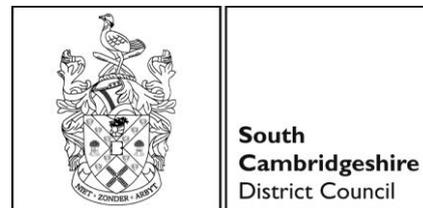


South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 01954 713000

f: 01954 713149

www.scambs.gov.uk



21 June 2022

To: Chair – Councillor Henry Batchelor
Vice-Chair – Councillor Peter Fane
All Members of the Planning Committee - Councillors Ariel Cahn,
Dr. Martin Cahn, Bill Handley, Geoff Harvey, Dr. Tumi Hawkins,
William Jackson-Wood, Peter Sandford, Heather Williams and
Dr. Richard Williams

Quorum: 3

Substitutes Councillors Graham Cone, Sue Ellington, Mark Howell, Bunty Waters,
if needed: Dr. Shrobona Bhattacharya, Anna Bradnam, Brian Milnes,
Richard Stobart, Paul Bearpark and Helene Leeming

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 **Wednesday, 29 June 2022** 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

1. **Chair's announcements**

2. **Apologies**

Councillor Dr. Martin Cahn has sent apologies for absence. To

Pages

receive apologies from other committee members.

- 3. Declarations of Interest**
 - 4. Minutes of Previous Meeting**

The Minutes of the meeting held on 16 June 2022 will be presented to the Committee for approval on 13 July 2022.
 - 5. S/3854/19/OL - Northstowe / Longstanton (Digital Park) 1 - 70**

Outline Planning Application for residential development of up to 80 dwellings and associated infrastructure (considering access only) following demolition of existing buildings.
 - 6. 21/00915/REM - Willingham (Land to the rear of 1B Over Road) 71 - 104**

Reserved matters application for the approval of details of appearance, landscaping, layout and scale following outline planning permission S/2921/15/OL (Erection of 26 Dwellings including 10 Affordable Units & Ancillary Access Arrangements (All matters reserved apart from access)). The outline planning application did not seek permission for EIA Development.
 - 7. 20/01687/S73 - Caldecote (Land to the rear of 18 - 28 Highfields Road) 105 - 122**

Removal of condition 17 (Improvement works to the footpath, crossing points and cycle parking stands) pursuant to planning permission S/2047/16/FL in view of the replacement with a financial contribution secured through a S106 Agreement.
 - 8. 21/02476/REM - Whittlesford (Lion Works, Station Road West) 123 - 156**

Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0746/15/OL to provide 67 residential units following demolition of 39a Station Road West and the formation of a new access road. (Re-submission of 20/03755/REM)
 - 9. 21/02477/FUL - Whittlesford (Lion Works, Station Road West) 157 - 182**

Demolition of existing building and erection of three storey building to provide 8 flats, together with parking and landscaping
 - 10. 22/00473/LBC - Balsham (4 West Wratting Road) 183 - 190**

Demolition, Replacement and Extension of existing timber framed building.
 - 11. 22/00472/HFUL - Balsham (4 West Wratting Road) 191 - 204**

Demolition, Replacement and Extension of existing timber framed building.
 - 12. 22/00302/HFUL - Arrington (83 Ermine Way) 205 - 212**

New vehicular access, dropped kerb, parking/turning area and relocation of traffic calming bollard
-

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"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 Joint Director of Planning and Economic Development.
- (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



Planning Committee Date	29 th June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	S/3854/19/OL
Site	Digital Park, Station Road, Longstanton
Ward / Parish	Northstowe / Longstanton
Proposal	Outline Planning Application for residential development of up to 80 dwellings and associated infrastructure (considering access only) following demolition of existing buildings.
Applicant	Michael Middleton
Presenting Officer	Kate Poyser
Reason Reported to Committee	Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Neighbouring Developments3. Design and Layout4. Access, Transport and Infrastructure5. Delivery6. Housing Mix, Space Standards,7. Density and Delivery8. Sustainability9. Landscape and Green Infrastructure10. Biodiversity11. Community Infrastructure12. Flood Risk and Drainage13. Utilities / Infrastructure14. Noise and Vibration

- 15. Air Quality
- 16. Land Contamination
- 17. Lighting
- 18. Heritage & Archaeology
- 19. Minerals / Geology
- 20. Planning Obligations
- 21. Other material planning considerations
- 22. Planning balance

Recommendation

APPROVE subject to conditions and S106 Agreement

0.0 Contents

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1.0 Executive Summary

- 1.1 The application seeks outline planning permission for up to 80 dwellings and associated infrastructure. The number of dwellings has been reduced from 106 following negotiations. Four Parameter Plans have been submitted showing access and movement, green infrastructure, land use and building height and a combined parameter plan.
- 1.2 This site forms part of the Northstowe Extension strategic site referred to in Policy SS/5 in the South Cambridgeshire Local Plan 2018. The other sites forming part of the Northstowe Extension are Phases 3B (Homes England) and Land west of Station Road (Endurance Estates).
- 1.3 Negotiations have taken place to improve the site layout in the parameter plans. The scheme has been amended twice and has twice been to the Quality Design Panel. As a result of the negotiations, the number of dwellings has been reduced and the overall layout greatly improved, enabling a more sustainable scheme to be designed and better connectivity to the rest of the Northstowe development.
- 1.4 The officer recommendation is one of approval, subject to conditions and a S106 Agreement first being entered into, to achieve mitigation for the development.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The site measure approximately 2.42 hectares and lies on the western side of Station Road (B1050). To the north lies the Busway and Sustrans National Cycle Route 51. To the south is the site owned by Endurance Estates and to the west is the larger part of the Northstowe Extension, being developed by Homes England.
- 2.2 Most of the site is unused scrub land. To the north are three buildings. The larger building is mostly occupied by a joiners' workshop, the remainder of

the building being vacant. The other two buildings are disused and derelict. There is an existing vehicular access from Station Road and a very small balancing pond next to it. An established hedgerow runs along the west and south boundaries of the application site.

