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19 July 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 **Council Chamber - South Cambs Hall** on **Tuesday, 27 July 2021** at **10.00 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

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Agenda

Pages

Important information for public speakers and those wishing to observe proceedings

Following the end of temporary legislation allowing for public meetings to be conducted entirely virtually, it is now possible for public speakers to attend a meeting and speak in person. However, because we still need to follow government advice on indoor gatherings and social distancing, the seating available for members of the public will be severely restricted. We therefore would urge you to observe proceedings or participate remotely if possible. If you feel you really need to be present in person, please contact Democratic Services and request a place. Seats might only become available when other people leave the meeting.

1. Chair's announcements

2. Apologies

Councillor Judith Rippeth has sent apologies. To receive apologies for absence from other committee members.

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

The Minutes of the meeting held on 14 July 2021 will be presented to the Planning Committee meeting on 11 August 2021.

5. 21/02400/REM - Waterbeach (Northern Woods, Waterbeach Barracks and Airfield, Parcel 1, Denny End Road)

1 - 32

Reserved matters application for 89 dwellings, for appearance, means of access, landscaping, layout and scale, pursuant to condition 3 of the outline planning permission S/0559/17/OL.

6. 20/03339/FUL - Toft (Land West of 80 West Street)

33 - 52

Erection of a convenience food retail store with associated car parking.

- 7. 20/04702/OUT - Caldecote (Land at the back of 4 and 6 East Drive, Highfields Caldecote) 53 - 68**

Outline planning for the erection of 2 no. dwellings with all matters reserved.

- 8. 21/01633/CL2PD - Comberton (24 West Street) 69 - 72**

Certificate of lawfulness under section 192 for the construction of a concrete base for the siting of a caravan within an existing residential planning unit, erection of two-metre high gates and boundary fence and construction of a permeable gravel parking area.

Notes to help those people visiting the South Cambridgeshire District Council offices – please also refer to the Covid-security measures relating to meetings in the Council Chamber which are on the website page for each relevant meeting.

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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.

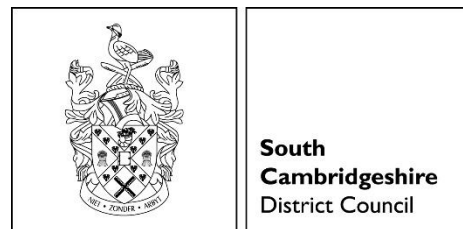
"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) 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 5



27 July 2021

Report to: South Cambridgeshire District
Council

Lead officer: Director of the Greater Cambridge Planning Service.
Joint Director of Planning and Economic Development

21/02400/REM, Waterbeach new town

Proposal: Reserved matters application for 89 dwellings, for appearance, means of access, landscaping, layout, and scale, pursuant to Condition 3 of the outline planning permission S/0559/17/OL.

Applicant: Stonebond

Recommendation: Approval subject to conditions

Key material considerations: Principle of Development
Design Code compliance

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 20th August 2021

Application brought to Committee because: To allow consideration of Parish Council objection and because this is the first reserved matters application for housing at the new town.

Executive summary

1. The application site is Parcel 1 of key phase 1 of the western half of the new town at Waterbeach.
2. This application seeks reserved matters permission for appearance, means of access, landscaping, layout, and scale, for 89 dwellings, pursuant to Condition 3 of the outline planning permission S/0559/17/OL.
3. 28 of the dwellings will be 'affordable', equating to 31.5% of this development parcel. Of these 28 dwellings, the tenures are divided into affordable rent, shared ownership, rent to buy, and discount market sale.
4. The application includes the following:
 - Access drawings
 - Architectural drawings
 - Landscape drawings
 - Drainage drawings
 - Supporting statements
5. Amended plans were submitted by the applicant to clarify the widths of the footpaths within the site as well as to clarify the areas of impermeable and permeable land within the site.

Site and surroundings

6. The site comprises one of the development parcels within the northern part of Key Phase 1 (KP1) of the Waterbeach new town. KP1 is the first phase of the development. KP1 will deliver the first 1,600 homes and other key elements of the outline permission including a mixture of leisure and retail uses north of the lake, parts of the town centre, and the first primary school. The boundary of KP1 was defined by the Early Delivery Plan (1330 GA 010003) approved as part of the outline permission reference S/0559/17/OL.
7. Parcel 1 is located to immediately to the north of an existing area of woodland and is located close to what will become the northern entrance to the town.

8. The site is primarily formed of grassland and hardstanding associated with the former operational air base.

Relevant Planning History

9. Outline permission S/0559/17/OL was granted permission on 27/09/2019 for up to 6,500 dwellings (including up to 600 residential institutional units) with up to 15,000 sqm of employment, retail, community, and open space extending across the full 293 hectares of the site.
10. Reserved matters planning application 20/01649/REM for the infrastructure to serve the northern part of Key Phase 1 was approved in August 2020, and this development has already commenced.
11. The following submissions have been made to discharge conditions from the outline permission S/0559/17/OL:
 12. S/3884/19/DC | Discharge of condition 8 (Site Wide Construction environmental management strategy) – discharged 10/03/2020.
 13. S/3884/19/DC | Discharge of condition 9 (explosive ordnance mitigation and safety management plan) – discharged 02/03/2020.
 14. S/4257/19/DC | Discharge of condition 10.a (Schedule of Uses and Quantum of development) – discharged 06/03/2020.
 15. S/4258/19/DC | Discharge of condition 10.b (Delivery Plan) – discharged 16/06/2020.
 16. S/4259/19/DC | Discharge of condition 10.c (Travel Plan) - discharged 08/04/2020.
 17. S/4260/19/DC | Discharge of condition 10.d (Site Access Strategy) – discharged 19/02/2020.
 18. S/4261/19/DC | Discharge of condition 10.e (Arboricultural Statement) – discharged 04/03/2020.
 19. S/4383/19/DC | Discharge of condition 10.f (Key Phase 1 Design Code including Regulatory Plan)– discharged 16/06/2020.
 20. S/3884/19/DC | Discharge of condition 10.h (Archaeological Written Scheme of Investigation) – discharged 19/02/2020.

21. S/3884/19/DC | Discharge of condition 10.i (Land Investigation and Remediation Scheme) – discharged 29/07/2020.
22. S/4262/19/DC | Discharge of condition 10.j (Key Phase Surface Water Drainage Strategy) – discharged 18/06/2020.
23. S/4262/19/DC | Discharge of condition 10.k (Key Phase Foul Water Drainage Strategy) – discharged 12/05/2020.
24. S/4263/19/DC | Discharge of condition 10.l (Sustainability Statement) – discharged 27/02/2020.
25. S/4264/19/DC | Discharge of condition 10.m (Details of Existing and Proposed Site Levels and Land Profiling) – discharged 12/05/2020.
26. S/4265/19/DC | Discharge of condition 10.n (Ecological Management Plan including Biodiversity Impact Assessment) – discharged 27/02/2020.
27. S/4283/19/DC | Discharge of condition 13 (Heritage Strategy) – discharged 24/07/2020.
28. S/0559/17/COND23 | Discharge of condition 23 (Northern Park Planting) – discharged 13/08/2020.

Policy, guidance, and other material planning considerations

The following policies and guidance have been considered:

National Planning Policy Framework

Planning Practice Guidance (PPG)

South Cambridgeshire Local Plan (2018)

SS/6: Waterbeach New Town

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

CC/9: Managing Flood Risk

HQ/1: Design Principles

NH/2: Protecting and Enhancing Landscape Character
NH/4: Biodiversity
NH/6: Green Infrastructure
NH/14: Heritage Assets
SC7: Outdoor Play Space, Informal Open Space and New Developments
SC/9: Lighting
SC/11: Contaminated Land
SC/12: Air Quality
TI/2: Planning for Sustainable Travel
TI/3: Parking Provision
TI/8: Infrastructure and New Developments
T/10: Broadband

Waterbeach New Town SPD (2019)

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
Cambridgeshire Flood and Water SPD – November 2018
Sustainable Design and Construction – January 2020

Waterbeach Neighbourhood Plan

Consultation

The following summarises the consultation responses received ...

Anglian Water – no objections.

Designing out crime officer – no objections. Considers that the proposed design and layout promotes community safety and reduces opportunities for crime.

Environment Agency – no objections.

Environmental Health Air quality - no objections.

Environmental Health Contaminated land - no objections.

Ecology – no objections.

Fire Authority – no objection – a planning condition is required to ensure that there is adequate provision for fire hydrants.

Historic England – no objections.

Highways – no objection, amended plans have clarified the footpath within the site as being 2 metres wide and this means that the highway and footpaths are able to be offered to the Highway Authority for adoption.

Housing Strategy – no objections.

Local Lead Flood Authority (LLFA) – informally stated no objections, accepts the amendments. Awaiting written response from LLFA.

Sustainable Development Team – supports the proposals and proposes relevant conditions.

Urban Design – supports the proposal, would like to see more detail regarding cycle provision. This can be addressed by planning condition.

Transport – no objection, would like to see more detail regarding cycle provision but is content for this to be addressed by planning condition.

Waterbeach Parish Council – OBJECTS to the application on the following grounds:

29. Tight nature of the development.
30. The density of development on the application site exceeds the minimum density in the design code by 25% and WPC is concerned that this will lead to more houses than is currently planned being built within the new settlement, placing additional strains on infrastructure.
31. If the density is more than the minimum it will impact on car parking. If end to end parking achievable it will lead to pavement parking.
32. Urban nature of the design not appropriate for a Fen edge town.
33. Not appropriate to reduce footpath widths – the negative consequences of this are already apparent on some of the Bannold Road development in the village.

34. The use of wood in pavements should not be permitted as it will place a maintenance burden on residents, including those in social housing.
35. The push to remove cars is not appropriate for this first phase when the transport infrastructure and established public transport links to Cambridge will not be available to resident who therefore need to rely on their car.
36. The strategic area of amenity space on the land to the south of the application site must be ready at the same time as the houses are ready for occupation as the homes have very little private amenity space.
37. Amenity space to the south should be overlooked by houses to provide a safer area for children to mix and play.
38. Increased risk of flooding downstream as identified by Anglian Water a concern.

Representations

39. A response from one local household objecting to the application, with comments including the following points -
40. The size of the green bins for the apartments are small.
41. Over development of the site – 89 dwellings instead of the minimum requirement of 70 dwellings.
42. Footpath widths – Footpaths are not 2m wide.
43. Where is the Play and Recreation?
44. Transport, bus details are wrong.
45. Management charges associated with unadopted roads.

Environmental Impact Assessment Screening

46. The proposals are in accordance with those assessed as part of the EIA and there are no changes in baseline conditions or other matters which would affect the findings of the assessment. There is therefore no further requirement for any further Environmental information to be submitted with this Reserved Matters application.

Planning Assessment

Principle of Development

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

Compliance with Outline Planning Permission

48. The Outline Planning Permission has been structured to facilitate a phased approach to implementation within three defined 'Tiers'.

