to the standards defined in PPTS while the proposed caravan will conform to the definition within Section 29(1) of the Caravan Sites and Control of Development Act 1960 and Section 13(1) of the Caravan Sites Act 1968.
76. Given the nature / use of surrounding land and the existing and proposed natural screening around the site, the proposal for a single pitch is not considered to result in significant harm to surrounding land uses, the open countryside, landscape character or village character.
77. In terms of potential impact on heritage, the site is located a significant distance from the nearest identified heritage asset (more than 500 metres). The nature of development is not an invasive one and thus is considered to have a low potential impact for any archaeological potential within the site, although no such interest has been identified. The proposal is therefore considered acceptable in heritage terms.
78. In terms of biodiversity impact, the application is supported by a Bat Roost Characterisation Report (Midland Ecology, May/June 2021) and has been found acceptable, in consultation with the Council's Ecology Officer (detailed later in this report).

79. The provision of a single pitch is unlikely to result in significant harm to highway safety, noting that the Local Highways Authority has been formally consulted and raised no objection to the proposal.
80. For the reasons set out above, the proposal would accord with Policy H/22(f) and (g).

Travelling Showpeople

81. Policy H/22(i) of the Local Plan requires that sites for travelling showpepole must also be suitable for the storage, maintenance and testing of items of mobile equipment.
82. The application has not been identified as a site for travelling showpeople and therefore does not conflict with Policy H/22 in this regard.

Character / Visual Amenity

83. As noted above, the proposed development is considered to have a limited impact on the character of the area given its location and the presence of existing mature landscaping. The proposal seeks to enhance existing boundary treatments, a detail which can be secured by condition. Overall, the proposal is not considered to result in significant harm to the visual amenity of the area.
84. Subject to the imposition of a landscape condition, the proposal is considered to accord with Policy HQ/1 of the Local Plan.

Biodiversity

85. The application, as amended, is supported by a Bat Roost Characterisation Report.
86. The report sets out that the building contains a confirmed bat roost with bat activity levels on the site found to be moderate-high. As the proposal results in the removal of an existing building(s) the roost would be destroyed with potential for direct harm to bats during works and any increased lighting levels on the area to have the potential to disrupt bat foraging and/or commuting routes.
87. The report therefore recommends that a European Protected Species Mitigation Licence (EPSML) from Natural England will be required in order to legally carry out the proposed works. Officers consider it appropriate to include an informative in this regard as part of any consent for the information of the applicant.
88. The report also sets out that the current Bat Mitigation Guidelines classify day roosts for both common and soprano pipistrelle as 'low conservation status' roosts and, given the species and roost type, mitigation be provided by a bat

box mounted at a suitable location and that any lighting design follows relevant protocols.

89. The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal, recommending conditions for a Natural England licence, lighting design strategy for biodiversity, works relating to trenches or culverts, restrictive timings on removal of hedgerows, trees and shrubs and a biodiversity enhancement scheme.
90. Officers consider the conditions to be reasonable and necessary as part of any consent to ensure the development accords with Policy NH/4 of the Local Plan.

Flood Risk and Drainage

91. The application site is in Flood Zone 1 and is therefore considered as having a low probability of flooding. The site is not identified as an area at risk from surface water flooding.
92. The application has been subject to formal consultation with the Council's Sustainable Drainage Engineer, who recommends a condition relating to the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development.
93. Given the rural location of the development and proposed end use, officers consider such a condition to be reasonable and necessary to ensure the development accords with Policies CC/7, CC/8 and CC/9 of the Local Plan.

Highway Safety and Parking

94. The site is located off Haden Way which turns into an unmade road and provides access to the eastern boundary of the site and provide an acceptable means of access to and from the site. The application seeks permission for a single gypsy pitch and is not considered to give rise to significant additional traffic in the village.
95. As noted above, the application has been subject to formal consultation with the Local Highways Authority who raise no objection.
96. The proposal would not result in significant harm to highway safety.
97. Officers acknowledge the comments of Willingham Parish Council who refer to children accessing the site and having concerns for their safety given its location and access.
98. The application site is accessed from an unmade road which connects to the public highway of Haden Way, approximately 190 metres from the site entrance, with Haden Way providing a footpath and lighting that connects to the main village. However, the unmade road (track) does not provide vehicular access for any residential properties or units beyond the application site,

forming an L-shape track that connects to Station Road to the west of the main village. Officers note that the track does connect to Bushel Box Farm Shop (Station Road) but is not the primary point of vehicular access to that site.

99. The number of vehicular movements along the unmade road are therefore likely to be minimal. Furthermore, the access arrangements are not dissimilar to other access arrangements for similar uses elsewhere in the district. Additionally, as noted above, no objection has been raised by the Local Highways Authority.
100. Officers therefore do not consider that the access arrangements are unacceptable in this instance.
101. In terms of parking provision, there is sufficient space within the site for the parking of vehicles associated to the occupation of the site.

Residential Amenity

102. The application site is set a reasonable distance from nearby residential properties. The nature of the proposed development, together with the degree of separation, is such that the proposal is not considered to result in significant harm to the amenities of nearby residential properties.
103. The occupation of the site may result in some additional noise and disturbance, but this would be domestic in nature and therefore not out of place.
104. The proposal would accord with Policy HQ/1(n) of the Local Plan.

Site Design

105. Policy H/23 of the Local Plan deals with the Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites.
106. Policy H/23 of the Local Plan states that proposals for Gypsies and Traveller sites and Travelling Showpeople sites will only be granted planning permission where they are of a good design layout, have regard to government good practice guidance, and where 9 criteria are considered and met.
107. The proposal sets out the site and pitch arrangements alongside landscape and boundary treatment arrangements (secured by condition as noted above), takes account of the needs of the residents, provides safe access with necessary utilities having the potential to be available, in accordance with Policy H/22 a) to d).
108. The site is not formally identified as being contaminated and would be capable of amelioration if required, avoids unacceptable adverse impact on the residents or the site or neighbours, comprises limited development in the countryside and is of an appropriate scale for the size and number of caravans to be accommodated, in accordance with Policy H/22 e) to h).

109. Criteria i) is not relevant as the application is for a single gypsy pitch.
110. Officers do not consider that the proposal conflicts with Policy H/23 of the Local Plan.

Other Matters

Contaminated Land

111. The application has been subject to formal consultation with the Council's Contaminated Land Officer, who notes that the site has a potentially contaminative historical usage from the former piggery and is being redeveloped into a sensitive end use. Conditions relating to a detailed desk study and site walkover, the investigation and recording of contamination and remediation objectives, a remediation method statement, verification report and the potential for unexpected contamination have been recommended.
112. However, the use of the site is non-invasive, being for the siting of caravans which are to be siting on existing hardstanding. Therefore, officers do not consider the conditions to be necessary in this instance and therefore have not been attached to the recommended consent.

Parish Council Objection

113. Willingham Parish Council has raised objection to the proposal on several grounds as noted above, several of which have already been addressed. The remaining concerns are addressed as follows.
114. The Parish Council sets out that the land added in the application does not appear to be owned by the applicant and has always been used as a public access and is an unlit and rutted road.
115. The red line site boundary was amended to ensure it included land required for access to the site from a public highway, as required by relevant planning legislation / guidance, with relevant notice served on the revised application certificate. The granting of planning permission would not impact on any existing rights of access over the track or its ownership.
116. The Parish Council disagree with the statement of the covering letter that the land has been previously developed and has only ever been used for agriculture. Whether the land is previously developed land or not does not form one of the criteria within Policy H/22 of the Local Plan.
117. Willingham Parish Council refers to a previous planning application for a traveller site on a neighbouring field which was refused (also referred to in third party comments). The comment relates to planning application S/1237/13/FL which sought planning permission for "Use of land as Gypsy site comprising 5 no. double pitches each comprising 2 no. mobile homes 2 no touring caravans and 2 dayroom/utility blocks and 1 no. single pitch comprising 1 no. mobile home 1 no. touring caravan and 1 no. dayroom/utility block for use by an

extended Romany Gypsy family construction of access road hardstandings provision of sewage treatment plant erection of boundary fences and landscaping”.

118. The 2013 application was located to the south of the current application, approximately 150 metres further along the track. The application was refused by the Council and dismissed at appeal on the grounds of adverse effect on the character and appearance of the area, including in the event of a temporary permission.
119. The proposed development is materially different to the 2013 application and has been considered on its own merits against current adopted planning policy and associated guidance as set out above; the 2013 refusal has no direct impact on the assessment or determination of the current application.

Third Party Comments

120. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
121. Concerns are raised that the development is inappropriate outside of Willingham envelope, on agricultural land, and would set a precedent for development in the countryside.
122. As noted above, Policy S/7 of the Local Plan allows for certain types of development outside of development frameworks, including where such development is supported by other policies in the Plan, in this instance Policy H/22. Each application is assessed on its own merits and this report has considered the particular details and impact of the proposed development; it would not set a precedent for development in the countryside that is not already permissible under adopted planning policy.
123. One representation objects to the inclusion of the track within the site. As noted above, the red line boundary was amended to ensure it included land required for access to the site from a public highway; the granting of planning permission would not impact on any existing rights of access over the track or its ownership.
124. Concern is raised that the granting of permission would result in the site multiplying in occupation. As noted above, the application is for a single pitch and a restricted condition is recommended as part of any consent restricting the use / occupation to that which has been proposed and assessed.
125. The previous temporary permission for a caravan on the site which expired in 1976 is not relevant to the current application. Similarly, the more recent planning history is not directly applicable given the proposed end use of those applications and their consideration against the relevant adopted planning policies at the time.

126. Reference is made to the Parish of Over. Both Over Parish Council and Willingham Parish Council have been formally consulted at all relevant stages of the application.

Planning balance and conclusion

127. The Council is unable to identify any lawful existing or available allocated sites which could meet the needs of the proposed development.

128. Officers attribute significant weight to the fact that the proposal is for a single pitch and thus, in the absence of firm evidence to suggest otherwise and the conclusions of a recent appeal decision in Harston, a single pitch could fall within an existing need. Significant weight is also attached to the best interests of the children. Both factors weigh in favour of the proposal.

129. On balance, taking into account all material considerations and the absence of clear material harm arising from the proposal, officers conclude that the proposal would comply with relevant national and local planning policy and guidance.

130. For the reasons set out in this report, officers consider the proposed use of land for the stationing of caravans for residential purposes for 1 gypsy pitch together with a day room ancillary to that use to be acceptable.

Recommendation

131. Officers recommend that the Planning Committee approves the application subject to conditions.

Conditions

a) 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).

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

Plans to be listed:

18_987_01 (Site Location Plan 21/09/2021)

18_987_03 (Proposed Site July 2019)

18_987_05 (Utility/Day Room Plans)

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.

- c) Demolition shall not in any circumstances commence unless the Local Planning authority has been provided with either:
- i) a licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
 - ii) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To prevent injury or death to bats which may roost on the site in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- d) The site shall not be occupied until a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory method of surface water and foul drainage and to prevent the increased risk of flooding in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- e) The site shall not be occupied until a scheme of biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme must include details as to how a positive net gain in biodiversity has been accomplished. 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.

- f) The site shall not be occupied until details of hard and soft landscaping scheme, including the species, plant sizes and proposed number and densities of planting including measures for their protection, maintenance and retention and boundary treatment details have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

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

- g) No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and/or pipe culverts are in place. The measures may include:

- i) Creation of sloping escape ramps for badgers, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day.
- ii) Open pipework greater than 150 mm outside diameter being blanked off at the end of each working day

Any works shall be carried out in accordance with the approved details.

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

- h) No works to or removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants if appropriate or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority.

Reason: To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- i) No external lighting shall be provided or installed other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried as approved and shall be 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.

- j) The use, hereby permitted, shall be limited to 1 pitch and comprise 1 mobile home and 1 touring caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, and a dayroom only.

Reason: To protect the visual amenity of the area and minimise the visual intrusion on the countryside and to ensure the number of pitches provided is appropriate to the site in accordance with Policies HQ/1 and H/22 of the South Cambridgeshire Local Plan 2018.

- k) This permission does not authorise use of the land as a caravan site by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning policy for traveller sites (August 2015).

Reason: The site is an area where planning permission has only been granted given the specific needs of gypsies and travellers in accordance with Policy H/22 of the South Cambridgeshire Local Plan 2018.

- l) The site shall not be used for any trade or business purpose other than as a home base for vehicles not exceeding 3.5 tonnes used by the occupants of the site for the purpose of making their livelihood off-site.

Reason: To protect the visual and residential amenity of the area in accordance with Policies HQ/1 and H/23 of the South Cambridgeshire Local Plan 2018.

Informatives

- a) The applicant is advised that, as set out in the submitted Bat Roost Characterisation (May/June 2021), a European Protected Species Mitigation Licence (EPSML) from Natural England will be required in order to legally carry out the proposed works.

Background Papers

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

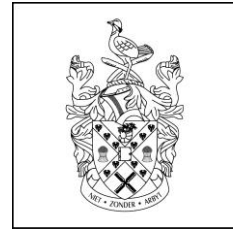
- South Cambridgeshire Local Plan 2018
- Gypsy and Traveller Accommodation Assessment 2016
- Planning Policy for Traveller Sites 2015
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: S/2442/19/FL, S/1935/17/FL, S/0920/17/FL and S/1237/13/FL.

Report Author:

Michael Sexton – Principal Planner
Telephone: 07704 018467

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Agenda Item 11



South
Cambridgeshire
District Council

10 November 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

20/02161/FUL - Land At And To The Rear Of 24 High Street Coton CB23 7PL

Proposal: Demolition of existing dwelling, double garage and stores and construction of 4 No. dwellings and associated infrastructure, including access, parking, landscaping and ancillary works.

Applicant: Juxta Properties

Recommendation: Approval

Key material considerations: Principle of Development
Visual amenity, local character and impact on Coton Conservation Area
Impact on amenities of neighbouring properties

Date of Member site visit: N/A

Is it a Departure Application? No

Decision due by: 18 June 2020

Application brought to Committee because: Parish Council objection.

Officer Recommendation: Approval

Presenting Officer: Mary Collins

Executive Summary

1. The development accords with the South Cambridgeshire Local Plan (2018) as:

- It would not result in adverse impacts upon the character and appearance of the local area in accordance with policy HQ/1 and H/16;
- It would not result in significant harm to the amenities of neighbouring properties in accordance with policy HQ/1;
- It would mitigate the impact of development on the adjoining Green Belt in accordance with policy NH/8;
- It would preserve the character and or appearance of the Coton Conservation Area in accordance with policy NH/14;

2. Subject to conditions, the proposed development accords with national and local planning policies.

Site and surroundings

3. The application site is partially located within the existing village development framework boundary and the Coton Conservation Area. The site adjoins the Greenbelt and countryside to the east. There is a large orchard plantation to the northern part of the site which lies outside the development framework.
4. There are no Public Rights of Way running through the site. However, the Harcamlow Way runs along the High Street through the village and immediately adjacent to the southern boundary.
5. There are no TPO's within or adjacent to the site which could be affected by the development. There is a large orchard plantation to the north of the site.
6. At National Level the site is situated within the National Landscape Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010.
7. The existing dwelling at 24 High Street is within the conservation area and dates to the late 1970s/early 1980s and is a one and a half storey bungalow, with accommodation within the roof. It is set back from the streetscape behind the building line of the adjacent properties and is constructed in red brick with a cement tile roof.

Proposal

8. Planning permission is sought for the demolition of the existing dwelling, double garage and stores and construction of 4 No. dwellings and associated infrastructure, including access, parking, landscaping and ancillary works.
9. The proposal is for the demolition and replacement of No 24 and a further three houses on the land to the rear. This is a revision of a withdrawn application from earlier in 2019 which saw the retention of No 24 and building three further houses to the rear. This was withdrawn due to concerns about the height and massing of the proposed dwellings, their impact on the conservation area and amenity of neighbours.

Planning History

10. S/0862/19/FL - construction of 3 dwellings on land to the rear of 24 High Street, Withdrawn May 2019

Planning Policy

11. Central Government Advice

National Planning Policy Framework 2021
Planning Practice Guidance 2014
National Design Guide 2020
Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

12. South Cambridgeshire Local Plan September 2018

S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development
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 Adaptation 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
HQ/1: Design Principles
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/12: Residential Space Standards
SC/7: Outdoor Play Space, Informal Open Space and New Developments
SC/10: Noise Pollution
SC/11: Contaminated Land
SC/14: Odour and Other Fugitive Emissions to Air
TI/2: Planning for Sustainable Travel
TI/3: Parking Provision
TI/8: Infrastructure and New Developments
TI/10: Broadband

13. South Cambridgeshire District Council Supplementary Planning Documents

Consultations

Coton Parish Council

14. The Parish Council objects to the application on the following grounds.
1. over-development of a site part of which is within the Coton Conservation Area and which is visible from the Conservation Area.
 2. The properties would be overbearing for nearby residents, causing overshadowing, loss of light and loss of privacy. Unit 1 would overlook several properties with a resulting loss of privacy.
 3. Does not object to the demolition of 24 High Street, the proposed replacement dwelling is considered too dominant with respect to its neighbouring properties and position within the Conservation Area. By virtue of moving the building 4 metres forward on the plot and increasing the roof height by two metres the impact on 2 High Street will be significant, particularly with respect to shading and loss of light in the garden.
 4. Access to the site remains problematic and unsafe in the view of residents and the Parish Council. The entrance is onto a road which is already considered dangerous because of the two bends and the nearby junction. There appears to be insufficient space for vehicles to pass each other (5 metres at the entrance is not considered sufficient) which is likely to result in vehicles stopping on High Street or backing into High Street. Visibility is also a concern.
 5. Although parking space provision on the site meets minimum requirements there is no additional parking space, which means that visitors and tradespeople may be forced to park on High Street. Parking on this section of road is already problematic. Moreover this section of High Street will form part of the Comberton Greenway for which planning is now advanced and GCP funding in place. The strong likelihood is that all parking on this section will be prohibited as part of measures to provide greater protection to cyclists using this route. Furthermore the erection of Unit 1 would in fact entail the loss of 4 off-street parking spaces used by occupants of the terraced cottages on High Street. The development would therefore result in a net loss of off-street parking spaces at a point where on-street parking is likely to be prohibited.
 6. A number of neighbouring properties are subject to flooding and there are concerns that the proposed development will exacerbate this issue.