2.3 On the north side of the Busway is the village of Willingham. The nearest houses here front onto the B1050, with long rear gardens running parallel with the Busway. On the east side of Station Road is Gresley House, Orchard Cottages and access to a small business park.

3.0 The Proposal

3.1 The three developers, Homes England, Endurance Estates and Middlereach Ltd, have collaborated to provide a co-ordinated development of the Northstowe Extension. A document: "Northstowe – Development Co-ordination Statement and Guiding Principle- Land West of Station Road has been produced and was updated in May 2021.

3.2 The proposal is for outline planning permission for a residential development of up to 80 dwellings and associated infrastructure (considering access only) following demolition of existing buildings.

3.3 The scheme has evolved through negotiation. Initially, the development was for 106 dwellings. It was considered that the functional design layout relied on the provision of large parking courts and limited private amenity space. It was felt by officers that the functional requirements of 106 dwellings could not be delivered to the required design quality.

3.4 The next scheme reduced the number of proposed dwellings to 80. However, the parameter plans showed a car-led layout of poor-quality design.

3.5 The third submitted scheme and the scheme currently under consideration, shows significant changes in an attempt to address the concerns raised. The main elements include:

- Retention of the established hedgerows to the west and south of the site;
- A green corridor running diagonally through the site which would include swales, a cycle path and footpath.
- A central play area within the green corridor;
- Cycle and footways running through the site and linking with the other Northstowe Extension sites and the Busway to the north-east corner.

- A pedestrian/cycle way sweeping round the west and south edges and connecting with the Sustrans Cycle Route and Station Road;
- A new vehicular access onto Station Road;
- Emergency access to the Homes England site to the west;
- Wildlife area, SUDS basin;
- An average of 55 dwellings per hectare;
- Building heights to not exceed 4 storeys to the north/northeast and not to exceed 3 storeys to the southeast and southwest.
- 33% Affordable Housing, reduced from 40% after applying Vacant Building Credit.

3.6 Following the amendments to the proposed scheme further consultations have been carried out as appropriate.

4.0 Relevant Site History

4.1 Northstowe as an entity has existed for approximately 20 years with the current allocation and Area Action Plan being adopted in July 2007. The Area Action Plan identified the application site as being land reserved for additional housing should the number of houses on the main site not meet the allocation. Following consideration of the delivery, the Reserve Land was formally allocated under Policy SS/5 of the Local Plan in 2018.

4.2 The following summarises the main applications relevant to Northstowe.

S/088/12/OL Phase 1 (1,500 homes) was GRANTED approval in 2014 under reference S/0388/12/OL and is under construction, with all 13 residential parcels Page 164 having been granted reserved matters approval. Associated infrastructure, a local centre and employment was also approved under Phase 1. The primary school and community wing are operational, and the local centre square was completed in 2019. Work continues on site on a number of aspects including LEAPs, the formal sports provision (known as the Western Park), Greenways, the formal park. Fronting Station Road is also the Northstowe Enterprise Zone comprising an area of 5ha which is designated for employment land.

S/2011/14/OL Phase 2 (3,500 homes and the Northstowe Town Centre) was GRANTED outline permission in 2017. A number of the principal conditions and first residential reserved matters for 406 dwellings have now been approved. The Education Campus in Phase 2 was secured through a phased delivery approach under a County Council submission S/0092/18/CC, including the masterplan for future phases. The Education Campus includes a Secondary School, Sixth Form, Primary

School and SEND school as well as community sport facilities.

20/02171/OUT Phase 3A - Outline planning permission GRANTED for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way.

20/02142/OUT Phase 3B - Outline planning permission GRANTED for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved. Application accompanied by an Environmental Statement.

20/03598/OUT Land West of Station Road (Endurance Estates) - Outline planning application with all matters reserved, except for the vehicular accesses onto Station Road, for the demolition of a single dwelling and associated buildings and development of up to 107 dwellings (including affordable housing) and employment/ community/ cafe/ development together with parking areas, landscaping and all associated infrastructure. Members of the Planning Committee were minded to grant permission at the November 2021 meeting, subject to conditions and the applicant first entering into a S106 Agreement. S106 Agreement is yet to be signed.

S/0638/08/F Planning permission GRANTED for a new access roadway onto the Digital Park site in August 2008. A subsequent, minor amendment to the road alignment (Revised Internal access layout) to assist its construction was agreed in April 2009. That minor amendment was accepted as not altering the status of the original permission and that the deviation as being sufficiently minor to not require the submission of a further planning application. This has been implemented.