Tier 1 - Outline

49. A site wide framework for development was established within the Outline Permission. The plans within this current application have been assessed and accord with the approved plans that are referenced below, in compliance with Outline Condition 7:
- a. Application Site Plan (1330 GA 010001 Rev 02)
 - b. Parameter Plan (1330 GA 01002 Rev 17)
 - c. Early Delivery Plan (1330 GA 010003 Rev 02)
 - d. Development Specification and Spatial Principles (Revised 2 October 2018)
 - e. The Design Principles listed DP1 to DP44 in the Design and Access Statement Supplement (revised 2 October 2018)

Tier 2 - Key Phases

50. The Outline Planning Permission approved the extent and location for Key Phase 1 (KP1) as shown on the approved Early Delivery Plan (Ref – 1330 GA 010003 02).
51. The Design Code for Key Phase 1 was approved under condition 10.f. of the outline planning permission. A Regulatory Plan approved as part of the Design Code provides the overriding design control tool and informs the structure of the Code. It is the key reference plan to determine the aspects of the code that apply in any given location.

Tier 3 – Reserved Matters

52. The information requirements for Reserved Matters applications are defined by conditions 15 and 16 of outline permission S/0559/17/OL.
53. The current application has been submitted in accordance with these conditions and information to demonstrate compliance with these conditions has been assessed and is considered acceptable.

Compliance with the Design Code

54. The Design Code includes a regulatory plan. The regulatory plan includes the following requirements for this development parcel, with an officer assessment of whether the application has complied with the relevant sections of the plan –
55. The residential land use designation – the site is proposed as residential land and therefore this designation has been complied with.
56. The provision of a community link through the central part of the development parcel, which provides an off-street, shared use route for non-motorised users – the plan shows the community link and therefore this has been complied with.
57. The provision of a Local Area of Play (LAP) within the community link – the plan shows a LAP, and therefore this has been complied with.
58. Vehicular access to parcel 1 being served off the secondary street network - this has been complied with.
59. The areas subject to a continuous, consistent, stepped and an urban building frontage - this has been complied with.
60. Key development corners responding to their respective locations in relation to the Primary Street, Secondary Street, Community Link, frontages on to the adjacent open space and woodland - this has been complied with.
61. The location of Key Groupings 1: Northern Gateway and 2: The Primary School, in providing focal points within KP1, which includes ‘key buildings’ that must contribute to the place-making and character of the area and provide a strong civic presence, respectively - this has been complied with.
62. Key buildings to the north-western corner of the site, responding to the prominence of this corner of parcel 1 from the Primary Street and key

grouping with the adjacent Northern Gateway landscape - this has been complied with.

63. The application has been assessed as being in compliance with the principles set out in the regulatory plan approved as part of the Design Code for Key Phase 1.

Amount and density

64. The proposed number of dwellings on this parcel 1 (P1) is 89. The design code suggests that there should be a minimum of 70 dwellings on this parcel.
65. Concern has been raised that the density of development on the application site exceeds the minimum density in the design code by a significant number and this means that the site is overdeveloped. There is concern that this will lead to more houses than is currently planned to be built within the new settlement, placing additional strains on infrastructure.
66. The design code however specifies a **minimum** number of dwellings within each parcel, not a maximum. The overall number of dwellings for key phase 1 is not permitted to exceed 1600 dwellings. The minimum number of dwellings in each parcel in key phase 1 adds up to approximately 1450 dwellings, less than the maximum permitted of 1600, thus allowing for flexibility within each of the development parcels. The overall development has been planned with the appropriate amount of infrastructure being delivered at the appropriate time, and this will not change as the infrastructure is being delivered alongside the number of occupations.
67. In conclusion, the amount and density of the development is in accordance with the approved Design Code.

Affordable housing

68. The outline planning approval requires that 30% of the site is to be affordable housing. This development parcel provides 31.5% affordable housing (28 units comprising 18 apartments and 10 houses of varying sizes) and is therefore in accordance with the outline planning approval.
69. The affordable housing is broken down into the following tenures –
Affordable rent - 8 dwellings,
Shared ownership – 8 dwellings,
Rent to buy – 6 dwellings,
Discount market sale – 6 dwellings.

70. This break down of the various tenures is also acceptable.

Movement

71. The approved primary, secondary, and tertiary street network affects Parcel 1 as follows:

72. **Primary Street** – a primary street will provide the main access route into KP1 and the rest of the site from the Cambridge Research Park roundabout. The primary street provides access onto secondary and tertiary streets.

73. **Secondary Streets** – the site will be accessed for vehicular traffic off one of the secondary streets. This is in accord with the approved Design Code.

74. **Tertiary street** - The tertiary street network provides access for residents and visitors of the development parcel, in the form of a Mews Street. This is connected to the adjacent secondary street which provides onwards connectivity to the primary street.

75. In accordance with the tertiary street specification with standard highway design, the carriageway is 5 metres wide (below the 6 metres maximum width) with a 2 metres wide footway to either side of the carriageway. The southern footpath will be separated from the carriageway by planting and car parking.

76. Concern was raised over the measurements of parts of the footpath within the site. There was an initial concern that some parts of the proposed footpath within the site were not 2 metres wide. This has now been clarified and they are 2 metres wide. This enables the roads and paths within the site to be adopted by the Local Highway Authority. The detailed specification of the streets and paths that will be offered for adoption will be built to the County Council's estate road specification.

77. Traffic calming measures will be introduced in the form of narrowed sections of carriageway, such as the community link crossing where the carriageway is reduced to 3.25 metres in width. In addition, there will be street planting and parallel parking bays, with kerbs differentiating the carriageway from the footways. This design approach provides a more informal character which is characteristic of a tertiary (lower order) street.

78. The street design within the site complies with the approved Design Code.

Cycle path and footpath wider connectivity

79. The development parcel provides cycle path connections from each area within the site to the surrounding area. This will allow direct connections to the primary street and transport hub to the north, other development parcels and the Causeway link to the east, the play area and lake and local centre and Waterbeach village to the south, and the proposed primary school to the west. Whilst the site provides for connections to these routes, the routes themselves outside of this site are to be provided by Urban and Civic as master developer of this part of the new town. These routes provide good connections to the wider network of non-motorised routes within Waterbeach and the wider network.

Community link

80. The Community link is located centrally within the development, providing a car free movement corridor, except where the motor vehicular crossing is required.
81. Residential dwellings provide principal frontages onto the community link.
82. The width of the community link is over 13 metres, exceeding the required Design Code's minimum 10 metre dimension.
83. The link incorporates a 4 metre wide shared surface, in addition to sustainable drainage features in the form of rain gardens, edible planting and a Local Area of Play (LAP).

Cycle parking

84. Cycle parking has been integrated in a safe, secure, and accessible manner. Clarity is required in relation to the cycle parking for some of the larger dwellings. It is acceptable for the plans not to show the detailed cycle parking options for each dwelling as this will respond to the preference of the people who will be living in these dwellings. However, a planning condition will ensure that once cycle storage space per bed space is provided.
85. Resident cycle stores are provided to the apartment buildings, adjacent to the communal entrance of each apartment building. The precise detail of the cycle parking for the apartment buildings will be secured by planning condition.
86. Visitor cycle parking will also be secured by planning condition.

Car parking

87. The proposed development conforms with both the Local Plan parking standards and the Design Code in relation to allocated car parking provision. Parking provision has been designed to be visually unobtrusive and clearly demarcated.
88. Car parking for houses is provided in a combination of on-plot garages and integrated into the central mews street, with car parking for the apartments provided in the form of undercroft / podium parking.
89. To discourage the use of the Mews Street for drop-off/pick-up of children associated with the adjacent Primary School, the provision of visitor parking bays has been kept to a minimum. This also helps to facilitate the integration of planting within the mews street, to provide an attractive setting to the street, and to reduce the dominance of the car.
90. Concern has been raised that tandem, or 'end to end' car parking will not be used by cars, and that cars will park on the street. However, the car parking provided in this way is acceptable and is in accordance with the approved Design Code.

Travel Plan

91. The applicant has submitted a Travel Plan in accordance with the Planning Practice Guidance. The objectives and targets of the Travel Plan have been assessed by the County Council's transport team and are appropriate and will encourage residents to use non-car modes of travel. Monitoring will be undertaken within 12 months of first occupation to establish the baseline of non-car modes of travel, and then annually thereafter.

Electric car charging

92. Electric car charging (EVC) points will be integrated within the design of streets and buildings, with each house provided with a 7kw EVC point.
93. As each apartment block will have at least 2 x 7kw EVC points in accordance with the local plan, and this will be subject to a compliance planning condition.

Landscape

94. The applicant has submitted a landscape strategy and detailed landscape plans and specifications.

95. The Community Link will be planted with a mix of edible fruit trees along with wildlife friendly species with seasonal interest.
96. Trees will consist of orchard, native and ornamental tree species of various sizes. Primary Street, Secondary Street and Western Edge boundaries will be marked with hedging alongside architectural walls and railings.
97. The landscape strategy is in accordance with the Design Code. Planning conditions are required to ensure that finer details of soft and hard landscaping is submitted. A replacement planting requirement condition is also required, to ensure that any trees that are planted are replaced if they die within the first 5 years.

Play

98. The provision of a Local Area for Play (LAP) within the site is in accordance with the approved Design Code.
99. Concern has been expressed that this is poor play provision for the future residents of the scheme.
100. Equipped play areas however will be provided within the open space and woodland area immediately to the south of the site, in accordance with the approved design code and regulatory plan.
101. Concern has also been raised over whether the strategic area of amenity space on the land to the south of the application site will be ready at the same time as the houses are ready for occupation as the homes have very little private amenity space. This area will be provided in the year following first occupation, in accordance with the outline planning permission.

Lighting

102. The applicant has submitted details relating to street lighting within the highway, but this will be the subject of further agreement with the County Council as part of the section 38 adoption process. A planning condition will require the submission of details relating to street lighting in the areas that will not be offered for adoption to the County Council, and this will take residential amenity, safety, and ecology into account.

Space standards

103. The applicant has submitted a schedule of accommodation to demonstrate how the proposal meets the residential space standard requirements of

condition 25 of the outline planning application. All the proposed dwellings meet the requirement.

Layout, built form and character

104. The scheme has been designed as a perimeter block layout, where buildings face outwards onto the streets and the open spaces around it. All primary entrances to buildings are visible from the public realm.
105. The Mews street within the site is seen as a collection of homes at lower scale in the heart of the development. Accent materials are used to break up and articulate these individual homes and to add depth and articulation to the elevation.
106. The surrounding primary and secondary street network and green spaces are overlooked by doors, windows and/or balconies to habitable rooms. This will provide natural surveillance.
107. All building frontages have been designed to accord with the Regulatory Plan.
108. Articulation is provided to key corner buildings using architectural detailing and materials, to distinguish their importance within the street.
109. Concern has been raised regarding the 'tight nature' of the development. The proposals are however in accordance with the approved design code, with a 'mews' type of development within the site, with tracking plans showing how all motor vehicular movements can be accommodated within the site.
110. Concern has also been raised whether the urban nature of the design is not appropriate for a Fen edge town. The urban nature of the proposal however is entirely in keeping with the approved Design Code and the outline planning consent.

Scale

111. The proposed buildings are a mixture of 2, 3 and 4 storeys, and are in accordance with the approved Design Code and the approved scale parameter plans.

Materials

112. The material palette consists of a base buff brick, with bronze/brown metalwork and dark grey tiles to the roofs. In addition, accent materials will be used which take their inspiration from the varied, surrounding context of vertical boarding and vertically hung clay tiles. This is in accordance with the Design Code.