Revised drawings

1. Over-development of the site, which is partly within the Coton Conservation Area.
overshadowing, loss of light and loss of privacy.
The dwelling which would replace 24 High Street would be too dominant.
Access is problematic and unsafe.
5. Although each plot would include parking spaces for residents there would inevitably be more parking on High Street, at a time when the Comberton

Greenway proposals foresee a parking ban along this section of road.

6. The village's well documented flooding problems could be exacerbated by the development.

The Parish Council does not believe that the amendments have made any significant impact on the objections above.

Furthermore, given that Unit 1 has moved closer to the Grade II Listed heritage asset at 12 High Street the Parish Council has significant concerns, which have not been addressed in the heritage statement, about the negative impact on 12 High Street, as well as concerns about the impact on the Conservation Area in general.

Highways

15. No objections subject to the following conditions:

- Two 2.0 x 2.0 metres pedestrian visibility splays be provided within the curtilage of the new development. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
- No development shall commence 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 access shall be a minimum width of 5m, for a minimum distance of 5m measured from the near edge of the highway boundary and not carriageway edge.
- The vehicular access should be constructed using dropped kerbs rather than the radii ones as shown.
- Proposed access 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.
- Proposed access be constructed using a bound material to prevent debris spreading onto the adopted public highway.
- Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway boundary and not carriageway edge. Any access gate or gates shall be hung to open inwards.
- No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority.

Conservation

16. Original submission

Unit 1 - This is a two storey house of modern design and is situated to the rear of No 22 High Street. It appears quite close to the garden boundary of No 22 but in conservation area terms it does not impact hugely on views out of the High Street. There might be an oblique view but as No 22 is a large house these views would be minimal and would not cause harm to the character of the area.

Unit 2 - This is the same design, orientation and height as unit 1 and sits behind the proposed new house at No 24. The land rises at this point and as shown on the section drawings the roof is potentially visible behind the new house at No 24 although this is hard to tell as there has been no street scenes or perspectives have been submitted with the application. Its roof would be visible in the gap between No's 8 and 2 Cambridge Road as it rises above unit 3.

Unit 3 - This is a 1.5 storey house with dormers in the roof. It sits quite close to the rear of No 2 Cambridge Road and to the side of No 8. Unit 3 will be highly visible in the gap between No's 8 and 2 but its height will help it to look subservient. All three houses are clad in timber boarding with render and slate roofs which are materials common to a number of houses in Coton.

Units 1 and 2 are standard sized 2 storey houses and whilst unit 1 will not impact hugely on the conservation area due to being hidden by No 22, combined with unit 2 they are not of an appropriate scale for this back land site. Unit 3 is a more appropriate size at 1.5 storeys but in order to respect the distance between it and No 8 it has a very cramped relationship with unit 2. Overall the houses need to be lower, and grouped in a way that looks like a more organic evolution of the built form in the village. Reducing the height of the buildings would improve the views into the site of the development from the gap on Cambridge Road and when viewed from behind No 24.

Unit 4

No 24 is a 1970s chalet bungalow which has been extended over the years to fill almost the width of the plot. It is set well back from the road with a mature garden to the front and its contribution to the conservation area is neutral.

The proposed replacement is a pastiche mid/late 19th century double fronted house with a modern extension to the rear. The building is brought forward of the existing building line and sits forward of both No 2 Cambridge Road and No 22 High Street. It still features a planted front garden and the house does not fill the plot to the same extent as the existing house.

The issue with this house is its design. It has taken the tradition of a brick mid/late 19th century house prevalent in many Cambridgeshire villages but has changed the proportions and windows in a way which does not make for a convincing pastiche.

This type of house is not particularly common in Coton. The houses vary greatly from 17th and 18th century farmhouses, some 19th century brick built houses and school and a lot of 20th century infill. No 2 Cambridge Road is a double fronted house from the late 19th century and the first house to be built in this area. It has the traditional proportions as described above. The application does not include a street scene to help show how this proposed house would look within its context and I consider that putting a similar but not quite traditional house on this site which will be far more visible than the existing house would have a detrimental impact on the conservation area.

Taking the above into account, consider that the proposals fail to preserve or enhance the character of the Coton conservation area and would cause less than

substantial harm to the heritage asset. The proposals will not comply with Local Plan policies NH/14

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 193 and 196 would apply. Within the broad category “less than substantial harm”, the extent of the harm is considered to be significant.

First Revisions

The revisions provided have made amendments to the frontage of Unit 4 and provided some further analysis of views into the site and a street scene drawing.

In terms of the revisions to Unit 4 the design now has improved proportions and better reflects a traditional double fronted house. Unfortunately, the street scene drawing shows the trees in full leaf so it is difficult to get a full appreciation of the new house in its setting and its potential impact on the conservation area.

Apart from an analysis of whether the roof of Unit 2 could be seen in views over Unit 4 from the High Street my concerns over the height and mass of Unit 2 and the cramped relationship of the three houses to the rear haven't been addressed and so my previous comments still apply.

The proposals fail to preserve or enhance the character of the Coton conservation area and would cause less than substantial harm to the heritage asset. The proposals will not comply with Local Plan policies NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 193 and 196 would apply. Within the broad category “less than substantial harm”, the extent of the harm is considered to be significant.

Second Revisions

The latest revisions show a reduction in ridge height of 710mm and a street scene has been provided to show how Unit 4 will appear in the street scene. The new verified views help to confirm the visual impact of Unit 4 on the High Street and this unit is now acceptable.

The reduction in ridge height of units 1 and 2 helps in terms of their visibility in longer views however my previous concern about the mass of unit 2 and the cramped relationship of this and unit 3 have not been addressed. This relationship is the result of having to provide enough space between Units 1 and 2 to prevent overlooking and Unit 3 which must be moved away from No 4 Cambridge Road.

The layout and size of the houses has produced an urban context with a linear layout with drives and garages. Back land development is not a feature of this part of the conservation area and whilst it has been accepted that some form of development could go on this site as I mentioned in my previous comments the form of this development needs to be much more organic and the buildings at a smaller scale to ensure the primacy of the High Street frontage.

Taking the above into account, consider that the proposals fail to preserve or enhance the character of the Coton conservation area and would cause less than substantial harm to the heritage asset. The proposals will not comply with Local Plan policies NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 193 and 196 would apply. Within the broad category "less than substantial harm", the extent of the harm is considered to be significant.

Third Revisions

Following on from discussions these latest revisions show Unit 2 has been moved away from Unit 3 which has improved the relationship of the three units which combined with the reduction in height of the previous revisions has met my concerns and allows for the primacy of the High Street frontage to be retained.

Taking the above into account, I consider that the proposals will preserve or enhance the character of the Coton conservation area will comply with Local Plan policies NH/14. With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 195 would apply.

Environmental Health

17. Advise that the following conditions/Informatives should be attached to any planning consent granted.

No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

No burning of waste or other materials on site without consent of Environment Agency.

Contaminated Land

18. The proposed development is sensitive to contamination with regard to human health effects. The council holds no records of any historic potential contamination overlapping the site. However, there are buildings to be demolished as part of the development and the unknown nature of the ground beneath the existing structures holds the potential for risk. The report also discusses the potential for contamination arising from nearby filled ground, alongside made ground and evidence of burnt material.

As such, although the site is probably low risk, agree with the proposal in the report that a Phase II Intrusive Investigation be carried out to assess potential risks from contamination associated with the proposed redevelopment. The pathways highlighted in the report are primarily associated with domestic garden use, therefore these areas should be prioritised in any future investigation.

The following conditions are recommended:

- Contamination and remediation investigation
- Remediation works and verification report
- Remediation proposals for any additional or unexpected contamination

Tree Officer

19. Have no arboricultural or hedgerow objections to this application. Trees on or adjacent site have a level of protection through the Conservation Area, and/or no statutory protection.

Hedgerows on or adjacent to site: From a quick desk study it is possible they may qualify as important hedgerows under the Hedgerow Regulations 1997 and would therefore have statutory protection. There are also hedgerows with no statutory protection. Due to the importance of hedgerows and the position adjacent to fields, the boundary hedgerows should be managed and retained.

The submitted AIA and Preliminary AMS/TPP is sufficient for this stage of the application but further detail will be required by condition. Also recommend a boundary hedge condition that retains current field boundaries in perpetuity.

Landscape Officer

20. Supportive subject to conditions. At National level, the site is situated within the National Landscape Character Area 88 Bedfordshire and Cambridgeshire Claylands. At local level the site is situated within The Western Claylands. As defined within the Character Areas, the area villages often have well defined edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Despite the presence of some major roads, much of the area has a relatively tranquil rural character. Supportive of layout, tree survey and surgery works subject to AMS and TPP.

Ecology Officer

21. The site consists of a large residential building and garden, grassland, other buildings, woodland and scrub, and wooded boundaries. The site does sit within the Impact Risk Zone of a nearby statutory protected site; however it does not meet the criteria that would require a consultation with Natural England. There are no non-statutory sites in the vicinity that are likely to be impacted by the application. Species records show barn owls and other breeding birds, flowering plants, invertebrates, bats, brown hare, badger, and water vole have been recorded locally.

The applicant has submitted a Preliminary Ecological Appraisal (Applied Ecology, October 2018) in support of the application. The report found that breeding birds were the likely only ecological constraint to works. The report does not include the residential property to be demolished. Considering the location of the building, local bat records, and surrounding habitat a Preliminary Bat Roost Assessment should be included.

Revised information

The applicant has submitted a Preliminary Bat Roost Assessment & Activity Survey (Applied Ecology, August 2020). The building was assessed as having a low bat roost potential due to a hole in the soffit box, lifted tiles, and some wooded cladding on flat roved dormer windows. Therefore, as per best practise advice a single emergence survey was undertaken. No bats were found to be roosting by the emergence survey; however, as a dropping was found beneath a hole in the soffit box a precautionary approach has been recommended. This appears to be a robust approach and is supported.

The Preliminary Ecological Appraisal already submitted found only breeding birds are likely to provide a constrain to works. Therefore, recommend the following conditions.

All ecological measures and/or works shall be carried out in accordance with the submitted details.

Lastly in accordance with NPPF paragraph 170, 174, and 175, the Adopted South Cambridgeshire District Council Local Plan Policy NH/4, the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD) (Section 3.5), and the upcoming Environment Bill, where applications should look to enhance, restore and add to biodiversity. Opportunities should be taken to achieve a minimum 10% net gain in biodiversity through the form and design of development. This should include the incorporation of bat and bird nesting boxes within the development, use of native planting mixes and wild grasses, the inclusion of green and brown roofs, the inclusion of green walls, or the inclusion of features such as log piles, insect hotels and hedgehog connectivity. Using tools such as the DEFRA Metric 2.0 can help to clearly show that the development is creating a positive gain in biodiversity. Would therefore also recommend a condition to secure this.

Drainage Officer

22. The proposals are not in accordance with adopted Policies CC/7 and CC/8 as they have not demonstrated a suitable surface water and foul water drainage provision for the proposed development. Therefore a condition requiring the submission and agreement of foul and surface water drainage details before commencement of development is recommended.

Representations received from the public

23. 1 letter of support received from 18 High Street. Objections received from the following:
 - 2 Cambridge Road
 - 8 Cambridge Road

- 4 High Street
- 6 High Street
- 22 High Street

24. Although we have enjoyed views over open land for many years, accept no right to expect this to continue indefinitely and village plans will need to change over time. We do however feel that the proposed development is still far too imposing for this site adjacent to the conservation area.

25. Although unit 1 is now slightly more 'hidden' behind number 22, it is still on full view from the conservation area in the High Street to the side of 22 and the field beyond.

Impact on 22 High Street

26. The plan appears to still have a very narrow access road with little boundary to number 22. The proposed increase in use along the access road both during development and beyond will cause unacceptable traffic noise and disturbance that would be detrimental to number 22's amenities

27. Overbearing impact, loss of light and privacy to number 22. We have 11 windows and 2 glass doors facing that way and we will no longer be able to see sky from any but 2 of them. The current view from our bedroom windows is of nothing but trees and green space, all these trees will be felled and replaced with the view of nothing but the black block gable end of unit 1 only 7 metres from our fence.

28. Although unit 1 has now been moved further from our boundary, with the space filled with a large bike and bin storage unit, concerned that the floorplan is designed to make an extension; to return unit 1 to a 5 bedroom house very possible under permitted development, and we will be closer again with no recourse.

29. The bedroom windows in unit 1 are very large and now, with the new position, look directly into our garden. This is as well as still looking down into the bedroom windows of numbers 4 and 6 High Street in the winter when the deciduous trees between have shed their leaves.

30. The boundary fence at the rear of number 22 is actually and purposely sited inside our boundary to facilitate maintenance of both sides of the wooden fence. We note that the plans suggest planting a hawthorn hedge against this fence which will hinder maintenance and reduce its expected life.

31. We are still concerned that the building of such large houses will cause potential flooding issues to neighbouring properties, large areas of concrete foundations and hard landscaping stopping the absorption of rainwater. The surrounding lands have pumps already to clear surface water and as all properties from 22 to 4 High Street are at lower levels flooding may ensue. There are many natural springs in this area of Coton, so it would need to be checked how many there are on these plots.

32. Although the siting of the new Unit 4 'principal' house does not physically impact 22 consider that the design of this is out of keeping in both style and size with any

other buildings in the vicinity. The position of this will have more overpowering impact on the conservation area in general and number 2 Cambridge Road in particular.

Traffic and Highway

33. The entrance to the High Street from the proposed development is very close to a very dangerous junction and bend in the road where visibility is severely restricted. While the driveway exit for the existing single property has been adequate an increase of six-fold in traffic will be a bigger danger. Coton High Street is used as a cut through during rush hours each day, also by very large agricultural vehicles travelling between fields and as a bypass when there is a problem on the M11. At these times we have trouble getting in and out of our driveway especially if there are any parked cars. With potential increased parking from the cottages; which will have lost some of their off-street parking with the sale of their land and visitors to the proposed new development, which has no provision for visitor parking, feel the problems will be accentuated for many Coton residents. The access road to the new development appears to only be single file so one vehicle entering and one leaving the access road will cause a potential hazard on the High Street.

Conservation area

34. The large scale of this development will have a detrimental effect on the setting of the conservation area and will certainly have a negative effect on the biodiversity of the area. It will not enhance the area in any way. The conservation area boundary will be changed from a rural setting to a more urban one, which seems to contradict the criteria of the local conservation area.

Unit 1

35. Concern as residents of No.6, is the height and imposing nature of the whole development and in particular, of Unit 1. The large windows on the first floor of Unit 1 all face directly towards the ground floor bedrooms, living space and gardens of No 6 (and No 4). This will be even more noticeable in the winter months when there are no leaves on the remaining trees. No consideration has been given to the slope of the land and the fact that the height of Unit 1 will seem considerably higher from our house, than is shown on the elevations. We are concerned that the ridge height proposed is already unnecessarily high; there is clearly space for a loft conversion which could easily take place under permitted development and this would undermine our privacy further as well as being out of keeping with the surrounding dormer bungalows and low thatched cottage.

Drainage

36. Concerned the gradient of the land to be developed has not been duly considered. Water naturally drains down the slope from the proposed site towards the brook and we know that at times the water table already rises to a level where pumps are required at some nearby properties and there is flooding to the roads around the High Street and Brook Lane. Our concern is that developing the land behind No 24 to this extent will increase the risk of flooding and water-logging to our property and the surrounding area. This isn't mentioned at all in the application

which doesn't give us confidence that a proper survey has been carried out into the risk of potential future flooding.