4.3 In April 2020, the Secretary of State (SofS) wrote in response to the applicant's request for a **screening direction** to be issued on the application proposal. The direction was issued for residential development of up to 106 dwellings and associated infrastructure (considering access only) following demolition of existing buildings. The SofS determined that although the development proposal fell within the description at paragraph 10(b) of Schedule 2 to the 2017 Regulations, it did not exceed the applicable thresholds at Column 2. Having taken into account the selection criteria in Schedule 3 to the 2017 Regulations the SofS does not consider that the proposal is likely to have significant effects on the environment. Accordingly, the SofS directs that the proposed development described in the request and the documents submitted with it, is **not 'EIA development'** within the meaning of the 2017 Regulations.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

National Model Design Guide 2021

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/5 – Provision of New Jobs and Homes
 S/7 – Development Frameworks
 S/12: Phasing, Delivery and Masterplan
 SS/5: Northstowe Extension
 CC/1 – Mitigation and Adaption to Climate Change
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Water Efficiency
 CC/6 – Construction Methods
 CC/7 – Water Quality
 CC/8 – Sustainable Drainage Systems
 CC/9 – Managing Flood Risk
 HQ/1 – Design Principles
 HQ/2 – Public Art and New Development
 NH/2 – Protecting and Enhancing Landscape Character
 NH/3 – Protecting Agricultural Land
 NH/4 – Biodiversity
 NH/6 – Green Infrastructure
 NH/8 – Mitigating the Impact of Development in & adjoining the Green Belt
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 SC/2 – Health Impact Assessment
 SC/4 – Meeting Community Needs
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space & New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/9 - Education facilities
 TI/10 – Broadband

5.3 Northstowe Area Action Plan (NAAP) (2007)

NS/1: The Vision for Northstowe
 NS/2: Development Principles
 NS/4: Green Separation from Longstanton and Oakington
 NS/6: Local Centres
 NS/7: Northstowe Housing
 NS/8: Northstowe Employment
 NS/9: Community Services, Facilities, Leisure, Arts and Culture
 NS/10: Road Infrastructure
 NS/11: Alternative Modes
 NS/12: Landscape Principles
 NS/13: Landscape Treatment of the Edges of Northstowe
 NS/14: Landscaping within Northstowe

NS/15: Linking Northstowe to its Surroundings
NS/16: Existing Biodiversity Features
NS/17: New Biodiversity Features
NS/19: Public Open Space and Sports Provision
NS/20: Countryside Recreation
NS/21: Land drainage, Water Conservation, Foul Drainage and Sewage Disposal
NS/22: Telecommunications Infrastructure
NS/23: An Exemplar in Sustainability
NS/24: Construction Strategy
NS/25: Strategic Landscaping
NS/26: Making use of Existing Buildings / Resources on Site
NS/27: Management of Services, Facilities, Landscape and Infrastructure
NS/28: Timing / Order of Service Provision

5.4 Cambridge & Peterborough Minerals and Waste Plan (2021)

Policy 4: Providing for Waste Management

Policy 5: Mineral Safeguarding Areas

5.5 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.6 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011

Landscape in New Developments SPD – Adopted March 2010

District Design Guide SPD – Adopted March 2010

Affordable Housing SPD – Adopted March 2010

Open Space in New Developments SPD – Adopted January 2009

Public Art SPD – Adopted January 2009

Trees and Development Sites SPD – Adopted January 2009

5.7 Other Guidance

Greater Cambridge Housing Strategy 2019 – 2023

Northstowe Development Framework Document (August 2012)

Northstowe Development Framework Document Addendum – An exemplar in sustainable living (October 2012)

6.0 Consultations

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

6.1 Lead Local Flood Authority

Raises no objections in principle subject to a condition requiring details of surface water drainage (see Condition 21 below).

This recommendation follows negotiations and the submission of amended and further information. There was an initial objection to the original submission in February 2021 due to an increased risk of flooding. Additional information was submitted relating to the condition, capacity and outfall of the existing watercourse and treatment to address pollution arising from the highway. A further recommendation from the LLFA in April 2021 required further information relating to the watercourse and acceptance from the Highway Authority to the proposals relating to the watercourse. A final recommendation from the LLFA in November 2021, upon the receipt of further information and County Highway advice, raises no objections, subject to the condition (Condition 21).

6.1 SCDC Sustainable Drainage Engineer

No objections subject to conditions relating to:

- Surface water (see Condition 21)
- Management and maintenance of surface water drainage systems (see Condition 22)
- Foul Drainage (see Condition 23)

6.2 SCDC Landscape Officer

15th December 2021 – supports the application. This follows the receipt of a revised submission.

23rd March 2021 – the Landscape and Open Space Parameter Plan is unacceptable – parking dominated, open space pushed to the edges, not enough consideration to tree etc.

6.3 County Highway Authority

Raise no objections and recommend conditions and mitigations for a S106 Agreement. The comments are summarised here, and the full comments are included as Appendix 1 to this item.

- The proposed footway/cycle way to the west side of the B1050 is welcome;
- Notes the site's proximity to the guided busway and Citi 5 bus stop and is satisfied with proposed improvements to the existing southbound bus stop;
- The application related flows are not expected to significantly increase the accident risk in the area;
- Welcomes changes negotiated to the proposed layout of the site.