Sustainability

113. The applicant has submitted a sustainability statement and an energy statement. The proposal is committed to an all-electric approach. The scheme has followed the energy hierarchy, starting with efficient building fabric and energy efficiency measures before utilising air source heat pumps for the homes and electric panel heaters for the apartments. Carbon calculations have been submitted showing that this approach results in a 40.17% reduction in carbon emissions over current Building Regulations, which rises to 56.84% if the new SAP10 calculations are applied.
114. This approach is supported, and exceeds the targets set out in the site wide related sustainability strategy, which committed to looking to exceed 10% renewable energy. With regards to other targets in the site wide strategy related to energy, the energy use targets for both the homes and apartments have been improved upon, with the homes achieving 47.48 kWh/m²/year (site wide target of 52 kWh/m²/year), while the apartments achieve 37.87 kWh/m²/year compared to the initial target of 43 kWh/m²/year. This approach is also welcomed.
115. With regards to water efficiency, in line with the site wide sustainability strategy, the scheme is targeting potable water use of no more than 110 litres / person / year. An example water efficiency specification is included in the sustainability statement showing water use of 109.2 litres.
116. As this specification may be subject to change, a condition is proposed to be used to secure the submission of the final specification prior to occupation. Planning conditions will be added to ensure the implementation of the energy strategy and the water efficiency target.

Refuse and recycling

117. The provision of refuse and recycling storage is integrated within each plot, to not detract from the overall appearance of the development or the street scene. Refuse storage facilities for individual homes are located either within rear gardens or integrated within private garages. Within the apartment

blocks, refuse storage areas are integrated within the building itself, with access available from the street via the ground floor.

118. Storage facilities respond to the Local Authority's requirements for refuse and waste storage. Tracking has been undertaken to demonstrate that refuse vehicles are able to access the development, continuing mainly in a forward direction, with sufficient turning provision accommodated.
119. The number and type of bins are in accordance with the RECAP Design Guide and the District Council's requirements. Apartments generate less compostable waste as they do not have gardens. The delivery of the appropriate bins to the appropriate dwellings at the appropriate time will be conditioned as a requirement before the occupation of each dwelling.
120. As part of the recycling requirements, it has been considered that a dedicated skip for cardboard would be helpful for use by householders to use as and when they start moving into the development. This will be secured by a planning condition.

Ecology

121. A range of biodiversity features and enhancements have been incorporated into the site layout. Half of all buildings will provide with bird, bat and insect boxes. The proposed ecological enhancement measures are therefore considered suitable, and will be secured by planning condition. This will be coordinated with the woodland areas adjoining the site and with wildlife conservation bodies.
122. Boundary fences will also be designed to allow small mammals such as hedgehogs to freely move between gardens.

Surface water management and SuDS

123. The proposals incorporate a Sustainable Drainage System (SuDS). This takes the form of a rain garden within the community link. Surface water will connect to the already approved key phase 1 north surface water drainage network that is currently under construction.

Foul water

124. The Foul Water Drainage Scheme demonstrates how foul water from the proposed development will connect to the already approved 'key phase 1 north' foul water drainage network that is currently under construction. This will be via a pumping station on key phase 1 and then on to the existing treatment works at the Cambridge Research Park.

Public transport

125. Public transport will take the form of new bus routes to be provided as part of the outline permission along routes within the new town and connecting to the village, established through the already agreed access strategy. A new bus service will serve the site from the occupation of 150 dwellings.

Broadband

126. This existing fibre network will be extended into the development to provide ultrafast broadband connections.
127. Each property will be connected by fibre, and occupiers will be able to select from several service providers which can deliver up to 1Gb broadband speed.

CONCLUSION

128. The proposals are considered acceptable and in accordance with the requirements of SS/6, CC/1, CC/3, CC/4, CC/8, CC/9, HQ/1, SC/7, NH/4, TI/2, TI/3, TI/8 and TI/10 of the Local Plan; the principles of the Waterbeach New Town SPD, the approved Design Code and aims and objectives of the NPPF.

RECOMMENDATION

129. Approval subject to the conditions listed below.

CONDITIONS

1. Approved Plans

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

Title	Reference
Site location	WAB-PTE-P1-XX-DR-A10001

Landscaping Details

Title	Reference
Landscape General Arrangement Plan	P20420-00-001-GIL-0100-06
Landscape Surface Finishes Plan 1 of 2	P20420-00-001-GIL-0101-04
Landscape Surface Finishes Plan 2 of 2	P20420-00-001-GIL-0102-04
Youth and Play Provision Plan	P20420-00-001-GIL-0103-01
Podium Terraces Landscape Plan	P20420-00-001-GIL-0104-04
Typical Paving Details	P20420-00-001-GIL-0300-00
Typical Furniture Details	P20420-00-001-GIL-0301-03
Planting Plan Sheet 1 of 4	P20420-00-001-GIL-0400-04
Planting Plan Sheet 2 of 4	P20420-00-001-GIL-0401-05
Podium Terraces - Planting Plan Sheet 3 of 4	P20420-00-001-GIL-0402-03
Community Link - Planting Plan Sheet 4 of 4	P20420-00-001-GIL-0403-01
Typical Tree Pit Details	P20420-00-001-GIL-0410-01
Typical Planting Details	P20420-00-001-GIL-0411-00

Roads and Drainage Details

Title	Reference
Preliminary Surface Water Drainage Layout	133984-RSK-ZZ-XX-DR-C-0001 P03
Preliminary Foul Water Drainage Layout	133984-RSK-ZZ-XX-DR-C-0002 P02
Preliminary Site Levels	133984-RSK-ZZ-XX-DR-C-0003 P02

Preliminary External Lighting Layout	133984-RSK-ZZ-XX-DR-C-0004 P06
Preliminary Catchment Plan	133984-RSK-ZZ-XX-DR-C-0005 PO4
General Arrangement Plan	133984-RSK-ZZ-XX-DR-C-0006 P04
Flood Exceedance Plan	133984-RSK-ZZ-XX-DR-C-0007 P02
Refuse Tracking	133984-RSK-ZZ-XX-DR-C-0009 P02
Fire Truck Tracking	133984-RSK-ZZ-XX-DR-C-0010 P02
Private Car Tracking	133984-RSK-ZZ-XX-DR-C-0011 P01
Private Car Tracking	133984-RSK-ZZ-XX-DR-C-0012 P01
Private Car Tracking	133984-RSK-ZZ-XX-DR-C-0013 P01
Volumetric Assessment	133984-RSK-ZZ-XX-DR-C-8001 P01

Dwelling Details

Title	Reference
General arrangement plans	
	WAB-PTE-P1-00-DR-A-10100
	WAB-PTE-P1-01-DR-A-10101
	WAB-PTE-P1-02-DR-A-10102
	WAB-PTE-P1-03-DR-A-10103
	WAB-PTE-P1-04-DR-A-10104
Apartments	
	WAB-PTE-VA-00-DR-A-10100
	WAB-PTE-VA-01-DR-A-10101
	WAB-PTE-VA-02-DR-A-10102
	WAB-PTE-VA-03-DR-A-10103
	WAB-PTE-VA-04-DR-A-10104
	WAB-PTE-VA-ZZ-DR-A-10201
	WAB-PTE-VA-ZZ-DR-A-10301
	WAB-PTE-VA-ZZ-DR-A-10303
	WAB-PTE-VD-00-DR-A-10100
	WAB-PTE-VD-01-DR-A-10101

	WAB-PTE-VD-02-DR-A-10102
	WAB-PTE-VD-03-DR-A-10103
	WAB-PTE-VD-04-DR-A-10104
	WAB-PTE-VD-ZZ-DR-A-10201
	WAB-PTE-VD-ZZ-DR-A-10301
	WAB-PTE-VD-ZZ-DR-A-10303
	WAB-PTE-VK-ZZ-DR-A-10303
House types	
	WAB-PTE-ZZ-ZZ-DR-A-10501
	WAB-PTE-ZZ-ZZ-DR-A-10502
	WAB-PTE-ZZ-ZZ-DR-A-10503
	WAB-PTE-ZZ-ZZ-DR-A-10504
	WAB-PTE-ZZ-ZZ-DR-A-10505
	WAB-PTE-ZZ-ZZ-DR-A-10506
	WAB-PTE-ZZ-ZZ-DR-A-10507
	WAB-PTE-ZZ-ZZ-DR-A-10508
	WAB-PTE-ZZ-ZZ-DR-A-10509
	WAB-PTE-ZZ-ZZ-DR-A-10510
	WAB-PTE-ZZ-ZZ-DR-A-10511
	WAB-PTE-ZZ-ZZ-DR-A-10512
	WAB-PTE-ZZ-ZZ-DR-A-10513
	WAB-PTE-ZZ-ZZ-DR-A-10514
Site elevations	
	WAB-PTE-P1-XX-DR-A-10301
	WAB-PTE-P1-XX-DR-A-10302
	WAB-PTE-P1-XX-DR-A-10303
	WAB-PTE-P1-XX-DR-A-10304
	WAB-PTE-P1-XX-DR-A-10305
	WAB-PTE-P1-XX-DR-A-10306
Site section	
	WAB-PTE-P1-XX-DR-A-10200
	WAB-PTE-P1-XX-DR-A-10201
	WAB-PTE-P1-XX-DR-A-10202
Tenure and house type key plans	
	WAB-PTE-P1-00-DR-A-10105
	WAB-PTE-P1-00-DR-A-10109
	WAB-PTE-P1-01-DR-A-10106
	WAB-PTE-P1-02-DR-A-10107
	WAB-PTE-P1-03-DR-A-10108

Title	Reference
Energy Statement – May 2021	PA-ES-SB-NW-21-01
Sustainability Statement - May 2021	SS-ES-SB-NW-21-01
Arboricultural Planning Statement - April 2021	210408 0384 APS P1 V1
Ecological Mitigation Plan - April 2021	BMD.20.063.RPE.MP.801.EIMP
Design Code Compliance Statement - May 2021	SPL001
Statement of Community Engagement - May 2021	
Planting Schedule	P20420-00-001-GIL-0500-05
Landscape Management and Maintenance Plan	P20420-00-001-GIL-0501-04
Landscape Outline Specification Schedule	P20420-00-001-GIL-0502-03
Broadband and Mobile Telecommunications Statement	
Schedule of Accommodation	
SUDS Management	
Noise Assessment - April 2021	
Street Lighting Technical Note - April 2021	
Travel Plan - April 2021	
Site Waste Management Plan	

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

2. Materials

Notwithstanding the approved plans, no development above ground floor level shall be carried out before details (including plan sections and elevations at a scale of no less than 1:20 unless agreed in writing with the Local Planning Authority) of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Sample of mortar joints including colour;
- Bricks (including feature brickwork);
- Sample panels measuring at least 1m x 1m to be provided once details of the brick types and mortar joints have been approved;
- Alignments to window edges / sill height;
- Roof tiles;
- External windows / doors (including colour, material, and minimum reveal of 100mm unless agreed in writing), window cills and headers (where applicable);
- Bay windows / projections;
- Rainwater downpipes including valley gutters;
- Soffits and fascia's where applicable;
- Parapets, copings, railings and balustrades;
- Cladding;
- Meter boxes;
- Balconies/terraces/privacy panels;
- Porches/canopies;
- Eaves and verges (including garages) at a scale of no less than 1:10;
- Door steps and the interface with the front door

The approved details shall be used for the construction of the relevant dwelling(s) unless otherwise agreed in writing.

Reason: To ensure satisfactory development of the application site in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan and objectives of the National Planning Policy Framework and National Design Guide.

3. Street management and maintenance

No development above base course level shall take place until details of the proposed arrangements for the 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 street 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 that the highways are built to an appropriate standard and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

4. CEMP

Notwithstanding the submitted Construction and Environment Management Plan (CEMP), no development shall take place until a Construction and Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.