Highways

37. Concern that the safety of the High St will be adversely affected. Along with more traffic coming in and out of the new access, there is likely to be increased parking along the High Street, which, for cyclists and drivers arriving around the already dangerous "blind" bends, will be hazardous, as cars may be travelling on the wrong sides of the road. We are already apprehensive about crossing the road with our children and expect that increased parking in the area will make the situation worse.
38. Feel the scale of this proposal is excessive. The units are just too large and imposing for an area bordering the conservation area, the proposal does not sufficiently consider the surrounding houses and setting.
39. In respect of the proximity of unit 3 to 8 Cambridge Road, would submit that unit 3 is still too close to 8 Cambridge Road. This would suggest that the density of buildings proposed for the development on this site is too great.
40. In the plans submitted, we note that the space (c. 1.5 meters) between the garage of 8 Cambridge Road and the boundary is not represented. This may have affected the accuracy of the planners' understanding of the boundary between unit 3 and 8 Cambridge Road. The post and rail fence which we erected was deliberately sited within our side of the boundary at the top of the bank. We have valued shrubs and trees precisely (just) on our side of the boundary and would appreciate an assurance from the developers that the hedge they propose on the north boundary 'to supplement the existing vegetation on the northern boundary' will not adversely affect these our shrubs and trees.
41. Proposed unit 4 (replacing the demolished bungalow) elevation is very high (and thus not aesthetically in accord with the existing buildings of Coton. It will also obstruct the eastward view of (2 Cambridge Road) and deprive them of sunlight to their garden between October and February.
42. Access to the proposed development presents problems in respect of the flow of traffic through the particular section of the High Street on which it is sited. It is virtually opposite to that which serves the St Catharine's complex and this, by its complicated nature, engenders danger. The High Street at this point lies between two substantial bends which are negotiated, from time to time, by a considerable volume of traffic -- including, in season, some very heavy farm vehicles. Further, the not infrequent blockages on the M11/A14 swiftly effects diversionary traffic of bumper -to -bumper proportions, crawling through this section of the High Street. Parking on this section of the High Street, and parking resulting from full on-site spaces, present grave problems.
43. Revised drawings
 - 2 Cambridge Road
 - 8 Cambridge Road
 - 4 High Street

- 6 High Street
 - 12 High Street
 - 22 High Street
 - 3 St Catharines Hall
 - Wisteria Barn, High Street
44. The development is overcrowded and inappropriate for such an area. It would be visible from the Conservation Area. The proposed houses would be overbearing for nearby residents, causing overshadowing, loss of light and loss of privacy.
 45. Access to the site would be dangerous. Diagonally opposite to the proposed entrance is the entrance to St Catharine's Hall. It is already difficult to negotiate turning out of that drive because poor lines of sight. Exiting the new development would mean contending with a 3-way junction on a blind bend to the right and roadside parking which often restricts the road to one lane to the left.
 46. The High Street is narrow at this point with a single file paved walkway on one side only. The road is used by pedestrians, cyclists, lorries, cars and school buses and I have witnessed several near accidents caused by dogs on leads or people forced to step off the pavement to pass by others.
 47. Large lorries will add to the mix during construction; there will be backups and dangerous congestion at a difficult road configuration. Ask the Highways authorities to re-visit on a busy weekday morning in the Winter and assess the potential for accidents.
 48. Part of the site of the proposed development is within the Coton Conservation Area. The development is inappropriate for such an area and would be visible from the Conservation Area.
 49. Access to the site is a serious problem. We live in St Catharine's Hall, the entrance to which is diagonally opposite to the proposed entrance to this site. Entrance to St Catharine's Hall is significantly more splayed than that proposed here; but exiting our drive is already difficult through confined lines of sight, being close to two dangerous bends and the nearby 3-way junction. The proposed access for the site will be much worse and even more dangerous being close to the junction & bend. It is beyond comprehension how access will be achieved by large lorries during construction; there will be backups and dangerous congestion at a difficult road configuration. We witnessed this during the recent construction of 3 new properties on the nearby Footpath where accessibility was considerably easier.
 50. The development is overcrowded and inappropriate for such an area. It would be visible from the Conservation Area. The proposed houses would be overbearing for nearby residents, causing overshadowing, loss of light and loss of privacy.

Assessment

Principle of Development

51. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area and respond positively to wider opportunities for growth.

52. Policy S/6 allows for limited development in rural areas and policy S/10 classifies Coton as a Group Village.
53. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages, as defined on the Policies Map. 3. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site

Context of surrounding area and impact on character/appearance of the Coton Conservation Area and setting of listed building at 12 High Street.

54. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to 'Pay special attention to the desirability of preserving or enhancing the character or appearance of that area'.
55. The National Planning Policy Framework 2021 clearly sets out the requirement to conserve the significance of heritage assets and emphasises that great weight should be given to this (and the more important the asset the greater that weight should be), paragraphs 195, 197 and 199. For this reason, any harm requires a clear and convincing justification. Less than substantial harm should be weighed against the public benefits of the proposal (paragraphs 200 and 202).
56. This site is split with No 24 and its garden lying within the Coton conservation area and the remainder of the land just outside but adjacent to it. This part of Coton remained undeveloped until the 70s with the exception of the building of No 2 Cambridge Road in the late 19th century.
57. The existing bungalow at the property is twentieth century with a typical 1970/80s aesthetic which contrasts with the traditional character of the Conservation Area. The existing foliage within the site filters the views of the property, and the site wider behind it, from the High Street. The existing building is considered to make a neutral contribution to the character and appearance of the conservation area given its modern appearance but limited visual impact. It is not considered to be a Non-Designated Heritage Asset.
58. There are no in principle objections to its demolition, however, the principle of any demolition in a conservation area is acceptable subject to the proposed replacement building being of the same or better quality in order to preserve or enhance the character of the conservation area.
59. The proposed replacement dwelling (Unit 4) would be two storeys and drawings indicate that it would not be significantly higher than the adjacent dwellings to either side. The form and appearance of the dwelling would be double fronted with a contemporary subservient two storey gable projection to the rear. The replacement dwelling would be taller than the existing bungalow, however there would be visual space to each side. It would be sited further forward than the existing footprint of the bungalow but would respect the established building line to the High Street frontage.

60. The replacement dwelling would preserve the character and or appearance of the Coton Conservation Area and would not harm it in accordance with Policy NH/14.
61. The three other dwellings are situated outside the conservation area and would occupy a position behind the main High Street frontage and on the rural edge of this part of the village. This site is within the historic and relatively undeveloped part of the village. Back land development is not a feature of this part of the conservation area and whilst it has been accepted that some form of development could go on this site, the form of this development needs to be organic, of a scale and design which respects the evolution of the village and built context, with these buildings at a smaller scale and subservient to the buildings lining the High Street to ensure the primacy of the High Street frontage.
62. Plot 1 would be sited behind 22 High Street and there will be views of a section of this dwelling from High Street and along the access road, however these views would be recessive and not detrimental to the character and appearance of the conservation area. Unit 2 is located more directly to the rear of Plot 4 which would obscure views of it and Unit 3 is situated behind 2 Cambridge Road. As such views from the High Street of the dwellings to the rear of the High Street frontage would be recessive and not highly visible in views.
63. Other public views into the site would be available from Cambridge Road through a gap between No's 8 and 2 Cambridge Road which currently gives on to the countryside. Again, owing to the siting of Unit 3, views would be maintained through this gap towards open countryside beyond and views into the development itself would not be unduly detrimental.
64. There is visual spacing between Units 1 and 2 and between Units 2 and 3. Their siting behind the dwellings on the High Street frontage allow views through from within the conservation area to the countryside beyond as well as allowing views into the conservation area. The total distance separation between the rear elevation of Plot 2 and the end gable of Plot 1 would be 15 metres and the distance between Plots 2 and 3 would be 5 metres. This allows the individual dwellings to occupy their own space with views through and their relationship is considered open and looser rather than cramped.
65. There would be views though the site from the High Street and the three proposed dwellings beyond occupy a subservient position which retains the primacy of the High Street frontage and helps to preserve the character and appearance of this part of the conservation area.
66. There are fewer public views into the conservation area from the rear of the application site and the open countryside beyond. The dwellings on Units 1 and 2 would be on the edge of the village and next to the Green Belt and countryside. The proposed dwellings Units 1 and 2 are inset from the northeast boundary of the site and from open countryside and the Green Belt beyond. They are inset from the existing native species hedgerow by approximately 13 metres and 14 metres respectively. The intervening distance between these dwellings helps to reduce their visibility in longer views.
67. The articulation of the northeast elevation of these dwellings, also helps to reduce the visual impact of the dwellings by breaking up the massing into a gable and a

one and a half height section. This has reduced the visual impact on this rural edge and the conservation area. The proposed dwelling, Unit 3 would also have its narrower end facing the countryside beyond which would reduce its visual impact on this rural edge.

68. All three houses are clad in timber boarding to the upper sections with a render finish at ground floor level with slate roofs. These materials are common to a number of houses in Coton and are considered appropriate to the setting of the dwellings close to the countryside edge as well as adjacent to the conservation area.
69. Given the depth of the rear gardens and the form and appearance of the dwellings, it is considered that the impact on the adjacent Green Belt has been mitigated. The retention of the existing hedgerow would help to further assimilate these dwellings on this village edge location as well as landscaping.
70. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
71. With relation to the impact on the setting of the listed building at 12 High Street, setting of a heritage asset is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. In this instance it is considered that Unit 1 owing to its siting and separation from the listed building would not compete or detract from this heritage asset and that the development would not occupy a position in relation to key views to, from and across this heritage asset.
72. Officers consider the proposals will preserve or enhance the character of the Coton conservation area and would preserve the setting of the listed building and will comply with Local Plan policy NH/14.

Residential Amenity

Amenity of future occupiers

73. The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit
1	4	8	2	124	180
2	4	8	2	124	180
3	4	8	2	124	200
4	4	7	2	115	255

The dwellings would comply with the space standards set out within Policy H/12 of the Local Plan.

Size of external amenity space

74. Each property has direct access to private outdoor space. The rear gardens are enclosed and are a good size for family dwellings and all are at least 80msq.

Residential Amenity

Relationship of proposed dwellings to each other

75. Within the application site itself there is a distance of 15 metres between Unit 1 and Unit 2, where the side (principal) elevation of Unit 1 faces the side (principal) elevation of unit 2.
76. Likewise, Unit 2 has windows to a landing and study area facing the southeast elevation of Unit 3 which has a dormer window serving a bedroom.
77. Both Units 1 and 2 will have a condition imposed requiring windows serving the landing and study area on the landing to be fitted with obscure glazing to a height of 1.7 metres above internal floor level to prevent any views outwards but allowing ventilation.

Impact on amenity of neighbouring occupiers

78. The Council's adopted Design Guide advises 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 15 metres is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms; which should be increased to 30 metres for 3 storey residential properties. Where the opposing alignment of facing windows is significantly offset, these distances may be slightly reduced. Where blank walls are proposed opposite the windows to habitable rooms, this distance can be reduced further, with a minimum of 12 metres between the wall and any neighbouring windows that are directly opposite.

2 Cambridge Road

79. The proposed replacement dwelling at 24 High Street, Unit 4 is situated to the southeast of this property and would be separated from the boundary with this property and would be constructed on a similar building line.
80. The proposed double garage lies to the east and is inset marginally from the common boundary with its roofs sloping away from the boundary
81. The proposed double garage to Unit 3 would be sited to the northeast and alongside the rear boundary of this property.

8 Cambridge Road

82. The proposed dwelling Unit 3 is situated to the southeast of this dwelling. The proposed dwelling has roof lights to the north-west elevation facing this property,

but these are high level and would not result in a detrimental loss of privacy through overlooking.

83. The scale of the proposed dwelling is one and a half storey. It would present a central gable to the boundary, but the majority of the roof would be sloping away from the common boundary. This proposed dwelling is also positioned so that it is not in direct line of windows in the property at 8 Cambridge Road and therefore it is considered the proposal would not result in a detrimental loss of outlook.
84. The scale and massing of the building and its inset from the boundary of 12 metres would not result in a detrimental overbearing impact or a detrimental loss of outlook or light.
85. The proposed garage is single storey and is sited away from the boundary and is not considered to have a detrimental impact.

10, 12 and 14 Cambridge Road

86. The existing garden land to the rear of these properties (The Orchard) would be retained as garden land in association with the proposed dwelling on plot 3. The proposal is not considered to be detrimental to occupiers of these properties.

22 High Street

87. The proposed dwelling Unit 1 is to be situated behind this property to the northeast. It is in close proximity to the rear boundary but is not considered to be overbearing on the boundary given its inset of 7 metres from the common boundary.
88. It would present a gable to the southwest and towards 22 High Street but there are no windows proposed at first floor level which would overlook this property and therefore this is considered acceptable. Roof lights are proposed in the bedroom in the roof space above the garage which would face towards 22 High Street. However these windows would be 21 metres away from this dwelling with a cill height of 1.7 metres above floor level and as such would be acceptable and would not in the opinion of Officers lead to a detrimental loss of privacy through overlooking. However, it is considered that to protect the amenities of 22 High Street, a condition would be attached to ensure that no further openings are inserted in this front elevation without express planning permission. Other first floor windows proposed to the southeast elevation of Unit 1 would not result in a detrimental loss of privacy.

6 High Street

89. This property is sited to the southeast of the application site but does not share a common boundary and is separated from the application site by land in other third-party ownership. The proposed dwelling would be inset 13 metres from the southeast boundary of the site. The distance between the proposed dwelling and the boundary with this existing dwelling would be 24 metres and as such, a detrimental loss of privacy to both the garden or habitable rooms is not considered to occur as a result of the proposal.
90. The proposed dwelling, Unit 1 would be visible from this property; however it is not considered to detrimentally affect the outlook from the rear of this existing dwelling.

91. In the opinion of Officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Integrated water management and flood risk

92. Neighbours have expressed concern that the gradient of the land to be developed has not been duly considered. They state that water naturally drains down the slope from the proposed site towards the brook and that at times the water table already rises to a level where pumps are required at some nearby properties and there is flooding to the roads around the High Street and Brook Lane. They feel that developing the land behind No 24 to this extent will increase the risk of flooding and waterlogging to the surrounding area.
93. The Council's Drainage Officers have recommended that a condition requiring details of a surface water drainage scheme be submitted and implemented in accordance with these details. This would ensure that the site is drained without causing flooding or other drainage issues inside or outside the application site. It is the opinion of Officers that subject to compliance with these conditions, the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Ecology and landscape

94. The application is considered to be acceptable in regards of Policy NH/4 of the adopted South Cambridgeshire Local Plan 2018 and conditions will be attached to ensure all ecological measures and/or works are carried out in accordance with the details contained in the Preliminary Bat Roost Assessment & Activity Survey (Applied Ecology, August 2020) and Preliminary Ecological Appraisal (Applied Ecology, October 2018) and requiring a scheme of biodiversity enhancement.

Planning balance and conclusion

95. Section 38(6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are 'determined in accordance with the development plan unless material considerations indicate otherwise'. The development accords with the Development Plan for the following reasons.

The proposed development would preserve the character and or appearance of the Coton Conservation area.

The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.

The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers

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.

Recommendation

Officers recommend that the Planning Committee approve subject to 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.

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 Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures.

This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 4 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 5 Prior to commencement of development a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.
This would need to include:
- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
 - b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
 - c) A site plan identifying indicative locations for sustainable drainage features;
 - d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and
 - e) Details of foul discharge location or treatment plant and discharge location.
- All external areas should utilise permeable surfaces.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 6 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 buildings 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 the requirements of paragraphs 166 and 168 of the National Planning Policy Framework and in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 7 No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development and in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 8 No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 9 No development shall take place until:
- a. The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority
 - b. Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have 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 neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 10 Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 9 must be completed and a Verification report 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 neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 11 If, during remediation or construction works, 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 dwellings hereby approved.

Reason: To ensure that risks from land contamination to the future users of the land neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 12 All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Bat Roost Assessment & Activity Survey (Applied Ecology, August 2020) and Preliminary Ecological Appraisal (Applied Ecology, October 2018) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981).

- 13 Prior to the commencement of development above slab level, a scheme of biodiversity enhancement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme must include details as to how a positive net gain in biodiversity has been accomplished.

The scheme 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.

Reason: To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 14 During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 15 No development shall commence 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 an Agreement

has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

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

- 16 The proposed drive way 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.

Reason: For the safe and effective operation of the highway Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 17 Prior to occupation the new drive shall be constructed using a bound material, for the first five metres from the boundary of the public highway into the site, to prevent debris spreading onto the adopted public highway. Details of the material to be used shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the drive shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 18 Prior to the first occupation of the development the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. The Highway Authority will not accept the use of setts on the public highway, as shown on the submitted drawings.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

- 19 Prior to the first occupation of the development, any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety.

- 20 Prior to first occupation, the two 2.0 x 2.0 metres visibility splays shown on the drawing shall be provided and included within the curtilage of the application site. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall thereafter be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety.

- 21 All hard and soft landscape works shall be carried out 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 by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 22 The line/width of the existing native mixed hedge to the north eastern and south eastern boundaries of the application site as shown in light blue on approved drawing 1.01 Rev E (Landscaping proposals dated 19 .10.2021) shall be retained in perpetuity.

Any trees/shrubs which die or are removed, uprooted or destroyed , shall be replaced with native variety species as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that this historic and important hedgeline is retained and to assimilate the development into the area and to maintain/enhance biodiversity in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

- 23 Prior to the first occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

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

- 24 No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Carbon Reduction Statement shall be submitted to and approved in writing by the local planning authority. The revised Carbon Reduction Statement shall be implemented 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 in accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and Greater Cambridge Sustainable Design and Construction SPD.