- Advises that the Local Highway Authority will only adopt shared surfaces in small cul de sacs.
- Suggests a Grampian condition to secure the cycleway along the full extent of the site frontage;
- Agrees to the walking, cycling and emergency vehicle access to Phase 3B to the west and that there should be no barriers here;
- Cycle parking convenient as car parking will be required as reserved matters stage;
- The applicant's trip generation figures are appropriate;
- The applicant's journey to work data is agreed;
- The traffic flow modelling is agreed and worse case scenarios are given;
- The park and ride junction operates within capacity in 2019 and 2036 with and without the development traffic. The development traffic results in very little change to the Degree of Saturation and queues at the junction;
- In the future year scenario with Northstowe phase 3 and the traffic from these applications, the junctions will operate over capacity on the southbound arm of the B1050 in the AM peak. Adjustment of traffic signal settings would mitigate this;

Conditions required:

- For a Travel Plan (see Condition 28);
- Design of access points to guided busway to be agreed (see Condition 27);
- Details of bus stop improvements to be agreed (see condition 29);
- No encumbrance of connectivity to west (see Condition 30);
- Details for 3.5 metre path to site frontage to be agreed (see Condition 31);
- To facilitate shared use of existing path east of B1050 (see Condition 32);
- Undertake traffic signal review (following discussions with County Highway Officer, this is no longer required as a condition, as it will form part of works relating to Phase 3B highway works).

S106 mitigation required:

- Contribution of £34,000 towards the improvement of connectivity between this area and Northstowe.
- £86,000 towards new cycle and improving cycle routes in the surrounding area.
- £45,000 towards the Cambridge Guided Busway capital cost.
- £11,000 towards bus stop shelter maintenance to be passed to Willingham Parish Council.

6.4 SCDC Sustainable Communities Officer

No objections are raised and a list of requirements to mitigate the development are requested. These include:

- A Management and Maintenance Strategy;
- Commuted maintenance payment of £70.20 per person for 10 years;
- It is noted that the open space would exceed that required by the relevant policy, and allotment and orchard provisions are required;
- No objections to the proposed play space provisions and a contribution of £38,853 is required to go towards an off-site NEAP;
- Contribution of £35,301 required towards the indoor sports hall;
- £39,330 towards the swimming pool;
- £75,800 towards the Community Building;
- Faith groups – as Community Building;
- Off-site burial land contribution of £210 per dwelling;
- Community support contribution to cover the cost of employment and engagement of community support officer £36,000 in instalments;
- £1,000 for small grants scheme;
- Community Endowment for Northstowe Town Council of £7,550.

6.5 SCDC Tree Officer

No objections raised.

Western and southern boundary hedgerow should be identified as feature under Hedgerow Regulations 1997 (see Condition 15).

Protection of trees from materials storage (see Condition 45).

Various recommendations are made for the reserved matters stage.

6.6 SCDC Healthy Development Officer

No objections raised.

18th May 2022 – the vulnerable groups have now been identified. There is a concern that the cost of maintaining roads and green spaces would create social inequalities.

11th March 2021 – the Health Impact assessment does not identify vulnerable groups and fails to address the distribution of those affected and is therefore unacceptable.

6.7 SCDC Urban Design Officer

The officer is satisfied that previously raised issues have been addressed in the revised Parameter Plans and the development aligns with the Northstowe Coordination Statement.

The originally submitted scheme required further consideration to parking strategy, built form, linking of landscaping and further details.

6.8 Shared Waste Services

No objections are raised.

6.9 SCDC Strategic Housing Officer

No Objections are raised.

Following the application of Vacant Building Credit, the request for Affordable Housing has been reduced from 40% to 33%.

The housing mix will need to be agreed prior to the submission of any reserved matters application (see Condition 10).

There is no need for a care or extra care home on this site, but 5% of the units should meet the needs of older people.

The split between Affordable Rent and Shared Ownership will need to be confirmed before the submission of any reserved matters application (see Condition 10).

Clustering and design and appearance will be determined at reserved matters stage.

6.10 SCDC Environmental Health Officer – Climate Environment and Waste

No objections raised.

6.11 SCDC Environmental Health - contaminated land

No objections are raised subject to a condition requiring detailed desk study, detailed scheme of investigation and removal of contamination (see Condition 18 below).

6.12 SCDC Environmental Health – Air Quality

No objections are raised subject to a condition requiring a Low Emission Strategy to be submitted (see Condition 24).

6.13 SCDC Environmental Health – Noise

No objections are raised.

6.14 County Education Authority

No objection subject to mitigation.

This development will generate 24 Early Years children (16 eligible for free places); 32 primary children and 20 secondary children.

Early Years – taking into account the anticipated development in the area there will be 279 x 15 hour places above the current capacity. Therefore, it is necessary to seek contributions to mitigate this development, at £20,713 per place.

Primary – There will not be capacity at Pathfinder C of E Primary school. The County Council plans to provide additional capacity across the town, at £20,713 per place.

Secondary – There is not anticipated to be capacity at Northstowe Secondary Collage to meet the needs of the development. A contribution of £24,013 is therefore sought.

Libraries and Lifelong Learning – a contribution of £149 per person is required. At an average household of 2.5 persons, the development would generate a population of 200. $200 \times £149 = £29,800$.

6.15 County Strategic Waste

No objections subject to mitigation.

A contribution is required to towards Cambridge and Northstowe Recycling Centre to mitigate the development, at £190 per dwelling = £15,200.

6.16 SCDC Sustainability Officer

23rd February 2021 – following receipt of an amended scheme, no objections are raised, subject to conditions (see Conditions - 38 Sustainability strategy, 39 Water efficiency, 40 Sustainable show homes and 46 Overheating analysis).

22 June 2020 – While the general approach to sustainability is supported, the approach to energy is not considered acceptable further work required.

6.17 County Fire and Rescue

No objections raised, but requests that adequate provision be made for fire hydrants (see Condition 26).

6.18 SCDC Ecology Officer

No objections are raised subject to conditions (see Conditions 13 and 14 below) requiring a Construction Ecological Management Plan and a Landscape Ecology Plan to be submitted for approval.