Reason - To ensure that the potential environmental and nuisance impact of the construction of the development on existing and future residents is minimised, in accordance with South Cambridgeshire Local Plan policy HQ/1.

5. Roads, Cycleways and Footpaths

No development above base course level shall take place until such detailed plans of the roads, footways, and cycleways, have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction

6. Highways - Binder Course Surfacing

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

Reason: To ensure that the highways are built to an appropriate standard and a satisfactory standard of highway design and construction.

7. Highways - Drainage

All dwellings accesses and shared private drives shall be laid out and constructed with adequate drainage measures to prevent surface water run-off onto the adjacent adoptable highway.

Reason: To prevent surface water discharging to the adoptable highway.

8. Sustainability

The proposed on-site renewable technologies set out in the Sustainability Statement SS-ES-SB-NW-21-01 shall be fully installed and operational prior to the occupation of any approved buildings and shall thereafter be maintained in accordance with an agreed maintenance programme, which shall be submitted to and approved in writing by the local planning authority prior to first occupation of the development.

Further renewable energy provision (e.g. solar panels and electric charging points) shall be made available to future residents as part of construction / sales options.

The renewable energy technologies shall remain fully operational in accordance with the approved maintenance programme, unless otherwise agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

REASON: To ensure an energy efficient and sustainable development in accordance with Policies CC/1 and CC/3 of the adopted South Cambridgeshire Local Plan (2018).

9. Fire Hydrants

No dwellings shall be occupied until a scheme for the provision of fire hydrants has been submitted to and agreed in writing by the Local Planning

Authority. The scheme shall include a phasing strategy for the implementation of the hydrants. All hydrants shall be fully installed in accordance with the approved scheme and phasing arrangements.

Reason: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors.

10. External Lighting

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

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

11. Refuse Storage

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

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

12. Skip for recycling cardboard

No dwelling shall be occupied until a skip is provided for all the residents of parcel 1 to enable new residents to recycle cardboard as they move in. The skip shall be provided until the development of the parcel has been completed and the last resident has moved in.

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

13. Cycle parking

No dwelling shall be occupied until cycle storage for each dwelling in accordance with policy TI/3 of the South Cambridgeshire Local Plan (2018) has been provided and made available for use.

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

14. Public cycle parking

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

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

15. Water efficiency

Water efficiency standards for the scheme shall be carried out in accordance with the water efficiency specification of water use of no more than 110 litres/person/day. The development shall be carried out in accordance with the agreed details, and any amendments to the specification shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure practicable water conservation measures in accordance with Policy CC/4 of the South Cambridgeshire Local Plan (2018) and NAAP policy NS/21.

16. Electric Vehicle Charging

No dwellings shall be occupied until electric vehicle charging points have been installed and are ready for use by residents. Dwellings identified without electric charging points shall be capable of installing charging points at the request or choice of future residents without physical impediment.

Reason: To ensure the provision of adequate electrical vehicle charging infrastructure in accordance with Section 9 of the NPPF.

17. Boundary Treatments

Notwithstanding the approved drawings, no dwelling shall be occupied until a scheme for the provision of boundary treatments and privacy screens across the whole site has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved boundary treatment for that dwelling has been fully installed.

Reason: To ensure that future occupiers benefit from adequate levels of privacy, and to ensure the satisfactory appearance of the development, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

18. Hard landscaping

Notwithstanding the approved plans, no development above base course level shall take place until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. Submitted hard landscape details shall include plans, drawings and sections at an appropriate scale together with supporting text and shall include the following:

Details of all hard landscape areas, including specifications for all proposed hard surfacing, kerbs, edges, ramps and channels, including dimensions, materials, finish, colour and typical construction.

Details of all changes in levels and junctions between areas of different hard materials.

Details and specification for all inspection and utilities covers set within hard surfaced areas.

Details of all street furniture including benches, tree guards, landscape lighting etc.

Reason: To ensure the development provides high a quality of landscaping that is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the adopted South Cambridgeshire District Design Guide SPD (March 2010).

19. Soft landscaping

Notwithstanding the approved plans, no development above base course level shall take place until full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority.

Submitted soft landscape details shall include plans, drawings, and sections at an appropriate scale together with supporting text to describe the following:

Details of all trees, shrubs, herbaceous plants and grass areas including species, stock size, precise locations, planting or seeding rates as appropriate.

Details of the proposed methods and standards for planting of trees shrubs and herbaceous plants in soft areas including specifications for ground preparation, subgrade construction, topsoil depths, pit dimensions and growing medium, root barriers, staking or guying, watering system and surface finishes as appropriate.

Details of the proposed methods and standards for planting of trees in hard surfaced areas and adjacent to roads and paths, including specifications for ground preparation, subgrade construction, tree pit dimensions and growing medium, root barriers, tree staking or guying, watering system and surface finish to the tree pit.

Details of the proposed standards and methods for laying turf and grass seeding including ground preparation and topsoil depths.

Full details of the proposed maintenance and management of the soft and hard landscapes including watering programmes, grassland management, pruning, weed control, mulching, fertilisers and additives, canopy management and thinning, landscape sundries (watering tubes, tree protection, stakes, ties etc) and replacement planting.

Reason: To ensure the development provides high a quality of landscaping that is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and the adopted South Cambridgeshire District Design Guide SPD (March 2010).

20. Replacement planting

All 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 with the Local Planning Authority. If within a period of five years from the date of the planting, any tree, shrub or herbaceous plant is removed, is noticeably damaged, diseased or dies, or fails to make reasonable growth then another tree, shrub or herbaceous plant of the same species and size as that originally planted shall be planted at the same place within the next

available planting season, unless the Local Planning Authority gives its written consent to any variation.

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

21. Finished floor levels

No development above base course shall take place until a plan showing finished floor levels of the buildings and the surrounding area within the site has been submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.

Reason: To ensure a high quality of development in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

22. Working hours

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.

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.

23. Construction vehicles

No construction vehicles shall 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 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 (2018) and the aims and objectives of the National Planning Policy Framework.

INFORMATIVES

Outline Conditions

The applicant's attention is drawn to the conditions attached to the outline planning consent that require the submission and approval of details before development can commence. All pre-commencement conditions associated with the outline planning consent must be adequately addressed and discharged prior to commencement of any reserved matters development on the site, this includes the suite of conditions related to contaminated land.

Relevant Guidance

Due regard should be given to current government / industry standards, best practice and guidance and 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020'.

Internal Drainage Board Consent

This site falls within the Ely Group of Internal Drainage Boards (IDBs) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.

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.

Waste

During the construction works there shall be no bonfires or burning of waste on site.

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Agenda Item 6



27 July 2021

Report to: South Cambridgeshire Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

20/03339/FUL – Land West of 80 West Street, Toft, Cambridge, CB23 7DS.

Proposal: Erection of a convenience food retail store with associated car parking.

Applicant: The Abbey Group Ltd. And the Cooperative Group.

Date of Member site visit: None
Is it a Departure Application?: No

Decision due by: Monday 19th July (Extension of Time agreed).

Application brought to Committee because the Parish Council requested the application be determined by Planning Committee.

Officer Recommendation: Approval, subject to recommended conditions.

Presenting officer: Aaron Coe, Principal Planning Officer

Executive Summary

This full application seeks planning permission for the erection of a new convenience store within the village of Comberton. The site is within the Development Framework of Comberton but falls within the Parish of Toft. The proposal is not considered to result in a significant adverse impact on existing retail uses within the village of Comberton or Toft. Officers note there are also a number of local objections to the proposal, particularly in respect of the impact on the independent store (Toft Shop) located within the village of Toft, and highway safety. However, through the assessment of the retail impact and submission of further information, officers now consider the scheme to comply with the national and local development policies. There are no outstanding objections from consultees and on these grounds subject

to the imposition of conditions officers consider the site could be developed without resulting in an adverse impact in respect of these matters.

Site, Surroundings and Proposed development

1. The site is located on land to the west of a detached dwelling at 80 West Street, Comberton. The land is situated within the village framework of Comberton and lies between No.80 and an allocated housing site (ref H/1(h) at Bennell Farm to the east. The Cambridge Green Belt lies beyond the northern boundary of the site. The site is not located within a Conservation Area, nor in close proximity to any listed buildings. The site is located in Flood Zone 1 (low risk).
2. The site is physically attached to the village of Comberton but is located within the Parish Boundary of Toft.
3. The application seeks consent for the erection of a convenience food retail store with a gross internal floor space of 397m², 17 car parking spaces including 2 disabled car parking spaces and an allocated parent and child bay.

Relevant planning history

4. S/3045/17/FL- Erection of a two storey detached dwelling and a car lodge/annex. Approved.
5. S/1143/17/FL- Erection of a dwelling and a car lodge/ annex. Withdrawn.

Planning policies

6. National Planning Policy

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)
National Design Guide (NDG)

7. 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/9 – Minor Rural Centre
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/2 Protecting and enhancing landscape character
NH/4 – Biodiversity
NH/8- Mitigating the impact of development adjoining the Green Belt
E/12- New employment development in villages
E/21- Retail hierarchy
E/22- Applications for new retail development
SC/3- Protection of village services and facilities
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

- 8. South Cambridgeshire Supplementary Planning Documents (SPD):**
Biodiversity SPD- Adopted July 2009
Trees and Development Sites SPD- Adopted January 2009
South Cambridgeshire Supplementary Planning Documents (SPD)
Sustainable Design and Construction – Adopted January 2020
District Design Guide – Adopted 2010

Consultations

12. Comberton Parish Council:

Object to the application for the following reasons:

- There is no unmet need for an additional food retail store in Comberton/Toft. This is a purely speculative application.
- There are two stores in Comberton and Toft which meets the defined planning needs for this size of population (albeit over two villages)
- If permitted BOTH stores would lose their sole store business rates relief.
- There could be a conflict of interest as the Co-Op supplies Comberton Stores, Costcutters shop with Co-op branded goods
- Currently a significant number of pupils, predominately 6th form, who walk to both Comberton Store and Toft Shop, purchase their snacks and walk back to CVC. This nearby shop would reduce the physical activity for pupils which would be unhealthy.

-Both local shops provide locally source meat and vegetables, post office and other services, near to their villages which would be severely impacted by a commercially focussed, generically supplied supermarket.

-Highway Safety - With nearly 1,900 pupils at CVC arriving/departing within 60 minutes at the beginning/end of the school day there is a significant risk of accidents and traffic congestion as recognised by the CC highways response

Highway Safety – reversing routes for delivery vehicles within the development show encroachment over disabled and child parking spaces.

- Highway Safety –There is a serious concern that the entry/exit to this development is directly opposite the main entrance for the Library and CV public transport with a significant risk.

-The anticipated 3 HGV delivery vehicles and passing trade vehicles per day impact the rural nature of the village.

- The additional traffic severely impacts the narrow route through the village.

-The development is contrary to several aspects of the current SCDC plan (notable HC1) - quality of life, noise, existing rural character, village aspect.

-Not inconsiderable is the imposition of a busy retail plot adjacent to housing in Bennell Farm East and more importantly the adjacent detached non-estate house, and nearby dwellings.

Comberton Parish Council are also concerned on the effect this retail store would have on the Post Office within Comberton. Not only would the existing store lose their sole business rate relief, but it also puts the post office at risk which is a valuable asset to the community.