- 25 The dwelling hereby approved shall not be occupied until the dwelling has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been

provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

- 26 The dwellings hereby approved shall not be occupied until the minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) has been complied with.

Reason: To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.

- 27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C and D of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: In order to ensure that development that would not otherwise require planning permission is not carried out with consequent potential harm to the character of the conservation area, setting of listed buildings, countryside and amenities of neighbouring residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 28 No further openings shall be inserted in the South West elevation of Unit 1 without the specific granting of planning permission.

Reason: To protect the amenities of 22 High Street in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 29 Prior to the occupation of the development, hereby permitted, the first floor side windows in the North West elevation to Unit 1 and Unit 2 serving a landing and a study shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be non opening under 1.7 metres from internal floor level. The glazing shall thereafter be retained in accordance with the approved details.

No further windows or openings shall be inserted at first floor level in these elevations without the granting of specific planning permission.

Reason: To protect the amenities of neighbouring properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Appendices

None.

Background Papers

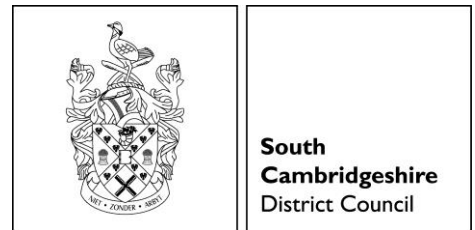
The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 20/02161/FUL

Report Author:

Mary Collins - Senior Planning Officer
Telephone - 07704 018485

Agenda Item 12



Report to:

South Cambridgeshire District
Council Planning Committee

10 November 2021

Lead Officer:

Joint Director of Planning and Economic Development

21/03068/FUL – Former Garage Site Meadowcroft Way Orwell SG8 5QU

Proposal: Construction of 4 No. 1 Bedroom Flats with associated gardens, parking and bin/cycle/plant store

Applicant: South Cambridgeshire District Council

Key material considerations:

- Principle of Development
- Housing Provision
- Character / Visual Amenity
- Biodiversity
- Landscaping
- Trees
- Flood Risk and Drainage
- Highway Safety and Parking Provision
- Residential Amenity
- Renewables / Climate Change
- Open Space Provision
- Contamination
- Other matters

Date of Member site visit: None

Is it a Departure Application?: No

Decision due by: 12 November 2021 (extension of time agreed)

Application brought to Committee because: The applicant is South Cambridgeshire District Council.

Officer Recommendation: Approval

Presenting Officer: Michael Sexton

Executive Summary

1. The application seeks full planning permission for the erection of four 1-bed flats with associated gardens, parking and bin/cycle/plant store. Each unit will be offered as affordable rental accommodation developed by South Cambridgeshire District Council.
2. The site is located within the development framework boundary of Orwell, which runs along the eastern boundary of the site beyond which is the open countryside. 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.
3. The site formerly comprised a range of garages, which have since been demolished, leaving an area of open hardstanding to the rear of an area of existing residential development.
4. The application proposes the erection of a two storey building with a simple pitched roof form with two rear subservient gable projections. The building would take on the general appearance of a pair of semi-detached properties, comparable to those in the existing area.
5. The proposed development is considered to be compatible with the character of the area and not to result in significant harm to the amenities of neighbouring properties. The proposal, subject to conditions requiring further technical detail including contaminated land investigation, carbon reduction and flood risk/drainage measures, is considered to comply with relevant local and national planning policy and guidance.
6. The scheme has therefore been recommended for approval, subject to planning conditions.

Relevant planning history

7. S/4095/17/OL – Outline planning application for the development of 2No. detached houses as part of the SCDC Right to Build Vanguard – Approved 06 June 2018.

Planning policies

National Guidance

8. National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

9. S/1 – Vision

S/2 – Objectives of the Local Plan
 S/3 – Presumption in Favour of Sustainable Development
 S/5 – Provision of New Jobs and Homes
 S/7 – Development Frameworks
 S/10 – Group Villages
 CC/1 – Mitigation and Adaptation to Climate Change
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Water Efficiency
 CC/6 – Construction Methods
 CC/7 – Water Quality
 CC/8 – Sustainable Drainage Systems
 CC/9 – Managing Flood Risk
 HQ/1 – Design Principles
 NH/4 – Biodiversity
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 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
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/10 – Broadband

South Cambridgeshire Supplementary Planning Documents (SPD):

10. Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016
 District Design Guide SPD – Adopted March 2010
 Landscape in New Developments SPD – Adopted March 2010
 Biodiversity SPD – Adopted July 2009
 Open Space in New Developments SPD – Adopted January 2009
 Trees & Development Sites SPD – Adopted January 2009

Consultation

11. **Orwell Parish Council** – Objection.

Comments:

- The Parish Council does not object in principle to the development of residential dwellings for rent but believes that the details of this proposal are unsatisfactory and the proposal is potentially over development of the site.
- There is no provision for visitor parking. Also, if the residents of the flats have more than 4 cars, additional vehicles will have to find somewhere to

park when there is already a shortage of parking spaces in Meadowcroft Way. The other concern is that cars may park on the access road. This road provides the only vehicular access to the sewerage pumping station and it is essential that the road is kept clear because there have been occasions when the foul water system has overflowed into roads and Anglian Water have needed to urgently carry out work at the pumping station. If the decision is to grant consent, a condition should be attached requiring additional parking spaces to be constructed on other land nearby owned by the applicant.

- If the decision is to grant consent there should be a condition included that a fuel interceptor must be included in the drainage from the hardstanding.
- If the decision is to grant consent, there should be a condition requiring hedgerows to be planted on the boundaries to improve biodiversity. Although the tree shown as existing on the planning application drawing no 1837-SBA-XX-XX-DR-A-502 is in the wrong place, the location shown would be appropriate for a suitable replacement tree as the Arboricultural Impact Assessment recommends the removal of the existing tree.
- If the decision is to grant consent, there should be a condition requiring soil investigations to be carried out prior to any construction to determine whether there is any contamination in the land as recommended in the Phase 1 Geo-Environmental Desk Study.
- If the decision is to grant consent, there should be a condition controlling the disposal of site and building waste.

12. Contaminated Land Officer – No objection.

Recommends conditions requiring a scheme for the investigation and recording of contamination and remediation objectives, a remediation method statement, a verification report and additional or unexpected contamination being identified.

13. Ecology Officer – No objection.

Following submission of a Tree Inspection report and second water vole survey, recommends conditions requiring compliance with the submitted Ecological Appraisal, a lighting design strategy for biodiversity and a scheme of ecological enhancement.

14. Environment Agency – No comments to offer.

15. Environmental Health Officer – No objection.

Recommends conditions requiring a Construction Environmental Management Plan and controlling construction hours and informatives relating to air source heat pumps, minimising potential disturbance to neighbouring residents and statutory nuisance.

16. Local Highways Authority – No objection.

17. Sustainable Drainage Engineer – No objection.

Recommends conditions requiring a scheme for the disposal of surface water and foul water drainage, finished floor levels and a scheme for flood resilient/resistant construction.

18. **Trees Officer** – No objection.

An Arboricultural Impact Assessment (dated April 2021) has been submitted. This is sufficient for this proposal, trees and site.

Representations from members of the public

19. Seven representations have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:
- Concern that 4 dwellings increases density over the capacity of the area.
 - Concerns over planting / boundary treatment details.
 - Development would impede access to garage.
 - Development would inhibit access of emergency vehicles.
 - Drainage and flood risk concerns.
 - Existing access issues as lane is tight.
 - Insufficient parking, already note enough parking on Meadowcroft Way
 - Lack of demolition notice (2017 outline consent requirement).
 - Loss of light.
 - Loss of privacy.
 - Not in keeping, bungalows would fit in much better.
 - Overbearing impact.
 - Supporting documents referring to 2017 outline application.
 - Trees already removed from site.

The site and its surroundings

20. The site is located within the development framework boundary of Orwell, which runs along the eastern boundary of the site beyond which is the open countryside. 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.
21. The site formerly comprised a range of garages, which have since been demolished, leaving an area of open hardstanding to the rear of an area of existing residential development.

The proposal

22. This application seeks full planning permission for the construction of four 1-bed flats with associated gardens, parking and bin/cycle/plant store. Each unit will be offered as affordable rental accommodation developed by South Cambridgeshire District Council.

Planning Assessment

23. The key issues to consider in the determination of this application are the principle of development, housing provision, character / visual amenity, biodiversity, landscaping, trees, flood risk and drainage, highway safety and parking provision, residential amenity, renewables / climate change, contamination and other matters.

Principle of Development

24. The site is located within the development framework boundary of Orwell.
25. 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.
26. Orwell is identified as a Group Village under Policy S/10 of the Local Plan, which states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages.
27. The supporting text to Policy S/10 details that Group Villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.
28. There is no in-principle objection to the erection of four 1-bed flats on the site, which would accord with the principles of Policies S/7 and S/10 of the Local Plan.

Housing Provision

29. The application seeks full planning permission for the erection of four 1-bed flats which would be offered as affordable rental accommodation by South Cambridgeshire District Council.

Housing Density

30. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Group Villages but that the net density on a site may vary from where justified by the character of the

locality, the scale of the development, or other local circumstances.

31. The site measures approximately 0.058 hectares in area, excluding the access road. The development of 4 flats on the site would equate to a net density of approximately 68 dwellings per hectare.
32. The density of development is significantly higher than the average requirement of 30 dwellings per hectare. However, the development is for the provision of four 1-bed flats, which gives rise to a higher density (for example a pair of semi-detached dwellings would equate to a density of approximately 34 dwellings per hectare).
33. Notwithstanding the high-density calculation exacerbated by the nature of the development, the design and scale of the building would be in character of the local area and therefore the density is considered acceptable in this instance.
34. The proposal would accord with Policy H/8 of the Local Plan.

Affordable Housing

35. Policy H/9 of the Local Plan sets out 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, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.
36. Policy H/10, which deals with affordable housing, sets out requirements for affordable housing on large scale schemes with a requirement of 40%. The supporting text sets out that the provision of affordable housing to meet housing need is a key issue for the Council.
37. The application seeks full planning permission for four 1-bed flats and would therefore provide 100% affordable housing, with Flats 1 and 3 being M4(2) compliant.
38. The proposal is considered to align with the aims and objectives of Policies H/9 and H/10 of the Local Plan.

Residential Space Standards

39. 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.
40. The proposal would accord with Policy H/12 of the Local Plan.

Character / Visual Amenity

41. Meadowcroft Way is characterised by a mix of two storey properties, typically semi-detached in form, and single storey properties in semi-detached or terraced forms. The properties are relatively uniform in appearance, with slight variations in porch styles, typically finished with facing brick and tile with some facing elevations of render. Several parking areas are located on either side of the public highway.
42. The application site, which formerly comprised a range of single storey garages, is located to the rear of nos.45 and 57 Meadowcroft Way, accessed by a single lane access road. The properties to the west of the site are two storeys in scale, comprising two sets of semi-detached properties, while the properties to the north, nos.17-23, comprise two pairs of semi-detached bungalows.
43. The application proposes the erection of a two storey building with a simple pitched roof form with two rear subservient gable projections. The building would take on the general appearance of a pair of semi-detached properties, comparable to those in the existing area. However, the building would provide for four flats, with an additional access on either side of the building. The proposed building is to be finished in red brick and red tile, which would be responsive to the material palette of the local area.
44. The application includes the provision of a detached single storey flat roofed store, comprising cycle storage, bins and air source heat pump. The store would be a subservient ancillary structure to the main building and would be of an acceptable scale, form and appearance within the context of the area.
45. The general scale, design and appearance of the building is considered acceptable and to be responsive to the general character of the area.
46. Officers note that representations have commented that a single storey development would be more appropriate for this location.
47. However, given the mix of two storey and single storey properties, notwithstanding the location of the building at the edge of the village framework boundary and adjacent to the countryside, a two storey building on the site is not considered to give rise to significant harm to the visual amenity or character of the area, sufficient to warrant a refusal of the application.
48. Officers note that the scale and form of the building is comparable to the illustrations of the 2017 permission, albeit that permission has now lapsed.
49. Overall, the proposal is considered to accord with Policy HQ/1 of the Local Plan.

Biodiversity

50. The application is supported by a Preliminary Ecological Appraisal (Applied Ecology, April 2021), a Tree Inspection for Bats Letter (greenwillows associates, June 2021) and response to an initial ecology objection.
51. The Appraisal sets out that the site is located within an Impact Risk Zone related to Eversden and Wimpole Woods Special Area of Conservation (SAC) but is not considered to result in significant adverse impacts given the 2.5km distance from the SAC, offering details of mitigation and impact avoidance. The Appraisal highlighted the need for a further tree inspection for bats, which was undertaken and reported no evidence of bats. A second water vole survey was also undertaken and confirmed no evidence of water voles.
52. The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposed development, subject to conditions.
53. The Council's Ecology Officer has recommended that three conditions be imposed as part of any consent; compliance with the submitted Ecological Appraisal, a lighting design strategy for biodiversity and a scheme of ecological enhancement.
54. Officers consider that the three recommended conditions would be reasonable and necessary and should be imposed as part of any consent to ensure appropriate arrangements for the protection and enhancement of biodiversity as part of the development.
55. Subject to the recommended conditions, officers consider that the proposal would accord with Policy NH/4 of the Local Plan and paragraph 174 of the NPPF, which require development to enhance, restore and add to biodiversity with opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.

Landscaping

56. The existing site comprises an area of hardstanding which formerly contained a range of garages, with limited soft landscaping around the eastern edge of site.
57. The proposed development would introduce soft landscaping to the site in the form of four private garden areas alongside some soft landscaping to the front of the site. A green roof is also incorporated onto the proposed store. Areas of hard landscaping would be formalised to provide car parking spaces and more formalised footpath access in and around the site, as well as patio areas within each private garden. Formal boundary treatments would also be introduced to divide the site into its respective areas.
58. To ensure that the development is compatible with its location, in particular landscaping and boundary treatments to the rear of the site, officers consider it

reasonable and necessary to attach a hard and soft landscape condition as part of any consent.

59. Subject to the recommended condition, officers consider that the proposal would accord with Policies HQ/1 and NH/4 of the Local Plan.

Trees

60. The application is supported by an Arboricultural Implications Assessment (Argenta Tree Surveys, April 2021).
61. Officers note that the Assessment concludes that the only tree on the site is planned for removal due to its poor and deteriorating condition and that as no trees on or adjoining could be affected tree protection measures are not required.
62. The application has been subject to formal consultation with the Council's Trees Officer who raises no objection to the proposed development, stating that the submitted information is sufficient for the proposal, trees and site.
63. The proposal would accord with Policy NH/4 of the Local Plan.

Flood Risk and Drainage

64. The application site is in Flood Zone 1 and is therefore considered as having low probability of flooding. Parts of the site are identified as being at risk from surface water flooding.
65. The application is supported by a Flood Risk Assessment (MTC Engineering, April 2021).
66. The Assessment confirms that the site is at low risk of flooding but recommends that the finished floor level of the new units should be set a minimum of 300mm above the 1 in 1000 year event (at 23 metres above ordnance datum). Flood resilient construction is also recommended for a further 600mm above finished ground levels, with both measures ensuring the new development is adequately protected against any potential risk of flooding.
67. The application has been subject to formal consultation with the Council's Sustainable Drainage Engineers, who raise no objection subject to conditions.
68. Officers consider it reasonable and necessary to impose conditions for a scheme for the disposal of surface water and foul water drainage, finished floor levels and a scheme for flood resilient/resistant construction.
69. Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Highway Safety and Parking Provision

70. The site would be accessed from an existing road which links to Meadowcroft Way and provides access to the former garage site and the rear of existing residential properties. The proposal does not include any alteration to the existing access arrangements.
71. The proposed development is not considered to impede existing access arrangements to the rear of properties along Meadowcroft Way, with development contained entirely within the application site.
72. The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposed development.
73. Officers are satisfied that the proposed development would not result in significant harm to highway safety.
74. In terms of parking provision, the proposed layout incorporates one parking space per flat, set within the confines of the site and away from the access road. The level of parking provided is considered acceptable given that the four flats are 1-bed units and to accord with Policy TI/3 of the Local Plan.
75. Cycle parking is provided in a detached single storey bin/bike/plant store and would provide sufficient space for four bicycles, in line with the requirements of Policy TI/3 of the Local Plan.
76. In terms of existing parking pressures on Meadowcroft Way, concerns are noted, but the proposed development provides sufficient off-road on-site parking to meet the requirements of adopted policy.
77. The proposal would provide parking provision for both car and bicycles, in accordance with Policy TI/3 of the Local Plan

Residential Amenity

Neighbouring Properties

78. The properties with the greatest potential for impact from the proposed development are the existing properties to the west of the site, nos.45 and 47 Meadowcroft Way, and nos.17, 19 and 21 Meadowcroft Way to the north.
79. Paragraph 6.68 of the Council's District Design Guide details 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 15 metres is provided between the windows and the property boundary; for two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms, which should be increased to 30 metres, for 3 storey residential properties.