This follows a previous request in April 2020 for further information, which was subsequently received.

6.19 County Archaeologist

Raises no objections but considers there is justification for a condition requiring a programme of archaeological works and a condition is recommended (see Condition 16).

6.20 County Waste and Minerals Officer

The site is located on an area designated as a Sand and Gravel Mineral Safeguarding Area and Policy CS26 of the MWCS needs to be adequately addressed. A condition (see Condition 12 below) is recommended requesting a Detailed Waste Management and Minimisation Plan be submitted for approval prior to the commencement of development.

6.21 County Design Out Crime Officer

No objections are raised.

6.22 Anglian Water

No objections are raised.

The sewerage system at present has available capacity for these flows. With regard to surface water, as the scheme does not relate to Anglian Water assets, it recommends that the Lead Local Flood Authority be consulted. Conditions for foul drainage (Condition 23 below) and a phasing condition (Condition 4). Informatives are recommended and included below.

6.23 Environment Agency

No objections are raised.

“The proposed development site is not located within a Source Protection Zone designated for the protection of public water supply. It is underlain by a secondary A aquifer and by unproductive strata. We understand that it includes former railway land, and land used previously for commercial activities.”

It is recommended that the Lead Local Flood Authority and Environmental Health – Land Contamination are consulted. General advice is given and informatives recommended (see informatives below).

6.24 Natural England

No objections are raised.

6.25 NHS

No objections are raised. The NHS has commented collectively on the Northstowe Extension applications, requiring financial contributions towards the new healthcare facility.

6.26 Northstowe Town Council

No objections received.

6.27 Willingham Parish Council

Comments copied in full.

“Willingham Parish Council make no recommendation but would reiterate their concerns that the site access would cause congestion coming onto the already busy B1050. Residents from the development would also need to cross this busy road in order to access schools and facilities.”

6.28 Longstanton Parish Council

Comments copied in full.

“Longstanton Parish Council have a neutral position on this application but wish to state that there appear to be some differences with the flood report data provided within the application and that which is available to the public, as we understand it, that requires further clarification and explanation.

The data also appears to be missing any visual indication of Northstowe existing, and it is unclear whether they take into account recently reported changes in drainage and more recent flood activity etc.

Cllrs are also disappointed to note that the proposed energy efficiency appear to be geared towards the bare minimum with 20% reduction having worked on the standards set in 2013.

Longstanton Parish Council is aware that residents of Northstowe want it to be a sustainable town and would expect to see something more ambitious when it comes to the energy efficiency of the town.

Cllrs have also suggested that when applications such as these come in, due to the sheer weight of documentation it is overwhelming for Cllrs who are not planners. It is requested that an 'Executive Summary' be provided with each one in a format that Cllrs can understand.”

6.29 Quality Design Panel

The Panel’s conclusions and recommendations to the second review is quoted below. Reference is made to the first review which took place on 7th July 2021.

“In summary, the applicant had addressed each specific comment from the last review but had perhaps missed the opportunity to make it a better and more sustainable place? Integrating all the elements of the scheme, from climate, landscape, to connectivity should increase the quality of the place and its value.

The main recommendations of the Panel were:

- 1) Provide a landscaped, direct link for cycling and walking to the guided bus stop, which would also provide green space for biodiversity and social interactions.
- 2) Reduce the amount of road space and relax the design as low traffic levels are expected (and this could reduce the overall cost too).
- 3) Consider alternatives to attenuation ponds on their own as the only means to address drainage. Expand the absorbent areas, link the swales and spread more widely and use rain gardens as planting is important for cooling and amenity.
- 4) Consider streets as home zones.
- 5) Reconsider the number of trees as they were fewer than last time.
- 6) Use crushed concrete to deal with decarbonisation.
- 7) Bridges over ditches are a local tradition what could be adapted
- 8) The LEAP should be better integrated and overlooked to feel safe and avoid conflicts between small children and teenagers.
- 9) Consider flexible design as car ownership could reduce considerably over the next 20 years.
- 10) Explore smaller gardens working with more communal open space.
- 11) Plan the layout strategically for PVs and allow space for future battery technology and the siting of heat pumps.
- 12) Depending on the timescales of when the site is going to be built, the embodied carbon calculation could be part of building control approval. Therefore, think about embodied carbon materials.
- 13) Be aware of overheating.
- 14) Consider the site holistically and its relationship with adjacent sites and infrastructure.”

6.30 Camcycles

Objects to the proposal.

Disagrees with the submitted Transport Assessment particularly in relation to paragraphs 2.15, 2.16, 2.27 and 2.28 as it considers that measures in LTN 1/20 are achievable.

6.31 Cadent Gas

No objections. Recommends an informative (see informatives below).

7 Third Party Representations

7.10 Third parties were notified of the original submission, of the first amendment reducing the number of dwellings down to 80 and of the amended layout/Parameter Plans. A total of 18 representations from local residents have been received, 15 to the original submission and 3 to the first amendments. None have been received to the third amendments. Three representations support the development, one comment and 14 objections have been received.