13. Toft Parish Council

Object to the application for the following reasons:

- Disagrees with the retail impact test. The proposals would have an unacceptable impact on the viability of the Toft Shop.
- Concerned by highway safety due to proximity to Comberton Village College.
- Due to the narrow width of the highway, lack of safe crossing points and existing parking on the main road, the proposal will add to congestion issues and cause conflict between additional traffic and pedestrians and cyclists.

14. Cambridgeshire County Council Highways Engineer-

As Submitted

The Highway Authority wishes to raise an objection for the following reasons:- The proposed access onto the adopted public highway is not acceptable to the Highway Authority. The junction radii for this access must be 6m and not as shown on the submitted plans. Also concerned over the constrained nature of the site and require confirmation that the swept path shown is that of the largest vehicle that is to service the site. Also insist that the internal arrangements within the site are such that two domestic vehicles can easily pass one another, which will require a minimum width of 5m on all routes through the site. The footpath within the site must be at least 1.8m in width.

As Amended

Following the submission of drawing ref: 4696-13B the Highway Authority is satisfied that the proposal will have no significant adverse effect upon the public highway. Acceptable subject to conditions relating to:

- Falls and levels
- Access material (bound)
- Existing dropped kerb removed and footway reinstated.
- Service plan restricting delivery hours. No deliveries shall be permitted between the hours of 8am-9.30am and 2.30pm-6pm Monday-Friday.
- Traffic Management Plan

15. Ecology officer

As Submitted

Action Required: Submission of ecological assessment including assessment of probable bat movements along boundary of site. If no surveys have been undertaken, then recommend the application is withdrawn until such time as they have been completed. If the application is not withdrawn and no further surveys are submitted, then there are grounds for refusal on lack of ecological information.

As Amended

A Preliminary Ecological Appraisal (RPS, February 2021) has been submitted. This confirms that the main area of the site does not support protected or notable species although boundary hedgerows, a wet ditch and adjacent habitats are of ecological value. Potential impacts in relation to light-sensitive bat species including barbastelle bats have been assessed in the PEA, using nearby records. The east and west boundaries, particularly the southern sections are relatively unlikely to be used by light-sensitive bats due to existing street lighting. The woodland adjacent to the northern boundary may provide some, albeit relatively low value, foraging opportunities for light sensitive bats including barbastelle. Due to the scheme layout, lack of windows on the northern elevation of the store and solid close-boarded fencing, it appears feasible that light spill onto suitable bat habitat adjacent to the north of the site may be maintained lit to below 1 lux. Overall, I agree with the conclusion that there is no credible risk of significant adverse effects on the Eversden and Wimpole Woods SAC or associated barbastelle bat populations. Therefore, a sensitive lighting scheme can be secured by condition.

Acceptable subject to conditions securing the following:

- Ecological protection measures
- Lighting scheme
- Biodiversity enhancement

16. Natural England

Natural England has no comments to make on this application. Natural England has not assessed this application for impacts on protected species, but has published Standing Advice which can be used to assess impacts on protected species or the Council's ecology services consulted for advice.

17. Tree officer

Acceptable subject to conditions securing the following:

- Tree and hedgerow landscaping plan with species, size of planting material, and details of establishment.
- Protection and replacement of soft landscaping (trees and hedgerows) for five years.

18. Drainage

Acceptable subject to a condition securing a surface and foul water drainage strategy.

19. Environmental Health

- Content with the noise assessment report. Conditions required relating to the following:
 - Details of the acoustic barriers
 - Construction and delivery hours
 - Burning of waste
 - CEMP
 - External lighting

20. Landscape officer

The site adjoins the Green Belt and the council regards the Cambridge Green Belt as vital to retaining the rural character of lands and villages round Cambridge.

The proposed works would have a negligible effect upon the Green Belt and accord with Policy NH/8: Mitigating the Impact of Development in and Adjoining the Green Belt. Conditions required to secure details of the following:

- Hard and soft landscaping
- Boundary treatments
- Cycle parking
- Refuse storage
- Lighting and CCTV

Representations from members of the public

18. 27 representations have been received objecting to the application due to:

- Adverse impacts on the Toft Shop
 - Highway safety concerns, additional traffic congestion, delivery vehicles will add to disruption.
 - There are suitable supermarkets 15mins away from the site
 - Planning officers should be supporting local amenities that are accessible by foot.
 - Out of character with the surrounding residential uses.
 - Gathering of youngsters and litter problems.
 - The Toft Shops acts as a Hub for the village of Toft and provides numerous services (Post Office, distributing medical prescriptions, delivery of goods).
 - It is proposed that the store opening time would be from 07:00-23:00. This is a quiet residential area with high quality homes. Unacceptable impact in terms of noise and light pollution.
 - Toft and Comberton combined not large enough to sustain a third village shop.
 - Inappropriate location for a shop to serve Toft residents
 - Drainage impacts (additional water on the public highway)
 - A food retail store and local butchers already exist. No need for additional COOP.
 - The application is not Covid-19 proof (insufficient space between car parking spaces and not enough space for queuing arrangements).
 - Loss of privacy and overshadowing impacts on No.80 West Street
- 1 resident made comments in support of the application relating to the following:

- Existing shop within Comberton is poorly stocked and not meeting the needs of residents.
- The issues raised by Toft residents do not take into account the rising population in Comberton due to Bennells Farm Development and other new housing developments, a better shop in this location would benefit many.

The full details of the comments are available on the council's website.

Planning Assessment

21. Principle of Development

Local Policy

Whilst the application site is within the Parish of Toft (Infill Village), it is physically located within the village development framework of Comberton (Minor Rural Centre).

Policy S/2 advises on the objectives of the Local Plan which include: supporting economic growth; and ensuring that new development provides or has access to a range of services and facilities that support healthy living and well-being of residents. Policy S/6 sets out the hierarchy for the preferred location of new development and the village of Comberton is defined as a Minor Rural Centre, therefore, given the sites location within the Comberton village development framework for the purpose

of this assessment the application site is defined as being within the Minor Rural Centre. Policy S/6 states that Minor Rural Centres are appropriate locations for new jobs and homes to be located.

In terms of the principle of a new food retail store within this location the relevant local plan policies are E/21 and E/22. Policy E/21 advises that subject to the proposals being a suitable scale a Minor Rural Centre is an appropriate location for retail provision to serve the local catchment area. Part 1 of policy E/22 states that new shops will be permitted where the size and attraction of the shopping development is of a scale appropriate to the function and size of the village. Part 2 of policy E/22 requires a retail impact assessment for retail units in excess of 250m² gross floorspace within Minor Rural Centres. The supporting text of this policy goes on to advise that the Council will, wherever possible support the provision of shops of an appropriate scale to the village.

The proposed retail store in terms of gross retail sales floor area is proposed to be 258m² and the gross internal floor space is proposed to be 397m² and therefore as per policy E/22 a retail impact assessment has been submitted to accompany the application.

In respect of the above policies given the size of the proposed retail store in terms of retail sales area is proposed to be 258m² it is considered that the convenience store would be of an appropriate size and scale to fulfil a local demand for goods to serve local residents. In terms of location the application site is positioned immediately to the east of the recently approved Bennell Farm development site (S/1812/17/OL) which granted outline consent for up to 90 dwellings and the live planning application for a further 41 dwellings (20/01992/FUL), and the site is also located opposite the Comberton Village College and Sixth Form site.

Retail Impact

In relation to the retail impact considerations the proposal is well below the thresholds set out in NPPF paragraph 89 floorspace threshold (of 2,500 m²) but above that of the 250m² threshold set by Local Plan Policy E/22. Therefore, a retail impact assessment has been submitted to demonstrate compliance with this policy.

The site is within the village framework of Comberton but within the parish of Toft and therefore it is considered appropriate to assess the impact of the proposed scheme on the existing retail uses in both villages.

The stores within the Comberton Village Framework within proximity to the proposed location of the COOP convenience store are the Budgens and P & S Cruickshank Butchers. In Toft the retail store that requires assessment in terms of impact is the Toft Shop.

The Budgens store which is located approximately 500metres east of the application site is considered to be the retail unit which will be impacted most by the proposed development. However, the siting of the Budgens is within a more central location within the village, incloser proximity to more houses (centrally and the eastern side of the village) than the application site. Moreover, whilst the existing convenience store

provides a similar offering in terms of items, the Budgens store also benefits from offering a post office service which many residents make use of. The South Cambridgeshire District Design Guide SPD (page 93) advises that a population of circa 1500 people is required to sustain a local shop. The village of Comberton, as per the 2011 census date, had a population figure of 2,346. However, this figure is likely to exceed this quite significantly given population growth and recently approved developments (including Bennell Farm) and other housing schemes. Moreover, the Comberton Village College and sixth form college has grown and now accommodates approximately 1900 students as well as a number of staff members. Therefore, on balance the population of the village as well as students, staff and visitors of Comberton Village College are considered to be sufficient to sustain an additional convenience food store within this location inside the village framework.

Overall, whilst the proposed Co-op store will undoubtedly result in some impacts upon the Budgens store, as stated above given the growing population of Comberton and the education facilities it is considered that the impact of the development would not be significant enough to warrant a refusal or for the scheme to be considered non-compliant with South Cambridgeshire Local Plan 2018 policies E/21 and E/22.

A number of objections from residents have raised the concern that the approval of a new convenience store in this location will have detrimental impacts on the Toft Shop. The Toft Shop is located in Toft and approximately 1.7km from the application site. Following a site visit to the Toft Shop it was very clear that the offering at this store was different to that which the COOP store would provide. The Toft Shop items generally consisted of specialist South African foods, a small amount of fresh fruit and vegetables (sold outside the store) and general convenience goods rather than the top up shop items that would be found in the COOP stores. Given the more specialist items offered, as well as the online/ delivery service and Post Office provided by the Toft shop it is not considered that the addition of a COOP store within Comberton would have a detrimental impact on the viability of the Toft Shop retail store.

In terms of the impact on the local butchers, whilst it is acknowledged the COOP retail store will offer the sale of fresh meat to local residents it is considered to be unlikely to adversely impact the viability of the butchers store as residents that prefer to purchase meat from a local butchers are unlikely to alter their shopping habits as a result of the addition of a COOP store.

22. Impact on the Character of the Area and adjacent Green Belt.

The existing site is a vacant parcel of land located between No. 80 West Street and the Bennell Farm development site which is under construction and the Comberton Village Secondary school and Sixth Form is immediately adjacent to the site to the south. In terms of visual impact the proposed retail store would be set back from the public highway by 33.5 metres. The building is proposed to be of a modest height 3.2 metres to under the eaves with a pitched roof design reaching a maximum height of 7.2 metres to the ridge. In terms of materials a buff brick with glazing and a sheeting roof is proposed. An external materials condition is recommended to ensure the selected materials are appropriate. Within the frontage an area of car parking is proposed with a vehicular and footpath access from West Street. In terms of the

impact on the character, as previously mentioned the Comberton Village College site is adjacent to the site and consists of a large area of car parking within the frontage and therefore the visual impact of the car parking area proposed as part of this proposal is not considered to harm the overall surrounding character.

In respect of the impact on the adjacent Green Belt, policy NH/8 seeks to ensure developments on the edge of the Green Belt are designed to ensure they do not have an adverse impact on the rural character or openness. Whilst the application site itself is not within the Green Belt the land to the north is designated as Green Belt and therefore it is vital that the development is mitigated to minimise the impact through landscaping and design measures. Additional planting will be accommodated in the car parking area to soften the impact of the parking area. Moreover, the site is well enclosed to the north east and west by planting and trees but a hard/ soft landscaping and boundary treatment conditions are recommended to ensure the proposal preserves the local landscape characteristics. The Council's landscape officer has reviewed the application and considered the proposals to have a negligible impact on the adjacent Green Belt. Officers support this view and subject to conditions the proposals are considered to be in accordance with South Cambridgeshire Local Plan policies NH/2, NH/8 and HQ/1.