80. The front elevation of the proposed development is set approximately 30 metres from the two storey rear elevations of nos.45 and 47 Meadowcroft Way and approximately 12 metres from the rear garden boundaries of the adjacent properties. The front elevation of the proposed building would feature first floor windows serving habitable rooms and therefore provide views towards the rear amenity space and rear elevations of the existing properties. Officers acknowledge that the existing boundary treatments to the rear gardens are low level and afford views into the garden areas from the public realm.
81. Nonetheless, the degree of separation between the proposed development and existing properties to the west would exceed the recommendations of the Council's District Design Guide in terms of 'back to back' distances.
82. Given the siting of the proposed development relative to the existing properties to the west, the proposal is not considered to result in significant harm to the amenities of these properties in terms of a significant loss of light, overbearing impact or loss of privacy.
83. No.19 Meadowcroft Way is located to the north of the site and shares a common boundary with the site. The proposed building would be located at an oblique angle to the rear elevation of no.19 and set approximately 3 metres from the shared boundary at its closest point. The closest point between the two buildings is approximately 10 metres, taken from the southern corner of no.19. As a result, the proposed building would be more than 10 metres from the key amenity space and rear facing doors/windows to the rear of no.19.
84. Given the relative siting of the proposed building to no.19 Meadowcroft Way and the oblique relationship between the two, the proposal is not considered to result in a significant overbearing impact, sufficient to warrant a refusal of the application.
85. In terms of potential loss of privacy to nos.17 and 19 Meadowcroft Way to the north, the proposed building would feature two first floor windows in its northern elevation, one serving a bathroom and the other a secondary kitchen window for flat 4. These windows have been annotated to be obscured glazing on the proposed floor plan. To ensure the amenities of properties to the north are adequately protected, officers consider it reasonable and necessary to impose a condition requiring these two windows to be fixed shut and obscure glazed and retained as such in perpetuity.
86. Subject to the recommended condition, the proposed development is not considered to result in a significant loss of privacy to no.17 and 19 Meadowcroft Way to the north of the site.
87. Given the siting of the proposed development relative to properties to the north, the proposal is not considered to result in a significant loss of light.
88. To the north west of the site is no.21 Meadowcroft Way. The front elevation of the proposed building is approximately 15 metres from the shared boundary with no.21. The first floor window nearest to this shared boundary would provide

oblique views towards the rear amenity area of no.21 and, given the degree of separation, is not considered to result in a significant loss of privacy. The siting of the proposed building relative to no.21 is such that the proposal is not considered to result in a significant overbearing impact or loss of light to this existing property.

89. The application includes the provision of a detached single storey store in the north west corner of the site, adjacent to the boundaries of nos.19 and 21 Meadowcroft Way. The proposed store has a flat roof with a maximum height of approximately 2.9 metres. Although the height of the store would exceed the height of the existing boundary treatments, given the scale and siting of the store relative to nos.19 and 21, the structure is not considered to result in significant harm to the amenities of the adjacent properties.
90. Subject to the recommended condition, the proposal is not considered to result in significant harm to the amenities of the properties to the north of the site in terms of a significant loss of light, overbearing impact or loss of privacy, sufficient to warrant a refusal of the application.
91. Overall, the proposed development has been assessed in terms of loss of privacy, loss of light and overbearing impact and is not, on balance, considered to result in significant harm to the amenities of existing neighbouring properties.

Future Occupiers

92. Consideration is also given to the amenities of the future occupiers of the site.
93. The layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property.
94. In terms of existing development impacting on the proposed dwellings, given the arrangements of the site and scale and siting of nearby development, officers do not consider that any existing development would result in significant harm to the amenities afforded to each of the proposed flats.
95. Paragraph 6.75 of the Council's District Design Guide details that ideally ground floor apartments should have a minimum of 10sqm private amenity space immediately outside their living accommodation, or use of a communal garden, where 25sqm is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3sqm, plus use of a communal garden, where 25sqm is allowed for each apartment.
96. Each flat would benefit from a private garden area which would comply with the recommendations of the Council's District Design Guide. The upper floor units are not provided with a private balcony but given the provision of a private amenity area as opposed to a communal garden this is considered acceptable.

Conclusion

97. The proposal is considered to accord with Policy HQ/1 of the Local Plan which requires development to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.

Renewables / Climate Change

98. Policy CC/3 of the Local Plan states that proposals for new dwellings and new non-residential buildings will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.
99. Policy CC/4 of the Local Plan states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day.
100. Officers consider it reasonable and necessary to impose conditions requiring a scheme to demonstrate a minimum reduction of 10% of carbon emissions and that the dwellings achieve a minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016).
101. Subject to the recommended conditions the proposal would accord with policies CC/4 and CC/5 of the Local Plan.

Contamination

102. The application is supported by a Phase I Geo-Environmental Desk Study (eps, 2021).
103. The study identified that a number of plausible contaminant linkages have the potential to become active as a result of the historic use of the site for lock-up garages and that further investigation is required by means of a targeted intrusive investigation and the formation of several shallow boreholes to assess soil quality across the site.
104. The application has been subject to formal consultation with the Council's Contaminated Land Officer who raises no objection to the proposed development, subject to conditions.
105. Given the sensitive end use (residential), officers consider it is reasonable and necessary to impose conditions relating to a scheme for the investigation and recording of contamination and remediation objectives, a remediation method statement, a verification report and additional or unexpected contamination being identified.
106. Subject to conditions, the proposal would accord with Policy SC/11 of the Local Plan.

Other Matters

Broadband

107. Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively. Officers consider it reasonable and necessary to impose a condition to require that the requirements of Policy TI/10 are satisfied.

Noise

108. Officers consider it reasonable and necessary to impose a condition restricting the hours of works on site to protect the amenities of neighbouring residents in accordance with Policies HQ/1 and CC/6 of the Local Plan, as opposed to a Construction Environmental Management Plan which is not considered reasonable for the scale of development proposed. Informatives relating to air source heat pumps and minimising the potential for disturbance to neighbouring residents, are also considered appropriate.

Pre-Commencement Conditions

109. All pre-commencement conditions have been agreed in writing with the agent in advance of issuing a decision.

Third Party Comments

110. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
111. Officers acknowledge that the site was formally occupied by a range of garages which have now been demolished and that the 2017 outline consent included an informative setting out the requirements for a demolition notice from Building Control. The absence of that information does not impact on the assessment and determination of this planning application.
112. Concern has been raised in respect of trees already removed from the site, with some comments setting out that they had the potential to be covered by Tree Preservation Orders. The trees removed were not protected trees, nor were they considered to warrant statutory protection, and do not impact on the assessment and determination of this planning application.
113. Officers acknowledge that some supporting documents refer to the 2017 outline application, which is relevant planning history for the site, although the consent has lapsed. In consultation with the relevant technical consultees, the supporting documentation is considered acceptable to support the current application.

Planning balance and conclusion

114. The application would provide four 1-bed flats to be offered as affordable rental accommodation by South Cambridgeshire District Council with associated gardens, parking and bin/cycle/plant store.
115. The site is a brownfield site located within the development framework boundary of Orwell and is considered to provide a suitable location for the type of residential development proposed.
116. For the reasons set out in this report, officers consider the proposal to be acceptable in accordance with the relevant policies in the South Cambridgeshire Local Plan 2018.

Recommendation

117. Officers recommend that the Planning Committee approves the application subject to conditions.

Conditions

- a) 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).

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

Plans to be listed:

1837-SBA-XX-XX-DR-A-501A (Location and Block Plan)
1837-SBA-XX-XX-DR-A-502A (Proposed Site Plan)
1837-SBA-XX-XX-DR-A-010 (Ground Floor and First Floor Plans)
1837-SBA-XX-XX-DR-A-011 (Roof Plan)
1837-SBA-XX-XX-DR-A-201 (Proposed Elevations)

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.

- c) No development shall take place until:
- a. The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority

b. Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

- d) No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.

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

- e) No development above ground level shall take place until a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

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.

- f) No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the

development and thereafter maintained in accordance with the approved details.

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 and thereafter maintained in accordance with the approved details.

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

- g) No development above ground level shall take place until a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the dwelling.

Reason: To ensure a satisfactory method of surface water and foul drainage and to prevent the increased risk of flooding in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- h) No development above ground level shall take place until a scheme for flood resilient /resistant construction has been submitted to and approved in writing with the Local Planning Authority, in accordance with Flood Risk Assessment, reference 2671 – FRA, dated April 2021. Development shall take place in accordance with the approved details

Reason: To protect future occupants from the potential risk of flooding in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018.

- i) Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 3 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

- j) No development above ground level 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 planting plans with schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme, full

details of hard landscaping and boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.

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.

- k) No flat shall be occupied until a water efficiency specification for each flat, 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 flats 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.

- l) Prior to the first occupation of any flat, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that flat.

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.

- m) The development, hereby permitted, shall not be occupied until the proposed first floor windows in the north elevation of the development have been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity) and fixed shut. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- n) If, during remediation or construction works, 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 dwellings hereby approved.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan 2018.

- o) All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Applied Ecology, April 2021).

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

- p) 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.

- q) Finished ground floor levels shall be set no lower than 23.0 metres AOD, in accordance with the submitted Flood Risk Assessment, reference 2671 – FRA, dated April 2021.

Reason: To protect future occupants from the potential risk of flooding in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018.

- r) No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with 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.

Informatives

- a) 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.

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.

- b) 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.
- c) 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.

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: 21/03068/FUL and S/4095/17/OL.

Report Author:

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Agenda Item 13



South
Cambridgeshire
District Council

Report to:

South Cambridgeshire District
Council Planning Committee

10 November 2021

Lead Officer:

Joint Director of Planning and Economic Development

21/01146/FUL – Barns Adjacent To 20 West Green Barrington

Proposal: Demolition of former stable and play barn, and erection of a new dwelling

Applicant: M & J Lauterpacht

Key material considerations:

- Principle of Development
- Character and Design
- Heritage
- Protected Village Amenity Area
- Residential Amenity
- Trees
- Ecology
- Drainage
- Contamination
- Highways
- Other Matters

Date of Member site visit: None

Is it a Departure Application: No

Decision due by: 7th May 2021

Application brought to Committee because: The proposal is for the demolition of a Curtilage Listed Building and therefore is to be determined by the Planning Committee.

Presenting officer: Jane Rodens, Principal Planner

Executive Summary

1. This application seeks full planning permission for the demolition of former stable and play barn, and erection of a new dwelling.
2. The site is located in the development framework boundary and conservation area of Barrington. To the south east of the site is no.20 West Green (West Green Farmhouse), a Grade II Listed Building, and the barns in question are within the historic curtilage of no.20 and are therefore considered to be curtilage listed.
3. In terms of demolition, the application is supported by a structural report which shows that the existing barns have some re-useable materials, but are largely structurally unsound and would require significant rebuilding to make them habitable. In consultation with the Council's Conservation Officer, officers accept that the demolition of the existing barns can be supported as they are beyond reasonable repair.
4. As the site is within the development framework boundary of Barrington there is no in-principle objection to the erection of a new dwelling. The proposed dwelling would introduce a greater amount of built form onto the site than is currently present, although it is accepted that historically a greater built form existed and is therefore accepted. The general scale of the proposed dwelling is acceptable, being slightly higher than the existing barns but remaining subservient to the adjacent Grade II Listed Building.
5. In terms of appearance, officers have some concern over the amount of glazing and associated arrangements of the building, which begin to introduce a more domestic appearance and depart from the barn aesthetic that this development is being steered towards in the supporting information and heritage statement. However, on balance, officers consider the development acceptable as the development would generally preserve the setting of the adjacent Listed Buildings and the character and appearance of the conservation area.
6. A parallel listed building application has been submitted in respect of the demolition of the curtilage listed building, reference 21/01147/LBC.
7. The application has therefore been recommended for approval, subject to planning conditions.

Relevant planning history

8. None.

Planning policies

National Guidance

9. National Planning Policy Framework 2021 (NPPF)

National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

South Cambridgeshire Local Plan 2018

10. S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in Favour of Sustainable Development
- S/7 Development Frameworks
- S/10 Group Villages
- CC/1 Mitigation and Adaptation 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
- HQ/1 Design Principles
- NH/4 Biodiversity
- NH/11 Protected Village Amenity Areas
- NH/14 Heritage Assets
- H/8 Housing Density
- H/9 Housing Mix
- H/12 Residential Space Standards
- SC/7 Outdoor Play Space, Informal Open Space and New Developments
- SC/11 Contaminated Land
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision
- TI/8 Infrastructure and New Developments
- TI/10 Broadband

South Cambridgeshire Supplementary Planning Documents (SPD)

11. District Design Guide SPD - Adopted March 2010
- Health Impact Assessment SPD – Adopted March 2011
- Greater Cambridge Sustainable Design and Construction SPD – Adopted January 2020
- Sustainable Design and Construction – Adopted January 2020
- Maintenance of Sustainable Drainage Systems – Adopted 2016
- Listed Buildings SPD – Adopted July 2009
- Development Affecting Conservation Areas SPD – Adopted January 2009

Consultation

12. **Parish Council** - Support, with some concerns.

Barrington Parish Council (BPC) reviewed this application at its meeting on 4th May 2021 and resolved to respond as follows.

BPC is generally in favour of the application which despite its intended scale and mass, includes sensitive and appropriate use of materials within a discrete area of the Barrington Conservation Area.

However, BPC has very serious concerns regarding:

1. Incorrect and misleading information provided in the application regarding access to the site;
2. Potentially severe detrimental impacts of demolition and construction traffic upon the green and the Barrington Conservation Area; and requests
3. A condition restricting site access to mitigate the impacts of demolition and construction traffic upon the green and the Conservation Area.

Access to the Site

The Planning Statement at 7.44 states

“Clearly during construction, there is a possibility that larger vehicles or bulky materials will need to access the site. Should this be the case (and to avoid possible damage to the archway) the applicant also owns a secondary access east of the No. 20 which can be used for this purpose.”

In fact, the applicant has no right to use this secondary access for large vehicles and construction purposes and will likely be committing trespass and a criminal offence if they do so without permission, as the proposed access route crosses Barrington Green.

While the site access may be deemed to be a civil matter, it is the sensitivity of this proposed secondary route through the Conservation Area that is a material consideration.

The proposed “secondary route” as shown on the attached map uses a permitted accessway across the green at one of, if not the most sensitive parts of the Conservation Area. The accessway is particularly narrow serving 3 listed buildings including Newlyn (14 West Green) is Grade II* as well as the bowls club and the cricket and football pavilion. There are two key green public footpaths / bridleways at the top of the accessway that are regularly used by walkers and by horse riders.

Furthermore, the accessway narrows further and actually ends at Newlyn and therefore the proposal appears to envisage a need to cross part of the green itself in order to turn into the site. This would require vehicles to make a wide turn across the grass, avoiding a lamp post. This would be a significant and damaging manoeuvre for large construction vehicles to undertake.

Management of Potential Detrimental Effects

Permitted accessways are a prominent characteristic of the Conservation Area. They have been carefully designed to retain a more informal and rural character, without standard blacktop or kerbstones, and of limited width. This restrained engineering is very important to the character of the green spaces.

BPC has evidence of the detrimental effects of heavy construction vehicles on permitted accessways across the Green within the Conservation Area. Turning onto the accessway and at the entry at the development site (3779/17FL) on Back lane which was allowed under delegated powers, has caused extensive damage at the turning entrance to the site, to the accessway and to the green verges. The following Appendix provides photographic evidence of the unsuitable and unsafe nature of this proposed secondary access. BPC notes that the application has assumed that the secondary access is both available and appropriate. It is neither.

The application has not assessed the potential harm to the environment and to public safety in using this route. It has not considered how to manage such detrimental effects or alternative measures to enable access to the site through the main Archway. The applicant's access through the Archway is the only one that can be permitted and therefore carefully thought-out proposals to protect the archway are required.

Conclusion

BPC requests:

1. That it is made clear by condition that the proposed secondary access for construction traffic through the Conservation Area and across the green is not permitted and is not to be used.
2. That prior to commencement, a Demolition and Construction Access Management Plan is submitted for approval to the LPA, and that BPC shall be consulted on the said Plan.

13. **South Cambridgeshire District Council Conservation Officer:**

Comments received 12 August 2021

These comments follow on from those previously submitted and relate to the revised elevations only.

There are still large areas of glazing on the south and north elevations, but these are now less regimented in placement and have shutters in many places to replicate barn doors. Those on the south elevation will be used to shade the interior of the building. The size of some of the windows have also been scaled down. The roof terrace is now covered over so that the terrace is less noticeable as an open space and forms a more integrated space with the rest of the first floor.

The small scale planting along the southern elevation has been removed from the drawings and this elevation now has a less domestic character.

Taking all of this into consideration, plus those matters raised previously, on balance these applications can now be supported as being of an appropriate design for this location.

Taking the above into account, I consider that the proposal will not adversely affect the character of the Listed Building.

Taking the above into account, I consider that the proposal will preserve or enhance the character or appearance of the conservation area.

The proposals will comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 195 would apply.

Subject to a condition for the details of the following:

- a) bricks and mortar by way of a sample panel
- b) timber cladding, panels and shutters
- c) window details at 1:20 including reveals
- d) roofing materials
- e) rainwater good

Comments received 10 May 2021

The barns in question are within the historic curtilage of no. 20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those in question, Outbuilding to Number 20 West Green Farmhouse, are separately listed at grade II also. The whole site is within the Barrington Conservation Area and similar proposals were submitted for pre-application discussion in 2020.