7.3 The objections are summarised below:

- Increase in traffic
- Effect upon wildlife
- Highway safety
- Loss of employment land
- Piecemeal development of Northstowe
- No need for more homes
- Concern about flooding
- Existing GP surgery and dentist cannot cope with more
- The lack of an Environmental Assessment
- Encroachment on the countryside
- Would set a precedent
- Covid lock down didn't allow discussions to take place
- Would prefer to see a wildlife park here
- Longstanton Parish Council as a trustee has a conflict of interest

7.11 Those in support have given the following reasons:

- A need for more affordable homes

7.12 There is a comment on the need for affordable housing in this development.

8 Member Representations

8.10 Cllr Sarah Cheung Johnson and Cllr Alex Maylon have made representation objecting to the application on the following grounds:

- "Flooding concerns – the history and experience of residents and tenants to this site do not support the comments from Anglian Water on this area be one of low flood risk. We believe a more thorough analysis of this should be conducted to ensure the SUDs are adequate to prevent both flooding of any future housing here but also to neighbouring business and residential housing.
- Traffic concerns – the current design of the development's access onto the B1050 is not suitable and will cause problems for future new residents of this development to join the B1050, especially in peak hours who wish to

go Cambridge bound. This will also add to the already overdeveloped and busy stretch of the B1050.

- Cycling concerns – we have concerns on visibility for cyclists accessing this site from B1050 at the proposed main junction of the site.
- Ecological concerns - following the applicant's unwillingness to submit an Environmental Impact Assessment we have concerns that the full ecological impact to this application have not been fully understood or tackled. We would like to request that an adequate number of planning conditions via a Landscape Ecology Management Plan and that further surveys and assessment are completed to review the risks and ensure the biodiversity strategy is more than adequate."

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

9 Assessment

9.0 Environmental Impact Assessment (EIA)

The applicant has successfully challenged the Council's request for an Environmental Impact Assessment. The Secretary of State, in his consideration of the matter, has concluded that an EIA is not required for this application, and I copy below the final paragraph of the decision letter.

" Taken on its own facts as a moderately sized residential development, the Secretary of State considers that any impact would be mainly within the area around the site and would not cover a wide geographical area. He also considers that it would be possible to mitigate any impact. The site is not in a sensitive area and given the characteristics of the scheme, the Secretary of State does not consider that a significant environmental effect is likely in terms of the intensity and complexity of any impact. For the reasons given above, the Secretary of State does not consider that a significant environmental effect is likely in terms of cumulation with existing and approved development. Overall, the Secretary of State does not consider that the environmental impact would be of a magnitude necessary to suggest that a scheme of this scale would result in significant environmental effects which would exceptionally necessitate an environmental statement."

9.10 Principle of Development

9.10.1 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

9.11 Policy SS/5: Northstowe Extension allocates land as an extension of Northstowe and is the reserve land identified in the Northstowe Area Action Plan (AAP). The intention is that it will allow the 10,000 homes

allocated in the AAP to be built to an appropriate density. It supersedes Policy NS/3 (1g) if the AAP.

- 9.12 The Northstowe Extension land comprises sites 3A, 3B, the Endurance Estates site west of Station Road and Digital Park. As it is part of an allocated site, there is no objection in principle to its residential development.
- 9.13 Site 3A will provide 4,000 homes, Site 3B 1,000 homes and the Endurance Estates site 107 homes. Digital Park proposes 80 dwellings and together the Northstowe Extension sites would amount to 5,187 dwellings. The approved Phases 1 and 2 will provide a total of 5,000 dwellings. The total for Northstowe would, therefore be 10,187 homes.
- 9.14 The 10,000 homes are intended as a target for Northstowe in the AAP and is not a cap on dwelling numbers. The uplift in numbers represents a marginal increase which is not likely to have any significant impact on the infrastructure requirements of the new town or existing infrastructure within the vicinity of the site. Nor is it likely to have an effect on the delivery of the vision for Northstowe set out in the AAP.
- 9.15 The proposal includes the demolition of 3 existing buildings. Two are derelict and the third is partly used by a joiners' workshop. This building measures a total of 2,182 sq m of which 1,306 sq m are let. Some local residents have objected to the loss of employment land.
- 9.16 The AAP seeks to deliver employment to meet the needs of the town in specific locations (see policy NS/8). The purpose of the land allocated in Policy SS/5 is to help deliver the quantum of residential. The loss of this employment land has therefore been accepted in principle and there is no conflict with policy E/14 of the South Cambridgeshire Local Plan (2018).
- 9.17 There are, therefore, no objections in principle to the residential development of Digital Park or to the loss of the current employment. The principle of the development is acceptable and in accordance policies.

9.18 Housing Provision

9.19 Density

- 9.20 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
- 9.21 The site measures approximately 2.42 hectares in area. The provision of 80 dwellings on the site would equate to a density of approximately 33

dwellings per hectare. The location of the Northstowe Extension land at the edge of the settlement justifies this slightly lower density.

9.22 The proposed density therefore accords with policy H/8.

9.23 Mix

9.24 Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs evidence.

Policy Requirement

30% 1 or 2-bedroom homes
30% 3-bedroom homes
30% 4-bedroom homes
10% flexibility allowance

9.25 The applicant has sought advice from the Council's Strategic Housing Team about the mix of housing for this site. The Council's Housing Officer has advised that the mix referred to in the Design and Access Statement accords with the advice given. However, the mix required may change over time and should be reconsidered at the Reserved Matters stage.

9.26 The proposed mix in the Design and Access Statement is as follows. However, this will be determined at the reserved matters stage and Condition 10 would secure this.

57.5% 1 or 2 bedroom	46 units
28.75% 3 bedroom	23 units
13.75% 4 bedroom	11 units
10% flexibility allowance	

9.27 The market housing mix is expected to meet evidenced local housing needs, and this would be secured by condition. As such the development would accord with the requirements of H9.