23. Highway safety

The application has been amended during the course of the application in order to overcome concerns raised by the Local Highways Authority in respect of the junction radii, the widths of internal arrangements within the site and the width of the proposed footpath. Following the submission of amended drawings (ref 4696-13B) the Highway Authority advised that the development would not result in a significant adverse impact upon the public highway subject to conditions relating to the driveways falls, levels, bound material, reinstatement of the removed dropped kerb, a traffic management plan and a service plan which restricts delivery hours and prevents deliveries between the hours of 8am- 9.30am and 2.30pm-6pm on weekdays. On this basis subject to the recommended conditions the proposal is considered acceptable in highway safety terms and to accord with policy HQ/1 of the Local Plan and paragraphs 108 and 110 of the NPPF.

24. Car Parking and Cycle Parking

A parking area is located to the front of the retail unit where 18 car parking spaces including 2 disabled spaces are proposed to be provided. Indicative car parking standards are set out in figure 11 of the South Cambridgeshire Local Plan 2018 which state that 1 car parking space per 14 m² of gross floor area is required. This would equate to 28 spaces. Officers consider this number of spaces would create a car dominated frontage and result in un-used car parking for a store of this size and in this location. The site is largely accessible on foot or by bike and as such, the proposal to provide 17 spaces (including 2 disabled car parking spaces) is considered acceptable. In terms of cycle parking spaces an area has been allocated for cycle parking within the frontage but no details of the storage arrangements have been provided, a condition is therefore recommended to ensure the cycle parking provision is sufficient and located in a convenient, secure location. Subject to this condition the proposals

are considered to meet the requirements of South Cambridgeshire Local Plan policy TI/3.

25. Impact on residential amenity

No.80 West Street

In relation to overlooking and loss of privacy there are no openings proposed on the east elevation adjacent to the dwelling at No.80 West Street. In terms of overshadowing and overbearing impacts, the dwelling at No.80 West Street is set off the common boundary with the application site by approximately 12 metres which is considered to be quite a significant separation distance. The retail unit is proposed to have a depth of approximately 22 metres which will run along the western boundary of No.80 to the rear of the site. Whilst the large depth of the proposed building is acknowledged, given the siting of No.80 12 metres off the common boundary and the design of the building which is proposed to have a modest height of 3.2 metres to the eaves with a shallow pitched roof it is considered that the impact on this dwelling and the garden space is acceptable in terms of the impact on the residential amenity of the existing and future occupiers of No.80.

Impact on plots 74-78 (as approved S/4552/17/RM)- Currently under construction
Plots 74-78 of the adjacent Bennell Farm site consist of a 2.5 storey building which includes 2 x one bedroom flats and 3 x two bedroom flats. The proposed retail unit would be set off the common boundary with these units by approximately 8 metres and the flats themselves are set away from the boundary by 15m (northern block) and 18m (southern block), giving a total separation distance of 22-25 metres. Given this separation distance the impact in terms of overbearingness and loss of light is not considered to be significant. In terms of privacy, there is one opening for a door at ground floor level proposed on the west elevation of the retail unit but this will not give rise to any overlooking or loss of privacy impacts on the future occupants of the flats.

Noise and disturbance impacts on neighbours

The application is supported by a noise impact assessment. Predictions have been made for a range of operational scenarios, which include those operating conditions that would potentially result in worst-case noise impacts, using a three-dimensional noise model. Impact estimations have been based on the margin by which the predicted rating levels exceed the adopted background sound level. The submitted noise assessment indicates that with acoustic barriers in-place to protect existing and proposed residents to either side of the development, there would be no adverse or significant noise effects and no unacceptable noise impact. The Council's Environmental Health team have reviewed the proposals and raised no objection subject to conditions of the details of the noise barrier, no burning of waste, construction and delivery hours, submission of a CEMP and external lighting details.

Subject to these conditions the proposal is considered to respect the amenity of neighbouring properties in accordance with South Cambridgeshire Local Plan 2018 policies SC/9 and SC/10.

In all of the final model runs a boundary noise barrier was included in place on the north, east and boundaries of the site. This barrier was assumed to be 3 m in height where it was adjacent to the proposed store. Therefore, a condition will need to be imposed requiring details of the construction of the acoustic barrier to be submitted prior to commencement of development and to ensure that it conforms with the dimensions stated above along the relevant development site boundaries.

It is considered necessary to restrict vehicles delivering to the site after 8pm in order to protect the amenity of neighbouring properties. This will be secured via condition.

Overall subject to conditions it is considered that the proposal would not result in any adverse impact to residential amenity of neighbouring properties. The proposal would therefore accord with policy HQ/1.

26. Drainage and flooding

The site itself is not adjacent or covered by any Flood Zone or area of Surface Water Drainage Issues. The application has been assessed by the Council's sustainable drainage engineer and considered acceptable subject to a condition securing a surface and foul water drainage strategy. Subject to the imposition of this condition the development is in accordance with South Cambridgeshire Local Plan 2018 policies CC/8 and CC/9.

27. Ecology and Biodiversity

During the course of the application a Preliminary Ecological Appraisal has been undertaken and submitted to support this application. The scheme has been reviewed by the Council's ecology officer and considered acceptable subject to conditions securing ecological protection measures, a lighting scheme and biodiversity enhancement strategy. Subject to the imposition of these conditions the development is considered to be in accordance with South Cambridgeshire Local Plan 2018 policy NH/4.

28. Third Party Comments

The comments made in third-party representations are noted, with many points already considered in the report but are summarised below:

Representation	Response
Concerned by the adverse impacts on the Toft Shop and lack of need for additional retail.	Addressed at paragraph 21.

<p>Highway safety concerns, additional traffic congestion, delivery vehicles will add to disruption.</p>	<p>Addressed at paragraph 23.</p>
<p>There are suitable supermarkets 15mins away from the site.</p>	<p>It is assumed this comment is referring to larger supermarkets e.g. Morrisons within Cambourne. The proposed retail unit is a smaller retail offering which will provide a top up shop service for local residents rather than a larger weekly shop which residents would travel to supermarkets further afield for.</p>
<p>Planning officers should be supporting local amenities that are accessible by foot.</p>	<p>The site is within the development framework and within walking or cycling distance from local residents within Comberton and students/ members of staff of the adjacent Comberton Village College and Sixth Form. There is a foot and cycle path to the site.</p>
<p>Out of character with the surrounding residential uses.</p>	<p>There is no defined village centre within Comberton, the other existing retail uses within Comberton are also surrounded by residential uses. The applications site is immediately adjacent to the Comberton Village College secondary school and sixth form and therefore not entirely surrounded by residential use.</p>
<p>Gathering of youngsters and litter problems.</p>	<p>Not considered that these concerns would justify a refusal of planning permission. The convenience store use proposed is not considered to create problems in this regard.</p>
<p>It is proposed that the store opening time would be from 07:00-23:00. This is a quiet residential area with high quality</p>	<p>A noise assessment has been submitted and considered acceptable by the Environmental Health officer subject to conditions relating to: Details of the acoustic barriers and external lighting. Officers are satisfied that subject to</p>

homes. Unacceptable impact in terms of noise and light pollution.	these conditions the noise and light impacts of the proposal are acceptable. The granting of planning permission does not indemnify against statutory noise nuisance action being taken if noise complaints are received.
Neighbour amenity impacts on No.80 West Street	Addressed at paragraph 25.

Planning balance and conclusion

29. Overall, given the growing population of Comberton Village with further approved residential developments taking place and the growth of the Comberton Village College and sixth form it is considered that the village of Comberton is suitable for sustaining an additional village convenience store. The site is appropriately located in a sustainable location immediately adjacent to the new residential development at Bennell Farm and the Comberton Village College and sixth form site. Subject to conditions the proposals are considered to be compliant with South Cambridgeshire Local Plan 2018 policies S/3, E/21 and E/22.

Recommendation

30. Officers recommend that the Planning Committee approve the application subject to the following 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 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 SCDC local plan 2018 policy SC/10.

- 4 There shall be no burning of any waste or other materials on the site, without prior consent from the Environment Agency. A D7 exemption registered with the Environment agency is required.

Reason: To ensure nuisance is not caused to local residents (SCDC Local Plan policy SC/14).

- 5 Prior to the commencement of development, a Construction and Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details thereafter.

Reason: To protect the amenities of nearby residential properties in accordance with SCDC Local Plan 2018 policies SC/9, SC/10, SC.14.

- 6 Details of any intended external lighting, including security floodlighting during the construction phase, shall be submitted to and approved by the Local Planning Authority before construction commences. The lighting impact shall be assessed in accordance with The Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

Reason: To protect the amenity of the locality, in terms of light pollution especially for people living nearby (SCDC Local Plan policy SC/9.)

- 7 Prior to the commencement of development full details of the acoustic noise barriers to be erected along the north and east boundaries of the site shall be submitted and approved in writing by the local planning authority.

Reason: To protect the amenity of neighbouring properties. In accordance with SCDC Local Plan policy SC/10.

- 8 The access hereby approved 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 and uses a bound material to prevent debris spreading onto the adopted public highway. Once constructed the driveway shall be retained as such.

Reason: In the interests of highway safety SCDC local plan policy HQ/1.

- 9 The existing access/dropped kerb shall be permanently and effectively closed and the footway shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 28 days of the bringing into use of the new access.

Reason: In the interests of highway safety (SCDC local plan policy HQ/1).

- 10 Prior to bringing into the use of the development hereby permitted a written servicing plan shall be submitted to and approved in writing by the Local Planning Authority. The servicing plan will be required to state that no deliveries will be permitted between the hours of 8am to 9:30am, and 2:30pm to 6pm on Monday to Friday inclusive; nor at any time between 8pm and 7am on all days with the exception of the newspaper and magazine deliveries which will be made by a 'large transit sized van (3.2m)' on a daily basis.

Reason: In the interests of highway safety and to protect the amenity of neighbouring properties (SCDC Local Plan policy HQ/1).

- 11 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.

- 12 No development shall take place (including demolition, ground works, vegetation clearance) until a scheme of ecological protection measures including a plan and specification for use of protective fencing, exclusion barriers and warning signs and buffer areas to boundary habitats has been submitted to and approved in writing by the local planning authority. The approved scheme 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 protect Habitats of Principal Importance and to avoid net loss of biodiversity in accordance with the NERC Act 2006, NPPF and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4 and Biodiversity SPD.

- 13 Prior to occupation 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 shall any other external lighting be installed without prior consent from the local planning authority.
- Reason: To ensure protection of adjacent bat habitats in accordance with the Conservation of Habitats and Species regulations 2017 (as amended) and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4 and Biodiversity SPD.

- 14 Prior to the commencement of development above slab level, a specification and location plan for a scheme of biodiversity enhancement including native planting and a scheme of integrated bat and bird boxes shall be supplied to the local planning authority for its written approval. A management specification shall be provided. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.
- Reason: To provide biodiversity net gain in accordance with the NPPF and the Adopted South Cambridgeshire District Council Local Plan Policy NH/4 and Biodiversity SPD.