The structural report shows that the existing barns have some re-useable materials, but that some of them are structurally unsound and others would need a lot of rebuilding to make them habitable. Therefore, provided that the replacement dwelling is appropriate to this site, the demolition of the existing barns can be supported as they are beyond reasonable repair. The salvaging of the materials, as laid out in the Heritage Statement, and where they might be re-used is supported.

The scale of the new dwelling is acceptable. The Heritage Statement shows that the barns have evolved in different directions over their history and the proposed layout reflects that by generally being on brownfield land where barns either are still standing or did so previously. The different forms and scale of the various parts of the house replicates what is still evident or looks to have been in place previously when looking at the historic maps. The different heights of the elements of the building are acceptable and the new building will remain subservient to the listed farmhouse which has a raised ground floor and therefore high eaves.

The proposed estate fencing, which is very permeable, and the wildflower meadow to the west of the site, and hard landscaping around the perimeter of the building are all acceptable. The small scale planting along the southern

elevation looks to be overly domestic and should be removed from the scheme. Agricultural buildings have unfussy lines and practical elevations.

The area of concern is the treatment of the elevations. There are large areas of glazing and the roof terrace do not reflect the agricultural aesthetic that the pre-application response asked for. Some of the rooms have a lot of windows and they are out of scale for a building that is supposed to be of agricultural character. It is noted that the Planning Statement makes reference to the north elevation being more private and therefore a freer, more modern aesthetic being used on this façade, but this is not considered to have been successful in terms of the overall character of the building. The same applies to the large glazed areas on the south elevation and the ridge rooflights. The proposed materials are appropriate to the site and include salvaged bricks for the plinths and slates for the roofs. The cladding is to be new timber as the salvaged boards will be offered to the owner of the listed barn for repairs.

The use of a ground source heat pump and photovoltaic panels for renewable energy is supported for the new dwelling.

Taking the above into account, I consider that the proposal will adversely affect the character of the Listed Building, West Green Farmhouse and Outbuilding to No. 20 West Green Farmhouse by being too domestic in character.

Taking the above into account, I consider that the proposal will not preserve or enhance the character or appearance of the conservation area by the new dwelling being too domestic in character and therefore changing the aesthetic of the site.

The proposals will not comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 192 and 193 would apply. Without an appropriate replacement building, the loss of the curtilage buildings would cause minor less than substantial harm to the heritage asset”

14. **South Cambridgeshire District Council Ecology Officer:** The application is acceptable subject to conditions for a Construction Ecological Management Plan and a scheme of biodiversity enhancement.
15. **South Cambridgeshire District Council Contamination Officer:** There is no objection to the application subject to a condition for unexpected contamination to be referred to the Local Planning Authority.
16. **South Cambridgeshire District Council Environmental Health Officer:** There is no objection to the application subject to conditions for the hours of work and a Construction Environmental Management Plan.
17. **South Cambridgeshire District Council Drainage Officer:** There is no objection to the application subject to a prior to commencement condition for a

suitable surface water and foul water drainage provision for the proposed development.

18. **Local Highways Authority:** No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission
19. **South Cambridgeshire District Council Trees Officer:** No objections to the application subject to a condition for a detailed Arboricultural Method Statement and Tree Protection Strategy.

Representations from members of the public

20. There have been seven comments in support of the application, which are summarised below, the full comments can be found on the Councils Website.
 - The design of the application is acceptable and will improve the village and the Conservation Area.
 - The design is complimentary to the original buildings.
 - This house will be ideal for the applicant, as they are a wheelchair user.

The site and its surroundings

21. The site is located in the Development Framework and Conservation Area of Barrington.
22. To the south east of the site is no.20 West Green (Grade II Listed Building) and to the south west of the site is no.20A West Green. To the front of the site (south) is the listed building Outbuilding to no.20 West Green (Grade II Listed Building), beyond which is an area designated as a Protected Village Amenity Area. To the rear of the site (north) is open countryside.
23. Currently on the site are two barns that are in different states of repair, as some elements of the buildings are in a bad condition. The buildings are within the historic curtilage of no.20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those subject to this application, Outbuilding to no.20 West Green Farmhouse (Grade II Listed Building), are separately listed as grade II.

The proposal

24. The proposal is for the demolition of former stable and play barn, and erection of a new dwelling.
25. The proposal is to replace the current buildings with one dwelling which has two storey and single storey elements. There is accommodation within the main dwelling, guest accommodation, a courtyard, parking spaces and cycle parking.

26. The materials, as amended, are to be a slate roof, stained cladding, with new or reclaimed bricks to match the bricks already on site.

Planning assessment

27. The key considerations in this application are the principle of development, character and design, heritage, protected village amenity area, residential amenity, trees, ecology, drainage, contamination, highways and other matters.

Principle of Development

Demolition of Curtilage Listed Buildings

28. The proposed development includes the demolition of curtilage listed buildings. The application is supported by a structural report which shows that the existing barns have some re-useable materials, but are largely structurally unsound and would require significant rebuilding to make them habitable.
29. In consultation with the Council's Conservation Officer, based on the information provided, officers are satisfied that the buildings are beyond reasonable repair and therefore raise no in-principle objection to their demolition. The salvaging of materials would be secured as part of the listed building application by way of condition.

Erection of a new Dwelling

30. The site is located in a Development Framework as identified by Policy S/7 of the Local Plan. It is located in the Development Framework of Barrington which is identified as a Group Village by Policy S/10 of the adopted South Cambridgeshire District Council Local Plan 2018.
31. Policy S/10 states that residential development will be permitted in the development framework where there is it a maximum of 8 dwellings. As this application is for one dwelling it is considered to be acceptable in principle, subject to the other material planning considerations to be considered below.
32. A single dwelling on the site would accord with Policy H/8 of the Local Plan in terms of density, given the size of the site and the sensitive heritage constraints.

Character and Design

33. Policy HQ/1 of the Local Plan states that development must be of a high quality design and make a positive contribution to the local and wider context.
34. Currently there are two simple barns on the site that are in a poor state of repair, they have few and simple openings throughout. The walls are timber clad and the roofs are currently tiled. There are single storey elements to the

barns. Due to the separation and the staggered location of the buildings they appear separate in their nature with a courtyard between them.

35. To the east of the site is a large dwelling, no.20 West Green (Grade II Listed Building). This is the farm house that would be connected with this range of buildings. The other buildings, including the barn conversion at no.20A West Green, are simple in their nature with limited openings and retain their agricultural distinctiveness.
36. The general character of the immediate area is agricultural on the edge of the development framework, which overlooks the countryside, with simple formed buildings, apart from no.20 West Green (Grade II Listed Building).
37. Part a) of Policy HQ/1 states that development should preserve or enhance the character of the local urban and rural area and respond to its character. Part d) states that development should be compatible with the location and be appropriate in terms with scale, density, mass, form, sitting, design, proportion and the surrounding area.
38. The proposed development would introduce a greater amount of built form onto the site, noting that a reasonable proportion of this built form will be on the footprint of the existing buildings. The new ridge heights of the stables wing and play barn will be slightly higher than the existing buildings, although by no more than 500mm. Nonetheless, the proposed development would introduce an increased built form of development that would be evident in surrounding views, including elements of the roof scape which would be visible over the listed barns to the south of the site. The development would, however, remain subservient in height to the adjacent Grade II Listed Building and reflect some of the historic built form that is no longer present.
39. The general scale of the proposed development is therefore considered acceptable.
40. In terms of appearance, concern was originally raised over the amount of glazing proposed and the scale and proportion of the fenestration detailing, which was not considered to reflect the agricultural aesthetic and character of the area. The application, as amended, has revised the glazing details proposed and the fenestration arrangements, although some elevational treatments retain a fairly large proportion of glazing, in particular the northern elevation.
41. Officers accept that the northern elevation of the development faces towards the countryside and would therefore not be viewed upon approach to the site from the south, with the southern elevation presenting a more simplified and reduced approach to fenestration detailing. There are rooflights and glazing within the ridge of the buildings which slightly draws the eye and departs from the simplistic agricultural form of the existing barn structures the development would replace. However, the revised detailing on the southern elevation is, on balance, considered acceptable.

42. Notwithstanding the amendments to the glazing arrangements, officers retain some concern over the amount of glazing that is proposed on the northern elevation of the development. Here, the development is considered to take on a more domestic appearance and to reduce the barn aesthetic that this development is being steered towards in the supporting information and heritage statement. Given that this is the rear elevation of the development, the arrangements could be considered acceptable, on balance.
43. The proposed development incorporates a separate but linked guest area, which includes a sitting room and two bedrooms. This element of the proposal is subservient to the main 'host' dwelling and is considered an acceptable ancillary addition to the development. Officers recommend that a condition is imposed as part of any consent ensuring that the occupation of this part of the development remains in connection with the main dwelling and does not become a separate dwelling.
44. Overall, there are some aspects of the design which are considered to start to depart from the more traditional agricultural appearance that the development is seeking to replicate. However, given that the proposed development retains the general scale of the existing buildings with variations in ridge height through subservient additions to increase the amount of accommodation available, and presents the more domestic elevation on the northern elevation of the development facing towards the countryside, the proposal is, on balance, considered acceptable in design terms.
45. The proposed development, on balance, is considered to accord with Policy HQ/1 of the Local Plan.

Heritage

46. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local planning authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
47. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
48. The Council's Conservation Officer has commented on the application and raises no objection to the proposal, as amended, subject to conditions.
49. The existing barns are within the historic curtilage of no.20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those in question, Outbuilding to no.20 West Green Farmhouse, are separately listed at grade II. The whole site is within the Barrington Conservation Area.

50. The structural report shows that the existing barns have some re-useable materials, but that some of them are structurally unsound and others would need a lot of rebuilding to make them habitable. Therefore, provided that the replacement dwelling is appropriate to this site, the demolition of the existing barns can be supported as they are beyond reasonable repair. The salvaging of the materials, as laid out in the Heritage Statement, and where they might be re-used is supported and details are to be secured by condition as part of the listed building application.
51. As noted above, the scale of the proposed development is considered acceptable. The Heritage Statement details that the barns have evolved in different directions over their history and the proposed layout reflects that by generally being on land where barns either are still standing or did so previously. The different forms and scale of the various parts of the development replicates what is still evident or looks to have been in place previously when looking at the historic maps, responding positively to the historic context of the site.
52. The heights of the proposed dwelling are considered to be acceptable and the new building will remain subservient to the listed farmhouse, which has a raised ground floor and therefore high eaves.
53. The majority of the building would be screened from the Conservation Area and the Protected Village Amenity Area to the south east of the site. This is by the Grade II Listed barns which are a mixture of single and one and half storey elements. There is a set back between the proposal site and the listed barns therefore leading to some screening. There would be glimpses of the roof lights and the roof covering to the balcony area.
54. The proposal is considered to be large within the site compared to the existing buildings on the site, but as it has been detailed above, there are elements of the built form that would have been there historically and are therefore considered to be acceptable now. The links between the buildings are within the site and not highly visible from the main view points.
55. It is considered, that on balance, there would be some harm as this is a larger form and more complex than the other simple barn conversions in the area. But, as it would not have significant harm to the Conservation Area, which is considered to be the main character of the area, it is considered that this harm is outweighed to some extent, as has been confirmed by the Council's Conservation Officer.
56. The proposed estate fencing, which is very permeable, and the wildflower meadow to the west of the site, and hard landscaping around the perimeter of the building are all acceptable within the historic context of the site. The amended planting plans now include small scale planting along the southern elevation, reducing the overly domestic arrangements originally proposed; this has been removed from the application as agricultural buildings have unfussy lines and practical elevations.

57. As noted above, the area of concern that had previously been raised related to the treatment of the elevations, the amount of glazing and the roof terrace which would not reflect the agricultural aesthetic of the site and its surroundings.
58. There are still large areas of glazing on the south and north elevations, but these are now less regimented in placement and have shutters in many places to replicate barn doors, noting that those on the south elevation will be used to shade the interior of the building. The size of some of the windows has also been scaled down and the roof terrace is now covered over so that the terrace is less noticeable as an open space and forms a more integrated space with the rest of the first floor.
59. However, overall the elements of the building that are considered to be the most impactful are to the rear of the building, which faces the open countryside. There are no/limited public views to the site from this area and therefore would not be significantly harmful to its surroundings.
60. The Council's Conservation Officer has recommended several conditions, to ensure that the proposed development is fully compatible within the context of the site. Officers consider it reasonable and necessary to impose conditions requiring the submission of details for bricks and mortar (sample panels), timber cladding panels and shutters, window details including reveals, roof materials and rainwater goods, to ensure the final detailing is acceptable.
61. The proposal, as amended, is considered, on balance, to preserve the setting of the adjacent listed buildings and to preserve the character and appearance of the conservation area, in accordance with Policy NH/14 of the Local Plan and associated guidance.

Protected Village Amenity Area

62. The area to the south of the site is designated as a Protected Village Amenity Area.
63. Policy NH/11 of the Local Plan states that Protected Village Amenity Areas are identified on the Policies Map where development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
64. Given the surrounding existing residential uses, slight separation from this designation and the scale of development being for a single dwelling, the proposal is not considered to result in significant harm to the adjacent Protected Village Amenity Area in terms of its impact on the character, amenity, tranquillity or function of the village.
65. The proposal would accord with Policy NH/11 of the Local Plan.

Residential Amenity

66. In regards of residential amenity both of the future residents of the site and the neighbouring residents of the site each of the plots are to be assessed below. This will be in regards of Policy HQ/1 of the Local Plan and the Council's District Design Guide.
67. Policy HQ/1 states in part n) that the proposal would not create overlooking to the neighbouring properties, nor would it create a dominating effect. It also requires the development not to have a harmful effect on the amenity of the future residents of the site. Paragraph 130 f) of the NPPF states that there should be a high standard of amenity for future and existing users.
68. It is considered that there would be no significant harm to the amenity of the neighbouring properties. This is due to the separation distances between the proposal and the neighbouring properties also the orientation of the windows on the proposed dwelling.
69. To the south east of the site is no.20 West Green. This dwelling is set forward (towards the main highway) of the proposal site. There are no windows on the eastern flank of the proposed dwelling that would face the neighbouring dwelling. Due to the staggering of the properties and the lack of windows it is considered that there would be no direct overlooking and overshadowing.
70. To the south west of the site is no.20A West Green. This dwelling is also set forward to the main highway from the proposal site (towards the main highway). There are no windows on the ground floor of the dwelling that would directly face towards the neighbouring property. There are windows on the first floor that face towards the neighbouring property. However, they are not directly facing the neighbouring dwelling and are not primary windows for the rooms that they are to serve (open plan sitting and dining room on the ground floor and guest bedroom on the first floor).
71. Due to the staggering of the properties and the orientation of the windows it is considered that there would be no direct overlooking and overshadowing.
72. To the front of the site (south) is the listed building outbuilding no.20 West Green (Grade II Listed Building). As this is not a habitable building it is considered that there would be no impact on this building in regards of the amenity.
73. In regards of the rear of the site (north) there is open countryside and therefore no impact on this area in regards of overlooking and overshadowing.
74. Due to the nature and the location of the proposal it is considered that there would be no harm to the amenity of the neighbouring properties or land uses. The application is therefore considered to be in conformity with Policy HQ/1(n) of the Local Plan 2018, the Council's District Design Guide and paragraph 130(f) of the NPPF.

Trees

75. The South Cambridgeshire District Council Tree Officer has commented on the application, they have no arboricultural or hedgerow objections to this application. The trees on or adjacent site have a level of protection through the conservation area.
76. A Tree Survey and Arboricultural Implications Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (dated 08/03/21) has been submitted. This has been considered sufficient for this stage of the application but a further detailed Tree Protection Plan will be required and will be therefore be secured through a condition as part of any consent to ensure compliance with Policy NH/4 of the Local Plan.

Ecology

77. The application site consists of a farmyard complex, with amenity grassland, presumed introduced shrub, wooded areas, other buildings, and hardstanding in close proximity. The site does sit within the Impact Risk Zone of the nearby Eversden and Wimpole Woods SAC, cited for its maternity colonies of an annex II species.
78. This application is supported by a Preliminary Ecological Appraisal and Protected Species Report (Applied Ecology, August 2020). The report has found roosting bats within both buildings and a medium to large breeding population of great crested newts within the old swimming pool, with good terrestrial habitat in the vicinity that will be lost due to the development. The report has provided sufficient information and survey effort for both bats and great crested newts and no further information is required at this time.
79. It has been concluded by the Council's Ecologist that there are no concerns with the application and the information that has been submitted as part of this application. Conditions for a Construction Ecological Management Plan and a Biodiversity enhancement have been requested and are considered reasonable and necessary as part of any consent.
80. The Council's Ecologist requested that Natural England were consulted as part of this application. Officers have discussed the proposal with Natural England, who concluded that they will not need to be formally consulted on the application on the basis that the Council's Ecologist has assessed the application and is satisfied that the proposed scheme is unlikely to have any adverse effect on Eversden and Wimpole Woods SAC barbastelle bats, or habitat that is potentially functionally linked to the SAC.
81. Further information has been submitted by the applicant to demonstrate that their ecologists (Applied Ecology Ltd) concluded that there would be no harm to the nearby Eversden and Wimpole Woods SAC from this one dwelling. This has been further confirmed by Council's Ecologist and therefore considered to be

acceptable. The application is therefore considered to be in conformity with Policy NH/4 of the Local Plan.