9.28 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number. Condition 42 below would secure this at the reserved matters stage.

9.29 Any justified requirement for self/custom build dwellings will be secured by S106 and planning conditions.

9.30 Affordable Housing

- 9.31 Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings or more except where it can be demonstrated unviable in light of changing market conditions, individual site circumstances and development costs, in which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. The NPPF paras 60 – 67 and Annex 2 Glossary are relevant.
- 9.32 The applicant has presented a case for Vacant Building Credit (VBC). The National Planning Policy Framework (NPPF) in paragraph 64 advises that:
 “To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, an affordable housing contribution due should be reduced by a proportionate amount.”
- 9.33 The case applies only to the vacant floorspace within the larger building partly occupied by the joinery business. The other buildings are derelict and the VBC does not apply in those cases. The building has been inspected internally and verified as appropriate for VBC. The normal requirement for 40% Affordable Housing on site is, therefore, recalculated and reduced to 33%. The Council’s Housing Officer agrees to this. The remainder would be market housing. This can be secured by a S106 Agreement.
- 9.34 The Clustering and Distribution of Affordable Housing Policy in the Greater Cambridge Housing Strategy 2019-2023 Annex 10 is relevant, and this matter will be for detailed consideration at the reserved matters stage.
- 9.35 Officers, in consultation with the Council’s Housing Team, are satisfied that the proposed distribution of affordable units within the site can be secured by S106 Agreement, and accords with Policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023, by S106 Agreement.

9.36 Design, Layout, Scale and Landscaping

- 9.37 Policy HQ/1 ‘Design Principles’ provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 9.38 Policies NH/2 and NH/6 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 9.39 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF

provides advice on achieving well-designed places and conserving and enhancing the natural environment.

- 9.40 In the AAP Policies NS/14 and NS/15 seeks to achieve green corridors through the urban areas with water features, biodiversity value, recreation value and with provision for walking and cycling, limiting adverse safety implications for people.
- 9.41 **Green Infrastructure**
The application consists of four Parameter Plans, which establish the strategic framework for the Digital Park site. These include for Green Infrastructure, for Land Use & Building Height, Access & Movement and a Combined Parameter Plan.
- 9.42 The Parameter Plan for Green Infrastructure shows the two existing hedges to the west and south boundaries to remain. Two gaps will need to be made in the west hedge to accommodate an emergency vehicular access and cycleways/ footpaths linking the site with the 3B Homes England site. Any detailed landscaping would be considered as a reserved matter.
- 9.43 The Parameter Plan succeeds in providing green corridors that include cycleways and footpaths, play areas and SUDs. These would run along the west and south edges and diagonally through the site. Green landscaped areas are also shown to the north and east peripheries of the site. The aims of the AAP Policies NS/14, NS/15 and Policies NH/2, NH/6 would, therefore, be met.
- 9.44 **Land Use & Building Heights**
In addition to areas of land for dwellings, the Parameter Plan for Land Use & Building Heights shows a foul pumping station, a Local Equipped Area of Play (LEAP), a Local Area of Play (LAP) and a wildlife area. The play areas would be centrally located. The foul pumping station and wildlife areas would be within the green sward along the southern edge.
- 9.45 The Parameter Plan also indicates area for buildings up to 3 storeys in height and areas for 4 storey buildings. The 3 storey buildings would occupy the larger amount of the site and would be located along the western and southern areas. The higher buildings would be towards the north-east quarter. It is noted that the existing buildings on site, which are located towards the north and north-east corner, are up to 4 storeys in height.
- 9.46 **Access & Movement**
- 9.47 The adjacent development, Site 3B, by Homes England, would provide local facilities including a Primary School, local centre and sports hub/community buildings. It is anticipated that these would also serve the

future residents of the Digital Park site. Good connectivity between the sites is therefore important. A joint statement between the three developers of Northstowe Extension has been produced to this end, entitled Northstowe Development Co-ordination Statement and Guiding Principles, Land West of Station Road.

9.48 A Parameter Plan (Access and Movement) shows the layout of the spine road, indication of access roads and a new vehicular access from Station Road. Negotiations have resulted in a less road dominated layout. An emergency access through to site 3B is shown, but vehicular traffic would be restricted under normal circumstances with removable bollards (see Condition 30).

9.49 Following negotiations, routes through the site for cyclists and pedestrians have been much improved and would connect well with the adjacent 3B site. It would be in accordance with the joint statement mentioned above (para 9.38).

9.50 A footpath/cycleway would run along the site where it fronts Station Road. It would connect up with the national cycleway to the north of the site and continue the cycle/footpath planned to the site frontage of the Endurance Estates site to the south. The applicant has worked jointly with the applicant for this site and the County Highway Authority to achieve this. An appropriate crossing point is also intended for cyclists and pedestrians to cross to the east side of Station Road (see Condition 32).

9.51 A fourth Parameter Plan has been submitted. This combines the information shown on the 3 Parameter Plans described above.

9.52 Overall, the applicant has responded positively to negotiation with the Council and Design Quality Panel and significant improvements have been made to the application. It would enable a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is, therefore, compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6, Policies NS14, and NS/ 15 of the Northstowe AAP and the NPPF

9.53 Carbon Reduction and Sustainable Design

9.54 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.