- 15 No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall include where appropriate:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers; 'd) Details of the proposed attenuation and flow control measures;
- e) Site Investigation and test results to confirm infiltration rates;
- f) Temporary storage facilities if the development is to be phased;
- g) A timetable for implementation if the development is to be phased;
- h) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i) Details of the maintenance/adoption of the surface water drainage system;
- j) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

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/8 of the South Cambridgeshire Local Plan 2018.

- 16 No development above ground level shall commence until a scheme for the provision and implementation of foul water drainage 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 prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.

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.

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

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

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

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments 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.

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

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

- 19 No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for commercial waste, including waste for recycling have been submitted to and approved in writing by the local planning authority. The scheme shall identify the specific positions of where wheeled bins, or any other means of storage, will be stationed and the specific arrangements to enable collection from within 10m of the kerbside of the adopted highway/ refuse collection vehicle access point. The approved scheme shall be carried out before the use is commenced and shall be retained as such.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 20 No works to any trees shall be carried out until the Local Planning Authority has received and approved in writing the full details of replacement planting. Details are to include number of replacements, species, size, location and approximate date of planting. The replacement planting shall be carried out

as approved. If, within a period of 5 years from the date of planting, replacement trees are removed, uprooted, destroyed, damaged, or die another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority gives its written consent.

Reason: To require replacement trees to be approved, planted and subsequently protected, to ensure continuity of tree cover in the interest of visual amenity.

- 21 No development shall take place above ground level until details of the external material to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Agenda Item 7



27 July 2021

Report to: South Cambridgeshire District Council

Director of the Greater Cambridge Planning Service.

Lead Officer: Joint Director of Planning and Economic Development

20/04702/OUT, Land At The Back Of 4 And 6 East Drive, Highfields Caldecote, Caldecote, CB23 7NZ

Proposal: Outline planning for the erection of 2 No. dwellings with all matters reserved.

Applicant: Johnson

Recommendation: Approval

Key material considerations: Principle of Development
Visual amenity and local character
Impact on amenities of neighbouring properties

Date of Member site visit: N/A

Is it a Departure Application? No

Decision due by: 30 July 2021 (with extension of time)

Application brought to Committee because: Parish Council objection.

Officer Recommendation: Approval subject to conditions

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;

2. Subject to conditions, the proposed development accords with national and local planning policies.

Site and surroundings

3. Nos.4 and 6 East Drive comprise large detached 1.5 storey chalets, set back from East Drive and generally screened by mature vegetation. They were erected in the mid-2000s and are set within large plots. Immediately west of the site, separated by a post and rail fence, are more formal garden areas with outbuildings (including a swimming pool), pond and flower beds.

The site lies partly within the Caldecote village development framework with the site lying beyond the boundary to the open countryside to the east.

Proposal

4. The applicant seeks outline planning permission for the erection of 2 No. dwellings with all matters reserved.

It is proposed to place two new self build dwellings within the back gardens of numbers 4 and 6 East Drive. Whilst layout remains as a reserved matter, the applicant wishes to establish the principle of development only, at this stage, for two new dwellings in the location shown on the indicative proposed Site/block plan.

Planning History

5. S/2180/19/OL - Outline planning application for the demolition of No.8 East Drive, and erection of 4 dwellings. All matters are reserved save access. Refused 22/08/19

/3879/19/LD Certificate of lawful development for an existing use of the land to the rear of 4-6 East Drive as a private amenity area in domestic use

/1798/04/F – Erection of House and Garage (No.4) – Approved

Planning Policies

6. National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance (NPPG)

South Cambridgeshire Local Plan Policies 2018

7. S/1 Vision
/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
/10 Group Villages
H/12 Space Standards

HQ/1 Design Principles
H/8 Housing Density
H/16 Development of Residential Gardens
NH/4 Biodiversity
SC/10 Noise Pollution
SC/7 Outdoor Playspace, Informal Open Space and New Developments
SC/8 Open Space Standards
CC/3 Renewable Energy
CC/4 Sustainable Design and Construction
CC/7 Water Quality
CC/8 Sustainable Design Systems
CC/9 Managing Flood Risk
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

South Cambridgeshire District Council Supplementary Planning Documents (SPDs):

8. District Design Guide SPD – Adopted March 2010
SPD – Adopted 2009
Design and Construction SPD – Adopted January 2020
Caldecote Village Design Guide SPD - Adopted January 2020

CONSULTATION

9. Caldecote Parish Council - OBJECT to this application.
The outline of the development (garden) is outside of the development envelope. The proposal compromises the 2 houses facing East Drive

Environmental Health

Advise that the following conditions/informatives should be attached to any planning consent granted;

Conditions

Construction hours

Informatives:

ASHP

Piling

Noise

No burning of waste

Local Highways Authority

No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission as this section of East Drive is not public highway.

Sustainable Drainage Engineer

The application form indicates that surface water will be disposed of via a soakaway however no further information has been provided. The SuDS Infiltration Feasibility Plan in the 2010 South Cambridgeshire DC LEVEL 1 SFRA indicates that the site is

in an area with low potential for infiltration and the Anglian Water Sewer Map indicates that there is only a foul water public sewer in the site location. Surface water should not be discharged into sewers classified as 'foul' because this can:

- reduce the effectiveness of the sewage treatment plant;
- lead to overloading of sewers and increased main river discharge at times of peak rainfall / flows;
- lead to increased risk of pollution to the local environment and main river.

Please provide sufficient detail on how surface water will be disposed of to determine if the proposal is in accordance with adopted Policies.

Revised information

No objections subject to the following conditions:

- * Surface water drainage scheme
- * Drainage maintenance
- * Foul water drainage details

Ecology - There does not appear to be any reasonable likelihood of impacts on protected species, with the possible exception of nesting birds. Protection measures for boundary vegetation and nesting birds can be secured under the CEcMP and the condition for an enhancement scheme should secure biodiversity net gain.

Representations from members of the public

10. 10 East Drive - overlooking into rear garden and rear facing windows, backland development

PLANNING ASSESSMENT

Principle of Development

11. The site lies partly within the Caldecote village development framework with the site lying beyond the boundary to the open countryside to the east.
12. Highfields Caldecote is identified as a Group Village under Policy S/10 of the South Cambridgeshire Local Plan 2018. 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. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages.
13. Outline planning permission was previously refused for the demolition of No.8 East Drive and erection of 4 dwellings on land at 4-8 East Drive, reference S/2180/19/OL for the following reasons:

1. The proposal for four detached dwellings by virtue of the number, layout and siting would appear unduly cramped and be visually out of character with the linear form of development in the area and the low density character of detached dwellings in large plots. The proposal would erode the rural character and appearance of the area, resulting in significant visual harm. The proposal would therefore be contrary to Policies HQ/1 and H/16 of the South Cambridgeshire Local Plan which state that all new development must preserve or enhance the character of the local rural area and respond to its context in the wider landscape.
2. While layout, scale and appearance are a matter reserved, given the common heights of one and a half storey dwellings, there is no comfort the proposal would not give rise to an overbearing effect and overlooking to the neighbouring properties and their rear private garden amenity areas at Nos.4 and 10 East Drive. The proposal is considered likely to result in an adverse impact to the residential amenity of immediate neighbouring properties through overbearing and overlooking which would fail to accord with Policy HQ/1n of the South Cambridgeshire Local Plan 2018 as well as the adopted District Design Guide Supplementary Planning Document 2013 which states that development proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
14. This current application differs from the previous refusal in that the application site has been altered to remove No. 8 East Drive and its garden, to retain larger rear gardens to the existing dwellings at 4 and 6 and to include residential land outside the Development Framework adjoining to the east.
15. The indicative layout is now for two dwellings situated with their rear elevations on the boundary of and sited within the Development Framework, but the associated gardens would fall outside the Development Framework in open countryside.
16. Therefore, the principle of two dwellings within this location is in accordance with Policy S/10.

Density

17. Policy H/8 of the South Cambridgeshire Local Plan 2018 states that residential developments should achieve average net densities of at least 30 dwellings per hectare, unless there are exceptional local circumstances that require a different treatment. The proposed development would fall below that density, however given the semi-rural location and relatively open character of the surrounding countryside, the proposed development is considered acceptable in this instance.

Impact on the Character of the Area

18. The pattern of dwellings to the east of East Drive consists of low density with large detached dwellings situated within generous plots, set back from the road. The dwellings are sporadic in nature but largely sit within the Caldecote Village Framework. There is a transition between a built-up village and the open and rural character of the surrounding countryside.
19. East Drive is characterised by a linear form of development with low density in the area with dwellings constructed parallel to the road rather than at ninety-degree angles to the road.

20. Single-storey dwellings used to predominate in Highfields and the typical dwelling on the original plots continues to be 1 or 1.5-storey 'chalet-style' dwellings on large plots.
21. Plots are slowly densifying through subdividing their plots to create new dwellings. There are other dwellings which have been permitted to the east of East Road in back land positions to the rear of No. 30 and No. 38 East Drive.
22. The application site falls within the large rectilinear plots of Highfields outlined in Figure 16. of the Caldecote Village Design Guide, 2020. The Village Design Guide advises at Section 7 that all new dwellings should be designed to conform to the typical pattern of plot subdivision which is distinctive to the Highfields character area being subdivision in a crossways manner.

7.1 Subdivision of large original rectilinear Highfields plots to provide new dwellings is acceptable, but attention should be paid to providing good quality amenity, good quality access to all dwellings on the plot, privacy for existing and new dwellings, and soft hedgerow boundary treatments.

7.2 Subdivision of plots should take place crossways rather than lengthways; this makes it easier to preserve existing houses, retains the grain of the street and makes good use, where desired, of the deep plots.

7.3 New dwellings on subdivided plots should be subordinate to existing dwellings on the original plot. New dwellings may have the same overall number of storeys as the existing dwelling, but occupy a smaller footprint, and should 'read' as subordinate.

23. The previous application was refused on character grounds. This was because the tandem layout of the proposed dwellings alongside the common boundary with 10 East Drive created a lengthways subdivision which was out of keeping with the typical pattern of plot subdivision and this would erode the rural character and appearance of the area, resulting in significant visual harm.
24. The rural feel of this backland location close to open countryside beyond was also considered to be visually impacted owing to the small plot sizes and associated cramped appearance of the development in the area
25. The two proposed dwellings are sited behind the main frontage and directly behind Nos.4 and 6, sited with their ridge line parallel to the road, respecting the linear form of East Drive and the prevailing distinctive pattern. The proposed layout would allow the retention of more of the original rear gardens to Nos.4 and 6 and this would provide valuable spacing between existing and proposed dwellings and would allow the rural character of the back land to be respected.
26. Policy HQ/1 (a) of the South Cambridgeshire Local Plan 2018 states that development will only be permitted where it preserves or enhances the character of the local urban and rural area and responds to its context in the wider landscape. Furthermore, this policy also states that development must be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area (d).
27. Policy H/16 of the Local Plan states that the development of land used or last used as residential gardens for new dwellings will only be permitted where there would be no significant harm to the local area taking account of the character of the local area. It also states that this would only be permitted where the development is of a one to one replacement dwelling in the countryside. In this location the dwellings themselves would not be sited in the countryside.