Drainage

82. The site is located in flood zone 1 (low risk), with small areas of the site being identified as being at risk from surface water flooding.
83. The Sustainable Drainage Officer has commented that there are no surface water flood risk issues, but does not consider the proposal to be in accordance with adopted policy as the proposal has not demonstrated a suitable surface water and foul water drainage provision for the proposed development, therefore recommending a condition relating to surface water and foul water drainage.
84. To ensure the development satisfies relevant adopted policy in terms of floor risk and drainage, officers consider it reasonable and necessary to impose a condition requiring details of surface water and foul water drainage.
85. Subject to the recommended condition the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.

Contamination

86. The Contamination Officer has commented on the application and the following documents that have been submitted:
 - Phase 1 Geoenvironmental Desk Study by AGB Environmental dated October 2020.
 - Phase II Ground Investigation by AGB Environmental dated March 2021
87. The investigation and assessment detailed in the above reports has confirmed that the site is suitable for the proposed use and no remedial measures are required. The only recommendations are for a watching brief during works in case of any unexpected contamination. Therefore, the Contamination Officer has recommended a conditions for any unexpected contamination to be referred to the Local Planning Authority through a condition.
88. Therefore it is considered that the application is in conformity with Policy SC/11 of the Local Plan.

Highways

89. The Local Highways Authority has commented on the application and they have no concerns or comments on the proposal.
90. The Parish Council have raised the concern in regards of the access to the site and provision being made across the green and the Barrington Conservation Area through the construction of the proposed development. Therefore the

redline of the site has been reduced to omit the second access and the proposal is to only be accessed through the arch of the listed buildings.

91. They have also requested that prior to commencement a Demolition and Construction Access Management Plan is conditioned and the Parish Council are consulted on the information. It is recommended that a traffic management plan is conditioned for the application, also a Construction Environmental Management Plan is to be requested, detailed below. It is considered that the information that would be provided in these two documents will provide the information that would be required.
92. In regards of car parking, this proposal provides an ample amount of parking on the site and therefore is in conformity with Policy TI/3 of the Local Plan.

Other Matters

93. Policies CC/3 requires that a scheme for renewable energy is submitted, Policy CC/4 required that water efficiency measures are imposed, and Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively; the application does not provide details of any of the above. It is therefore considered reasonable and necessary to impose conditions to require that the above policies are satisfied.
94. The South Cambridgeshire District Council Environmental Health Officer has commented on the application, there is no objection to the application subject to conditions for the hours of work and a Construction Environmental Management Plan, both of these conditions are to be applied to the application.
95. Given the sensitive heritage constraints around the site, officers consider it reasonable and necessary to remove permitted development rights for Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2. Without such restrictions, additions could be made to the dwelling and within the associated curtilage that could result in harm to the relevant heritage assets.

Conclusion

96. The application is supported by a structural report which shows that the existing barns have some re-useable materials, but are largely structurally unsound and would require significant rebuilding to make them habitable. In consultation with the Council's Conservation Officer, officers accept that the demolition of the existing barns can be supported as they are beyond reasonable repair.
97. The proposed dwelling would introduce a greater amount of built form onto the site than is currently present, although it is accepted that historically a greater built form existed and is therefore accepted. The general scale of the proposed dwelling is acceptable, being slightly higher than the existing barns but remaining subservient to the adjacent Grade II Listed Building.

98. Officers have some concern over the amount of glazing and associated arrangements of the building, which begin to introduce a more domestic appearance and depart from the barn aesthetic that this development is being steered towards in the supporting information and heritage statement. However, on balance, officers consider the development acceptable as the development would generally preserve the setting of the adjacent Listed Buildings and the character and appearance of the conservation area.
99. On balance it is considered that this application is acceptable, noting that the Council's Conservation Officer has considered there to be no harm to the relevant heritage assets. There are concerns on the design of the application and the domestication of the building and how this would impact on its surroundings. However, it has been confirmed by the Conservation Area that there would be no harm to the Conservation Area and the adjacent Listed Buildings therefore the application is considered to be acceptable in regards of the following Policies of the adopted South Cambridgeshire District Council Local Plan 2018, HQ/1 and NH/14.
100. For the reasons set out in this report, officers consider the proposal to be acceptable, on balance, in accordance with the relevant policies in the South Cambridgeshire Local Plan 2018.

Recommendation

101. Officers recommend that the Committee approve the application, subject to the below conditions.

Recommended Conditions

- a) The development hereby permitted shall be begun before the expiration of 3 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).

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

Plans to be listed:

12 Mach 2021
18759/E/01-01 – Elevation Survey
18759/F/01-01 – Floor Plan Survey
18759/T/01-01 – Topographic Survey
8648-D-AIA – Prelim AIA
P-DE 101 Demolition Plan with Proposed Plan.

29 July 2021

P-GA-V3 – High Views

P-GA. 001A – Proposed Site Plan

P-GA.101A – Proposed Schematic Ground Floor Plan

P-GA. 102A – Proposed Ground Floor Plan

P-GA. 110A – Proposed First Floor Plan

P-GA. 120A – Proposed Roof Plan

P-GA. 201A – Proposed Cross Sections A B D G

P-GA. 202A – Proposed Long Section c

P-GA. 203A – Long Section E

P-GA. 204A – Long Section F

P-GA. 301A – South Elevation

P-GA. 302A – East Elevation

P-GA. 303A – North Elevation

P-GA. 304A – West Elevation

12 October 2021

LIA - Location 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.

- c) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- i) Risk assessment of potentially damaging construction activities.
 - ii) Identification of “biodiversity protection zones”.
 - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iv) The location and timings of sensitive works to avoid harm to biodiversity features.
 - v) The times during which construction when specialist ecologists need to be present on site to oversee works.
 - vi) Responsible persons and lines of communication.
 - vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- d) Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To ensure appropriate protection and that 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.

- e) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- a) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- b) Contractor parking, with all such parking to be within the curtilage of the site where possible
- c) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- d) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

- f) No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:
- i) full details of any piling technique to be employed, if relevant
 - ii) contact details for site manager, including how these details will be displayed on site.

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

- g) No development above ground level shall take place until precise details of the following have been submitted to and approved in writing with the Local Planning Authority:
- i) bricks and mortar by way of a sample panel

- ii) timber cladding, panels and shutters
- iii) window details at 1:20 including reveals
- iv) roofing materials
- v) rainwater goods

Works 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 Policies HQ/1 and NH/14 of the adopted South Cambridgeshire Local Plan 2018.

- h) No development above ground level shall take place until a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the approved details prior to the occupation of the dwelling.

Reason: To ensure a satisfactory method of surface water and foul drainage and to prevent the increased risk of flooding in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- i) No development above ground level shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme must include details as to how a positive net gain in biodiversity has been accomplished. 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.

- j) No development above ground level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.

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

- k) The dwelling hereby approved shall not be occupied until the minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) has been complied with.

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.

- l) The dwelling hereby approved shall not be occupied until the dwelling to be occupied has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

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.

- m) If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

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.

- n) No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

Reason - To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with local planning policy.

- o) The guest accommodation, hereby permitted, shall not be occupied at any time other than by the immediate family or any dependant living with the occupiers of, and for purposes ancillary to, the residential use of the development hereby permitted.

Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right, to be in accordance with Policy HQ/1 and H/13 of the adopted Local Plan.

- p) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-

enacting that Order with or without modification), no development within Classes A, B, C, D, E, F and G of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: In the interests of protecting the character of the area, heritage assets and amenities of neighbouring residents in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

Informatives

- a) 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.
- b) 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.
- c) 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.

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.

- d) 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.

- e) 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.

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: 21/01146/FUL and 21/01147/LBC.

Report Author:

Jane Rodens – Principal Planner
Telephone Number - 07704 018 433



Report to: South Cambridgeshire District Council Planning Committee 10 November 2021

Lead Officer: Joint Director of Planning and Economic Development

21/01147/LBC – Barns Adjacent To 20 West Green Barrington

Proposal: (Listed Building Consent) Demolition of former stable and play barn

Applicant: M & J Lauterpacht

Key material considerations:

- Heritage Impact

Date of Member site visit: None

Is it a Departure Application: No

Decision due by: 7th May 2021

Application brought to Committee because: The proposal is for the demolition of a Curtilage Listed Building and therefore is to be determined by the Planning Committee.

Presenting officer: Jane Rodens, Principal Planner

Executive Summary

1. This application seeks Listed Building Consent for the demolition of a former stable and play barn.
2. The site is located in the development framework boundary and conservation area of Barrington. To the south east of the site is no.20 West Green (West Green Farmhouse), a Grade II Listed Building, and the barns in question are within the historic curtilage of no.20 and are therefore considered to be curtilage listed.
3. The application is supported by a structural report which shows that the existing barns have some re-useable materials but are largely structurally unsound and would require significant rebuilding to make them habitable. In consultation with the Council's Conservation Officer, officers accept that the demolition of the existing barns can be supported as they are beyond reasonable repair.
4. This application is being referred to Planning Committee as the proposal is for the demolition of a curtilage listed building.
5. There is a full planning permission application that accompanies this Listed Building Consent (21/01147/FUL).
6. The application has therefore been recommended for approval, subject to conditions.

Relevant planning history

7. None

Planning policies

National Guidance

8. National Planning Policy Framework 2021 (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

South Cambridgeshire Local Plan 2018

9. HQ/1 Design Principles
NH/14 Heritage Assets

South Cambridgeshire Supplementary Planning Documents (SPD)

10. Listed Buildings SPD - Adopted July 2009
Development Affecting Conservation Areas SPD - Adopted January 2009

Consultation

11. Parish Council - Support, with some concerns.

Barrington Parish Council (BPC) reviewed this application at its meeting on 4th May 2021 and resolved to respond as follows.

BPC is generally in favour of the application which despite its intended scale and mass, includes sensitive and appropriate use of materials within a discrete area of the Barrington Conservation Area.

However, BPC has very serious concerns regarding:

1. Incorrect and misleading information provided in the application regarding access to the site;
2. Potentially severe detrimental impacts of demolition and construction traffic upon the green and the Barrington Conservation Area; and requests
3. A condition restricting site access to mitigate the impacts of demolition and construction traffic upon the green and the Conservation Area.

Access to the Site

The Planning Statement at 7.44 states

“Clearly during construction, there is a possibility that larger vehicles or bulky materials will need to access the site. Should this be the case (and to avoid possible damage to the archway) the applicant also owns a secondary access east of the No. 20 which can be used for this purpose.”

In fact, the applicant has no right to use this secondary access for large vehicles and construction purposes and will likely be committing trespass and a criminal offence if they do so without permission, as the proposed access route crosses Barrington Green.

While the site access may be deemed to be a civil matter, it is the sensitivity of this proposed secondary route through the Conservation Area that is a material consideration.

The proposed “secondary route” as shown on the attached map uses a permitted accessway across the green at one of, if not the most sensitive parts of the Conservation Area. The accessway is particularly narrow serving 3 listed buildings including Newlyn (14 West Green) is Grade II* as well as the bowls club and the cricket and football pavilion. There are two key green public footpaths / bridleways at the top of the accessway that are regularly used by walkers and by horse riders.

Furthermore, the accessway narrows further and actually ends at Newlyn and therefore the proposal appears to envisage a need to cross part of the green itself in order to turn into the site. This would require vehicles to make a wide turn across the grass, avoiding a lamp post. This would be a significant and damaging manoeuvre for large construction vehicles to undertake.

Management of Potential Detrimental Effects

Permitted accessways are a prominent characteristic of the Conservation Area. They have been carefully designed to retain a more informal and rural character, without standard blacktop or kerbstones, and of limited width. This restrained engineering is very important to the character of the green spaces.

BPC has evidence of the detrimental effects of heavy construction vehicles on permitted accessways across the Green within the Conservation Area. Turning onto the accessway and at the entry at the development site (3779/17FL) on Back lane which was allowed under delegated powers, has caused extensive damage at the turning entrance to the site, to the accessway and to the green verges. The following Appendix provides photographic evidence of the unsuitable and unsafe nature of this proposed secondary access. BPC notes that the application has assumed that the secondary access is both available and appropriate. It is neither.

The application has not assessed the potential harm to the environment and to public safety in using this route. It has not considered how to manage such detrimental effects or alternative measures to enable access to the site through the main Archway. The applicant's access through the Archway is the only one that can be permitted and therefore carefully thought-out proposals to protect the archway are required.

Conclusion

BPC requests:

1. That it is made clear by condition that the proposed secondary access for construction traffic through the Conservation Area and across the green is not permitted and is not to be used.
2. That prior to commencement, a Demolition and Construction Access Management Plan is submitted for approval to the LPA, and that BPC shall be consulted on the said Plan.

12. **South Cambridgeshire District Council Conservation Officer:**

Comments received 12 August 2021

These comments follow on from those previously submitted and relate to the revised elevations only.

There are still large areas of glazing on the south and north elevations, but these are now less regimented in placement and have shutters in many places to replicate barn doors. Those on the south elevation will be used to shade the interior of the building. The size of some of the windows have also been scaled down. The roof terrace is now covered over so that the terrace is less noticeable as an open space and forms a more integrated space with the rest of the first floor.

The small scale planting along the southern elevation has been removed from the drawings and this elevation now has a less domestic character.

Taking all of this into consideration, plus those matters raised previously, on balance these applications can now be supported as being of an appropriate design for this location.

Taking the above into account, I consider that the proposal will not adversely affect the character of the Listed Building.

Taking the above into account, I consider that the proposal will preserve or enhance the character or appearance of the conservation area.

The proposals will comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 195 would apply.

Subject to a condition for the details of the following:

- a) bricks and mortar by way of a sample panel
- b) timber cladding, panels and shutters
- c) window details at 1:20 including reveals
- d) roofing materials
- e) rainwater good

Comments received 10 May 2021

The barns in question are within the historic curtilage of no. 20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those in question, Outbuilding to Number 20 West Green Farmhouse, are separately listed at grade II also. The whole site is within the Barrington Conservation Area and similar proposals were submitted for pre-application discussion in 2020.

The structural report shows that the existing barns have some re-useable materials, but that some of them are structurally unsound and others would need a lot of rebuilding to make them habitable. Therefore, provided that the replacement dwelling is appropriate to this site, the demolition of the existing barns can be supported as they are beyond reasonable repair. The salvaging of the materials, as laid out in the Heritage Statement, and where they might be re-used is supported.

The scale of the new dwelling is acceptable. The Heritage Statement shows that the barns have evolved in different directions over their history and the proposed layout reflects that by generally being on brownfield land where barns either are still standing or did so previously. The different forms and scale of the various parts of the house replicates what is still evident or looks to have been in place previously when looking at the historic maps. The different heights of

the elements of the building are acceptable and the new building will remain subservient to the listed farmhouse which has a raised ground floor and therefore high eaves.

The proposed estate fencing, which is very permeable, and the wildflower meadow to the west of the site, and hard landscaping around the perimeter of the building are all acceptable. The small scale planting along the southern elevation looks to be overly domestic and should be removed from the scheme. Agricultural buildings have unfussy lines and practical elevations.

The area of concern is the treatment of the elevations. There are large areas of glazing and the roof terrace do not reflect the agricultural aesthetic that the pre-application response asked for. Some of the rooms have a lot of windows and they are out of scale for a building that is supposed to be of agricultural character. It is noted that the Planning Statement makes reference to the north elevation being more private and therefore a freer, more modern aesthetic being used on this façade, but this is not considered to have been successful in terms of the overall character of the building. The same applies to the large glazed areas on the south elevation and the ridge rooflights. The proposed materials are appropriate to the site and include salvaged bricks for the plinths and slates for the roofs. The cladding is to be new timber as the salvaged boards will be offered to the owner of the listed barn for repairs.

The use of a ground source heat pump and photovoltaic panels for renewable energy is supported for the new dwelling.

Taking the above into account, I consider that the proposal will adversely affect the character of the Listed Building, West Green Farmhouse and Outbuilding to No. 20 West Green Farmhouse by being too domestic in character.

Taking the above into account, I consider that the proposal will not preserve or enhance the character or appearance of the conservation area by the new dwelling being too domestic in character and therefore changing the aesthetic of the site.

The proposals will not comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 192 and 193 would apply. Without an appropriate replacement building, the loss of the curtilage buildings would cause minor less than substantial harm to the heritage asset”

13. **South Cambridgeshire District Council Ecology Officer:** The application is acceptable subject to conditions for a Construction Ecological Management Plan and a scheme of biodiversity enhancement.
14. **South Cambridgeshire District Council Contamination Officer:** There is no objection to the application subject to a condition for unexpected contamination to be referred to the Local Planning Authority.

15. **South Cambridgeshire District Council Environmental Health Officer:** There is no objection to the application subject to conditions for the hours of work and a Construction Environmental Management Plan.
16. **South Cambridgeshire District Council Drainage Officer:** There is no objection to the application subject to a prior to commencement condition for a suitable surface water and foul water drainage provision for the proposed development.
17. **Local Highways Authority:** No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission
18. **South Cambridgeshire District Council Trees Officer:** No objections to the application subject to a condition for a detailed Arboricultural Method Statement and Tree Protection Strategy.

Representations from members of the public

19. There has been one comments received on this application, which is summarised below, the full comments can be found on the Councils Website.
 - The design of the application is acceptable and will improve the village and the Conservation Area.

The site and its surroundings

20. The site is located in the Development Framework and Conservation Area of Barrington.
21. To the south east of the site is no.20 West Green (Grade II Listed Building) and to the south west of the site is no.20A West Green. To the front of the site (south) is the listed building Outbuilding to no.20 West Green (Grade II Listed Building), beyond which is an area designated as a Protected Village Amenity Area. To the rear of the site (north) is open countryside.
22. Currently on the site are two barns that are in different states of repair, as some elements of the buildings are in a bad condition. The buildings are within the historic curtilage of no.20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those subject to this application, Outbuilding to no.20 West Green Farmhouse (Grade II Listed Building), are separately listed as grade II.

The proposal

23. The proposal is for Listed Building Consent for the demolition of former stable and play barn.

Listed Building Assessment

Heritage Impact

24. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning 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.
25. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
26. The existing barns are within the historic curtilage of no.20 West Green (West Green Farmhouse) which dates from 1845 and is grade II listed. The barns are considered to be curtilage listed to the former farmhouse. The range of barns to the south of those in question, Outbuilding to no.20 West Green Farmhouse, are separately listed at grade II. The whole site is within the Barrington Conservation Area.
27. The proposal relates to the demolition of curtilage listed buildings. The application is supported by a structural report which shows that the existing barns have some re-useable materials, but are largely structurally unsound and would require significant rebuilding to make them habitable.
28. In consultation with the Council's Conservation Officer, officers are satisfied that the buildings are beyond reasonable repair and therefore raise no objection to their demolition.
29. Officers note that the report indicates that the barns have some re-useable materials and support their use in the potential construction of the new dwelling on the site, which is the subject of planning application 21/01147/FUL. Given the historic merits of the buildings and their materials, officers consider it appropriate to impose a condition to secure the salvaging of materials where appropriate.
30. Overall, officers consider the demolition of the curtilage buildings to be acceptable given their current state of repair and that their removal would not detract from the character and appearance of the conservation area of setting of the adjacent listed building, which would be preserved.
31. The proposal is in accordance with Policy NH/14 of the Local Plan and associated guidance.

Other Matters

32. This application is only concerned with the demolition of the curtilage listed buildings, the parallel full planning application is associated with the demolition and the erection of a new dwelling on the site. Therefore, the representations and suggested conditions received which relate to matters of design, ecology, highway safety etc., as noted above, will be considered in detail as part of planning application 21/01147/FUL as secured where appropriate.

Conclusion

33. It is considered that the demolition of the curtilage listed buildings acceptable. It has been confirmed by the Conservation Area that there would be no harm to the Conservation Area and the adjacent Listed Buildings; therefore the application is considered to be acceptable in regards to Policies HQ/1 and NH/14 of the Local Plan and associated guidance.

Recommendation

34. Officers recommend that the Committee Approve the application, subject to the below conditions.

Recommended Conditions

- a) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Plans to be listed:

12 Mach 2021

18759/E/01-01 – Elevation Survey

18759/F/01-01 – Floor Plan Survey

18759/T/01-01 – Topographic Survey

P-DE 101 Demolition Plan with Proposed Plan.

12 October 2021

LIA - Location Plan

Reason: In the interests of good planning and for the avoidance of doubt.

- c) No demolition, hereby permitted, shall be undertaken, until details for the careful salvage and reuse of existing materials have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason: To ensure the reuse of historic materials wherever possible in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018.

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: 21/01146/FUL and 21/01147/LBC.

Report Author:

Jane Rodens – Principal Planner
Telephone Number - 07704 018 433

Agenda Item 15



South
Cambridgeshire
District Council

REPORT TO:

South Cambridgeshire District
Council Planning Committee

10 November 2021

LEAD OFFICER:

Joint Director of Planning and Economic Development

Enforcement Report

Executive Summary

1. On 29th October 2021 there were 202 open cases.
2. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
3. Statistical data is contained in Appendices 1 and 2 to this report.

Updates to significant cases

Should Members wish for specific updates to be added to the Enforcement Report then please request these from the Principal Planning Enforcement Officer and they will be added to the next available Planning Committee.

On a further note, if members would like further information to be submitted as part of this report moving forward then please contact the Principal Planning Enforcement Officer.

Amendments are to be considered to be added to Appendix 1 - Enforcement Cases Received and Closed. The extra fields on the submitted document for October Planning Committee will include cases closed as not expedient and resolved. If Members would like others to be considered then please contact the Principal Planning Enforcement Officer.

Updates are as follows:

Croudace Homes Ltd Site, Land off Horseheath Road, Linton.

The developer has failed to discharge the surface water drainage condition prior to commencement of the development and the latest application to discharge the condition has been refused. A Temporary Stop Notice was served on the site on 24/02/21 and all work had stopped for 28 days.

Planners are in continual discussions with the developer to rectify the issues. The outcomes of the Enforcement visits have been forwarded to the relevant planners and senior management. The site has been monitored and regular visits will continue to be carried out.

Discussions between Planning Officers and the developers to be held on Friday 2nd July and verbal update to be provided to Planning Committee. A further meeting between Stephen

Kelly, Joint Director of Planning and Economic Development and local residents was held on 23rd August 2021.

Planning Enforcement have not been instructed to take any further action at this stage.

Burwash Manor Farm

Without planning permission, the erection of children's play equipment within land designated as Green Belt. A retrospective planning application, reference S/3494/18/FL had been refused. The size, scale and height of the development is contrary to paragraph 144 of the National Planning Policy Framework (NPPF) 2019. The enforcement notice issued requires the owners to cease the use of the play equipment specifically the adventure tower and remove the play equipment from the land. The compliance period is one (1) month from the date it takes effect on the 21 May 2019 – A Planning Appeal has been submitted to the Inspectorate on the 20th May 2019 – Appeal allowed; Enforcement Notice quashed. Replacement notice to be drafted and served. Enforcement Notice served on 9th July 2020. Compliance visit to be carried out after 7th October. Late Appeal rejected by PIN's. Stephen Kelly in talks with owner to re-site playground on suitable land. Site visited by Enforcement and Environmental Health Officers 16th December. No agreement reached consideration to be given to prosecution for failing to comply with the enforcement notice.

Partial compliance with notice following joint site visit with Environmental Health confirms that the Hobbit House has been removed but the associated wooden chairs remain along with the main playground structures. The playground has been closed over the past year but harm is still being caused by people sitting in the area where the hobbit house was.

Planning application reference 21/03587/FUL has been submitted for the retention of two pieces of play equipment and the introduction of an acoustic fence along the southern boundary. Further action will be placed on hold pending outcome of the application.

Elmwood House 13A High Street, Croxton, PE19 6SX

Extension and garage granted permission by S/2126/18/FL, not constructed as approved plans and approved materials not used. Retrospective application S/0865/19/FL to retain as constructed refused. Enforcement Notice requiring garage and extension to be demolished served, 18 December 2019. Enforcement Notice appealed. Appeal process commenced. 29 April 2020.

Appeals resulted,

Appeal A, allowed on ground (f), the appellant now has three options, (i) Demolish completely, (ii) Demolish to brick plinth level and rebuild as S/2126/18/FL or (iii) Remove exterior render finish and replace with brick tiles to match existing and construct roof as approval S/2126/18/FL.

Appeal B, planning permission should be allowed for development as built, dismissed.

Compliance date 30th December 2020.

Site visit carried out on 18/01/21, 25/02/21 and 12/04/21 and the notice has not been complied with.

A further application under reference 20/01408/HFUL has been submitted and agreement with Area Manager that all Enforcement action will be held in abeyance pending the outcome of the application.

Whitehall Farmhouse, 29 Ermine Way, Arrington, Royston, Cambridgeshire, SG8 0AG

The reported breach of planning control was that without planning permission the erection extension of an existing building (Building 1) and storage containers to the rear including hardstanding.

The developer had instructed a planning agent to submit applications in an attempt to regularise the breaches, but none has been submitted to date. The case was re allocated to an officer, who has since left the Local Authority, but no application has still been submitted. It has now been reallocated to Alistair Funge, Senior Planning Enforcement Officer for a full review.

A planning application reference 21/03532/FUL has been submitted and has since been validated. This application has now been approved.

Cottage Nursery, Cardinals Green, Horseheath, Cambridge, Cambridgeshire, CB21 4QX

The reported alleged breaches of planning control are various from use of the property as a House in Multiple Occupation and also the erection of a building to the rear.

Various departments within the Local Authority have an interest in the address and a joint visit is in the process of being arranged. Further updates to be provided when the visit has taken place.

Smithy Fen, Cottenham, Cambridge, Cambridgeshire, CB24 8PT

This is a site with an extensive history of formal Notices being served, injunctions and prosecutions being carried out. Due to the complex nature of the site an outside company Ivy Legal have been tasked with reviewing the site history and providing a detailed report on recommended actions that can be considered by the Local Planning Authority.

The report is in the final draft stage and members will be updated as soon as it is complete. Internal discussions between all departments are currently ongoing with how best to move this matter forward with recommendations from the Enforcement Group to be provided within two months to Leadership Group.

Pathfinder Way, Northstowe, Cambridgeshire, CB24 1AA

A Temporary Stop Notice was served on 21/09/21 to cease piling. Evidence from residents is being collated and forwarded to Legal to commence a prosecution. All works have stopped in respect of piling. Enforcement are continually being updated by Planning Officers and will take further action if directed to do so.

Land At Haden Way, Willingham, Cambridge, Cambridgeshire, CB24 5HB

A Breach of Condition Notice was served on 23rd September 2021 with regards to piling on site. All works have ceased in relation to the piling. A meeting between members and residents took place on 7th October 2021 and a further meeting on 29th October 2021.

Land To North And South Of Bartlow Road, Linton, Cambridgeshire

Development has commenced on site without pre commencement conditions being discharged. Awaiting further information from Planning Officers as to the taking of further action. Site is further complicated by awaiting an appeal decision from the Planning Inspectorate and this decision is crucial on advising any possible further action.

Background Papers

Planning Enforcement Register.
Statistical Analysis of Uniform Planning Enforcement Software Program.

Appendices

Appendix 1: Enforcement Cases Received and Closed.
Appendix 2: Notices Served.

Report Author:

Will Holloway - Principal Enforcement Officer

Date: 29/10/21

Enforcement Cases Received and Closed

Month – 2021	Received	Closed			
		No Breach	Resolved	Not Expedient	Application Approved
September 2021	66	36	12	8	10
August 2021	46	2	1	0	3
July 2021	44	45			
1 st Qtr. 2021	118	91			
2 nd Qtr. 2021	92	214			
3 rd Qtr. 2021	142	117			
1 st Qtr. 2020	123	84			
2 nd Qtr 2020	101	60			
3 rd Qtr 2020	135	33			
4 th Qtr 2020	114	103			
1 st Qtr. 2019	135	134			
2 nd Qtr. 2019	146	155			
3 rd Qtr. 2019	177	154			
4 th Qtr 2019	157	198			
1 st Qtr. 2018	161	148			
2 nd Qtr. 2018	156	167			
3 rd Qtr. 2018	176	160			
4 th Qtr. 2018	177	176			

1st Qtr. 2017	122	122
2nd Qtr. 2017	157	165
3rd Qtr. 2017	148	118
4th Qtr. 2017	175	158
2021 - YTD	352	422
2020 - YTD	473	190
2019 - YTD	615	641
2018 - YTD	670	651
2017 - YTD	602	563
2016 - YTD	565	563
2015 - YTD	511	527
2014 - YTD	504	476

Notices Served

1. Notices Served in September 2021

Type of Notice	Period	Calendar Year to date
	September 2021	2021
Enforcement	4	9
Stop Notice	0	0
Temporary Stop Notice	1	3
Breach of Condition	1	2
S215 – Amenity Notice	0	0
Planning Contravention Notice	0	6
Injunctions	0	0
High Hedge Remedial Notice	0	1

2. Details of Notices served in September 2021

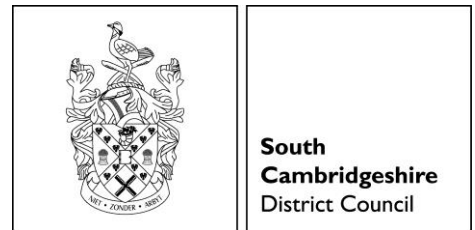
Ref. no.	Village	Address	Notice issued
EN/00441/21	Melbourn	Land To The Rear Of 46-56 The Moor Melbourn Royston Cambridgeshire SG8 6ED	Enforcement Notice
EN/00520/21	Willingham	Land At Haden Way Willingham Cambridge Cambridgeshire CB24 5HB	Breach of Condition Notice
EN/00506/21	Northstowe	Pathfinder Way Northstowe Cambridgeshire CB24 1AA	Temporary Stop Notice
ENF/0214/18	Foxton	22 Cambridge Road Foxton Cambridge Cambridgeshire CB22 6SH	Enforcement Notice

Appendix 2

EN/00159/21	Milton	25 Newfields Caravan Park Chesterton Fen Road Milton Cambridge Cambridgeshire CB4 1TU	Enforcement Notice
EN/00216/21	Milton	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton Cambridge CB4 1TU	Enforcement Notice

Date: 29/10/21

Agenda Item 16



South
Cambridgeshire
District Council

Report to: South Cambridgeshire District Council Planning Committee 10 November 2021
Lead Officer: Joint Director of Planning and Economic Development

Appeals against Planning Decisions and Enforcement Action

Executive Summary

1. This report informs Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 25 October 2021. Summaries of recent decisions of importance are also reported, for information.

Appendices

- Appendix 1: Decisions Notified by the Secretary of State
- Appendix 2: Appeals received
- Appendix 3: Local Inquiry and Informal Hearing dates scheduled

Report Author:

Ian Papworth
Telephone Number: Technical Support Officer (Appeals)
01954 713406

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
21/00690/HFUL	67 Whitecroft Road Meldreth	Single storey extension and raising of roof ridge height for the addition of bedrooms within roof shape.	Dismissed	01/10/2021	Refused
20/02297/OUT	Monica Old North Road Bourn	Outline planning for the erection of 1 No. 1/2 Storey detached dwelling and double garage with all matters reserved (Re-submission of S/3743/19/OL)	Dismissed	07/10/2021	Refused
21/01411/HFUL	29 Coppice Avenue Great Shelford	Single storey garage attached to existing annexe at front of building, re-roofing, windows and cladding of annexe and new sliding front gates	Turned away	18/10/2021	Refused
21/00735/CLUED	Heathfield House Hurdles Way Thriplow	Certificate of lawfulness under S191 for existing installation of air conditioning units and intake/extraction flues on existing building	Dismissed	30/09/2021	Refused

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Appeals Received

Reference	Address	Details	Date Appeal lodged
21/02020/HFUL	133 The Causeway Bassingbourn	Retrospective garage/outbuilding	4/10/2021
20/03742/FUL	Land Comprising, Kendal Court, Anglia House, Kendal House, Regency House And 1 Cambridge Raod Cambridge Road Impington	Demolition of existing buildings comprising Anglia House, Kendal House inc. flats above, Regency House and Marble Store to rear and 1 Cambridge Road inc. flats above; redevelopment of the site comprising 28 new-build Class C3 residential units, and associated parking, 2no. A1 use class commercial units at ground floor level, inc. 2no. commercial parking parking spaces; proposed new landscaping and public realm improvements to Cambridge Road.	05/10/2021
EN/00216/21	Land To The North Of The Old Coal Yard Chesterton Fen Road Milton	Mobile homes sited on land without planning permission.	07/10/2021
ENF/0214/18	22 Cambridge Road Foxton Cambridge	Material change of use of the to a coach depot including the parking and storage of coaches, and The creation of an area of hardstanding for use as a coach depot	08/10/2021

Appendix 2

21/01134/FUL	Land Adjacent To 283 St Neots Road Hardwick	Erection of 1no single storey dwelling and associated works	14/10/2021
20/04125/FUL	86 Mill Lane Impington	Conversion and single storey extension of existing bungalow to two dwellings - Resubmission of S/1987/19/FL	21/10/2021

Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
20/02929/OUT	Axis Land Partnerships Ltd	Land Between Haverhill Road And Hinton Way Stapleford	Refused	7/12/2021 for 8 days

- **Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
S/0913/19/VC	Mr J Hart	Apple Acre Park, London Road, Fowlmere	Non determination	10/11/2021
S/4057/19/OL	Mr Andrew Adams, Axis Land Partnerships Ltd	Tanner And Hall Ltd Station Road Harston	Planning Decision	TBC
20/03254/OUT	Mr Andy Brand, The Abbey Group (Cambridgeshire) Limited	Land At And To The Rear Of 30 & 32 New Road	Non Determination	16/11/2021
EN/01535/20	Mr Joseph Tidd	Land To The South Of Chear Fen Boat Club, Twentypence Road	Enforcement Notice	TBC
20/04431/FUL	Mrs Julie Brown	The Arches, Schole Road Willingham	Planning Decision	TBC

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