28. The indicative layout is now for two dwellings situated with their rear elevations on the boundary of and sited within the Development Framework, but the associated gardens would fall outside the Development Framework in open countryside.
29. The land beyond the Development Framework is lawfully residential use as established through the granting of lawful development certificate ref. S/3879/19/LD. This was authorised after the refusal of the four dwelling scheme and is therefore a relevant material consideration. It is considered that although this land is outside the development framework it is residential garden and therefore it is considered that there would not be an encroachment of residential garden use into the open countryside. The fallback position is that this land can be lawfully used as residential garden.
30. Therefore, it is considered that the use of this land to serve the proposed two new dwellings is acceptable as there would be no material change to the lawful use. The assessment would be whether the siting of the dwellings on the back edge of the Development Framework would be detrimental to the character and appearance of the area.
31. Although layout is a reserved matter, illustrative drawings have been submitted indicating that the two proposed dwellings could be sited with their rear elevation aligned with the boundary of the settlement and countryside.
32. It is acknowledged that there is evidence of back land development to the rear of No. 30 and No. 38 East Drive. No 34 is set back far behind the main frontage with its garden outside the Development Framework.
33. There is a mix of styles in the surrounding neighbouring properties and as such, there is no single architectural style. No specific design of the dwellings has been submitted due to the application being outline. This will be subject to any reserved matters application.
34. The height of the proposed dwellings is not known at this outline stage. Nos.4 and 6 are detached 1.5 storey chalets bungalows therefore, a similar height dwelling is considered appropriate. This will be subject to a condition to control the height of the building and to a subsequent reserved matters application.
35. As such it is considered that the siting of these dwellings of one and a half storey proportions would not be harmful to the semi-rural character of this backland site. Therefore, overall the proposal is considered to be contrary to policy HQ/1

Residential Amenity

36. Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust; (criterion 1n).
37. 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 15m 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. 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.

38. Paragraph 6.75 of the Council's District Design Guide details that ideally residential units should be provided with access to the following sizes of private amenity space. Each one or two bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Although the application is in outline only with matters of scale, layout and appearance reserved, the concept master plans provides an indication of the likely layout. Considerations fall to whether it is possible to accommodate an acceptable form of development in residential amenity terms.
39. To the west of the site lies the neighbouring properties at Nos. 4 and 6 East Drive. The proposed dwellings would be situated behind these dwellings. The previous application was refused as it was considered that there was no comfort the proposal would not give rise to an overbearing effect and overlooking to the neighbouring properties at Nos.4 and 10 East Drive and their rear private garden amenity areas This was because of the close proximity and tandem layout of the proposed dwellings in relation to the common boundary with 10 East Drive and the fact that the dwellings could be one and a half storeys in height.
40. The two proposed dwellings are now sited directly behind Nos. 4 and 6 East Drive and the application site no longer adjoins the boundary with No. 10. The nearest proposed dwelling would be at least 43 metres away. Given the distance and the angle between existing and potential first floor windows, any loss of privacy through overlooking into windows or rear private garden space would not be detrimental.
42. The application site now adjoins the common boundary with the existing dwelling at No. 8 East Drive and its garden. The nearest proposed dwelling would be inset from this boundary by approximately 4 metres and there would be a separation of at least 40 metres between existing and potential first floor windows, any loss of privacy through overlooking into windows or rear private garden space would not be detrimental.
43. Given the distance and the angle between existing and potential first floor windows, any loss of privacy through overlooking into windows or rear private garden space would not be detrimental.
44. With respect to the impact on 4 and 6 East Drive, the proposed dwellings would be sited further away from the rear of these properties. There is a separation of at least 35 metres from the rear of these existing properties and the proposed front elevation of the proposed dwellings. The proposed siting of the dwellings would inset from the rear boundary of the existing dwellings by approximately 10 metres. In this location, it is considered that the proposed dwellings would not be visually overbearing and would not result in any detrimental loss of privacy through overlooking.
45. Officers consider this current application has overcome the previous reason for refusal and is acceptable in terms of impact on the amenities of surrounding residential properties.

46. Overall, the proposal is in accordance with policy HQ/1 (n) of the South Cambridgeshire Local Plan 2018 in this respect.

Residential Space Standards

47. Policy H/12 of the Local Plan requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document with their gross internal floor areas. Should the proposal benefit from support and planning consent it would be reasonable and necessary to impose a condition that any future reserved matters application adheres to the requirements of Policy H/12 of the Local Plan.
48. The indicative footprint of each dwelling is approximately 103sqm. This is in line with the standards for a six person, two storey dwelling or seven person one storey dwelling.

Parking/Highway Safety

49. The Local Highway Authority have raised no issues in relation to the proposal and have not recommended conditions as East Drive is not an adopted public highway. The proposed primary and secondary accesses are not considered to result in a detrimental impact to highway safety.
50. Policy TI/3 of the South Cambridgeshire Local Plan 2018 states that two car parking spaces should be provided per dwelling with one space allocated within the curtilage of residential dwelling.
51. It is likely that this could be achieved. This will be a subject to any reserved matters application.

Drainage

52. The applicant has proposed at least one viable solution to deliver a sustainable drainage system and this is in principle accepted by the local planning authority. The proposal is in accordance with South Cambs adopted Policies CC/7 Water Quality, CC/8 Sustainable Drainage and Policy CC/9 Managing Flood Risk.

Planning balance and conclusion

53. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that outline planning permission should be granted.

Recommendation

54. Officers recommend that the Planning Committee approve subject to conditions

Conditions

1 Prior to the commencement of any development, details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') shall be 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.

2 Application for the 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.

(Reason - The application is in outline only.)

3 The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

(Reason - The application is in outline only).

4 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).

5 The dwellings hereby approved shall not exceed one and a half storeys and shall not exceed the ridge height of the existing properties at 4 and 6 East Drive.

(Reason - To ensure that the appearance of the site does not detract from the character of the area or harm amenities of adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan September 2018.)

6 The dwellings shall comply with the Residential Space Standards set out under Policy H/12 of the South Cambridgeshire Local Plan or successor and demonstrated through the provision of floorspace details within the submission of any reserved matters application.

(Reason - To ensure an appropriate level of amenity for future occupiers in accordance with policy H/12 of the adopted Local Plan 2018.)

7 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 minimise disturbance, harm or potential impact upon protected species in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981.)

- 8 No development 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 enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).

- 9 No development hereby permitted shall be commenced until a surface water drainage scheme for the site, based on sustainable drainage principles, 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. The scheme shall be based upon the principles within the agreed Sustainable Drainage Strategy prepared by MTC Engineering (reference 2667 - DS - April 2021) and shall also include:
- a) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
 - b) A plan of the drained site area and which part of the proposed drainage system these will drain to;
 - c) Ground investigation to confirm infiltration rates and ground water levels in accordance with BRE 365

- d) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- e) Full details of the maintenance/adoption of the surface water drainage system;
- f) Measures taken to prevent pollution of the receiving groundwater and/or surface water

(Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

- 10 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 163 and 165 of the National Planning Policy Framework and Policies CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018).

- 11 No building hereby permitted shall be occupied until foul water drainage works have been detailed and approved in writing by the local planning authority.

The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(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).

- 12 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 and 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 SC/10 of the South Cambridgeshire Local Plan September 2018.)

- 13 The landscaping details required in condition 1 shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

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 with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

- 14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that 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 South Cambridgeshire Local Plan September 2018.)

- 15 No development above slab 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 dwellings.

(Reason - In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)

- 16 The dwelling(s) hereby approved shall not be occupied until the dwelling(s) have 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.)

- 17 The dwelling(s) 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.)

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: 20/04702/OUT

Report Author:

Mary Collins - Senior Planning Officer
Telephone

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Agenda Item 8



South
Cambridgeshire
District Council

27 July 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Director of the Greater Cambridge Planning Service.

21/01633/CL2PD– Comberton (24 West Street, Comberton, CB23 7DS)

Proposal: Certificate of lawfulness under section 192 for the construction of a concrete base for the siting of a caravan within an existing residential planning unit, erection of 2 metre high gates and boundary fence and construction of a permeable gravel parking area.

Applicant: Mr Alistair Funge

Key considerations:

- It appears to the Local Planning Authority that the proposed works comply with Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 07.06.2021

Application brought to Committee because: Applicant is a staff member of South Cambridgeshire District Council.

Presenting officer: Charlotte Spencer

Executive Summary

1. The applications is brought to Committee because the applicant is a staff member South Cambridgeshire District Council.
2. It appears to the Local Planning Authority that the proposed works comply with Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Relevant planning history

3. 20/04600/HFUL: Erection of 3 bay cart lodge style garage with room above.
Withdrawn 15.06.2021

Consultation

4. Parish Council:

Having a caravan within a residential curtilage is permitted, however, if in place one would expect it to conform with the guidance for outbuildings. The outline of the caravan does not comply with this.

2 metre high gate and boundary fence would be part of a fence, wall or gate that forms a boundary with a neighbouring listed building and so planning permission is required. The boundary would have a material impact on the conservation area.

If a caravan was sited at the location it would be likely to affect the setting of the listed building.

Regret no public comment has been allowed for this application.

Request that no certificate be granted for the current submission.

5. Conservation:

No material conservation issues with the concrete base

6. Officer Comments:

The application is seeking confirmation of whether or not the proposal is permitted development. Material planning considerations cannot be assessed.

The site and its surroundings

7. The application relates to a two storey, detached dwelling house located to the North of West Street. The render and tile dwelling is set back from the road by over 17 metres of hardstanding and soft landscaping.

8. The site lies within the Comberton Development Framework and Conservation Area. It is adjacent to Grade II Listed Buildings at Nos.14 and 18 West Street.

9. The site itself is not a Listed Building nor is it located within a World Heritage Site or AONB. Permitted development rights for the property have not been removed.

The proposal

10. The application is seeking a certificate of lawfulness under section 192 for the construction of a concrete base for the siting of a caravan within an existing residential planning unit, erection of 2 metre high gates and boundary fence and construction of a permeable gravel parking area.

11. During the determination process the applicant has amended the site plan to show a soakaway.

Planning assessment

12. The application is seeking the Certificate on the grounds that the proposed works would comply with the provisions of Schedule 2, Part 1, Class F and

Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

13. A caravan/mobile home is considered as an article of movable personal property and so there are no planning laws preventing one being kept within the curtilage of a dwelling house if it is incidental. It is noted that if the caravan would be used as a separate dwelling house a change of use application would be required. Officers are content that the caravan would be used as incidental to the dwelling house. The applicant is advised that if it is used as a separate residential unit then they would be at risk of enforcement action.
14. The new hedge does not require permission.
15. The submitted plans confirm that:
 - a. The hard surface would be situated on land between a wall forming the principal elevation of the dwelling house and a highway;
 - b. The area of the ground covered by the hard surface would exceed 5 metres and;
 - i. The gravel would be permeable and;
 - ii. Provision is made to direct run off water from the concrete base to a porous area
 - c. The height of the gate would not exceed 2 metres above ground level and is over 3 metres from the public highway;
 - d. It would not involve development within the curtilage of, or to a means of enclosure surrounding, a listed building

Recommendation

16. That a Certificate of Lawfulness be granted under Section 192 of the Town and Country Planning Act 1990 (as amended) for the construction of a concrete base for the siting of a caravan within an existing residential planning unit, erection of 2 metre high gates and boundary fence and construction of a permeable gravel parking area.

Conditions

It appears to the Local Planning Authority that the proposed works comply with Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

First Schedule: Certificate of lawfulness under section 192 for the construction of a concrete base for the siting of a caravan within an existing residential planning unit, erection of 2 metre high gates and boundary fence and construction of a permeable gravel parking area.

Second Schedule: 24 West Street, Comberton, CB23 7DS as identified outlined in RED on the location plan attached to this Certificate.

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