9.55 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more

will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

- 9.56 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.
- 9.46 Policy NS/23 of Northstowe AAP requires an exemplar of sustainability. The application is supported by an Energy and Sustainability Statement (revised following negotiations). Two options are proposed for the energy strategy; Option 1: use of an Air Source Heat Pump. Option 2: electric panel convector heaters and Edal heat pump cylinder plus the use of photovoltaic panels. Both options are capable of reducing carbon levels by at least 20%. The final choice of technology can be made at the reserved matters stage. This would be secured by Condition 38 below.
- 9.57 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to Condition 38 below, relating to carbon reduction technologies; Condition 39 requiring water efficiency; Condition 40 requiring sustainable show homes and: Condition 46 requiring overheating analysis.
- 9.58 The applicants have suitably addressed the issue of sustainability and renewable energy at this stage. Conditions will ensure the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020 and the Northstowe AAP.

9.59 Biodiversity

- 9.60 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 9.61 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by an Ecological Impact Assessment. This advises that the site is predominantly species-poor grassland. Flora has been noted, but none of particular note were found.
- 9.62 The site was found to be of negligible to low suitability for supporting important terrestrial invertebrates. Brown long-eared bats were found to be roosting in one building and the building is considered to be suitable for a maternity roost. There are no badger setts on site. Great crested newts have been found in a nearby pond off site.

- 9.63 The application has been subject to formal consultation with the Council's Ecology Officer. Additional information was requested, and a Baseline Biodiversity Net Gain calculation was submitted. No objections are now raised and conditions requiring a Construction Ecological Management Plan and a Landscape and Ecological Management Plan are recommended (see Conditions 13 and 14 below).
- 9.64 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.
- 9.65 Water Management and Flood Risk**
- 9.66 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 9.67 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 9.68 The applicant has submitted a Flood Risk Assessment. Whilst the site lies wholly within Flood Zone 1, there are several small areas at medium risk of surface water flooding. This is noted in the comments by local Ward Members. However, it is considered that the removal of the current undulating topography and installation of an effective drainage system would reduce the presence of surface water flooding on the site.
- 9.69 The Lead Local Flood Authority advise that the document demonstrates that surface water from the proposed development can be managed through the use of permeable paving, a swale and an attenuation pond, limiting discharge to a total of 3.6 litres per second. An existing watercourse will need to be culverted to enable the construction of a cycleway. Water quality has also been adequately addressed. The LLFA's original objections have been overcome and a condition requiring a detailed design to be submitted for approval is recommended (see Condition 21 below).
- 9.70 The Council's Sustainable Drainage Engineer has raised no objections to the application. Further information will be considered at the reserved matters stage. Conditions relating to surface water, management and maintenance, and foul drainage are recommended (see Conditions 21, 22 and 23 below).
- 9.71 Anglian Water has raised no objections and informative (see below) are recommended.
- 9.72 Longstanton Parish Council, whilst remaining neutral, raise concerns relating to flood data used, but are not specific about this (see para. 6.1 above).

- 9.73 Following the initial objection from the Lead Local Flood Authority (LLFA), further information has been submitted in a revised Flood Risk Assessment and Drainage Strategy revision G, September 2021.
- 9.74 Following the initial objection from the Lead Local Flood Authority (LLFA), further information has been submitted in a revised Flood Risk Assessment and Drainage Strategy revision G, September 2021.
- 9.75 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

9.76 Highway Safety and Transport Impacts

- 9.77 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 9.78 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 9.79 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.80 The application is supported by a Transport Assessment, Framework Travel Plan and a joint Technical Note for both the Endurance Estates Land and Digital Park.
- 9.81 A new access is proposed into the site from Station Road and the existing access is to be closed. Following advice from the County Council's Local Highway Authority and Transport Assessment Team, amendments have been proposed to show a 3.5 metre wide cycleway/footpath along the west side of Station Road to join up with the cycleway/footpath proposed at the site to the south. A crossing point is also show to the east side of Station Road.
- 9.82 Local Ward Members have raised concern of visibility for cyclists accessing the site at the proposed main junction. The Local Highway Authority has raised no concerns to this. Details will be considered at the Reserved Matters stage.

- 9.83 There would be good cycling and pedestrian connectivity running through the site to Site 3B and the facilities proposed there, and through to the Endurance Estates site, as envisaged in the joint statement for Northstowe Extension. There would also be good connectivity with the Busway, the national cycle route and the rest of the Northstowe development.
- 9.84 A cycle/pedestrian crossing point over Station Road is required and this would ensure cycle/pedestrian connectivity to the main part of Northstowe, in the event that the Endurance Estate development is built after the Digital Park site.
- 9.85 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority and Transport Assessment Team, who raise no objection to the proposal subject to conditions and S106 mitigation.
- 9.86 A forecast for trip generation and distribution has been submitted. It is considered that the majority of vehicles leaving the site would travel south. The applicant has modelled the Cambridge Guided Busway, the proposed site access at the Park and Ride junction, and the junctions of Stirling Road and Pathfinder Way with the B1050. The forecasts take into account other development in the area. The assessment shows that the CBG busway junction would operate within capacity in 2036. It also shows that the park and ride junction would operate within capacity in 2036. This is agreed by the County Highway Authority.
- 9.87 The applicant has also modelled the C1050 junctions of Pathfinder Way and Stirling Road with the Northstowe Phase 3 traffic flows and the traffic generated by both Digital Park and the Endurance Estates applications.
- 9.88 In future years these junctions would operate over capacity on the southbound arm of the B1050 in the morning peak. However, this can be mitigated by changing the signal timings at the junctions and it is anticipated by the County Highway Authority that this will be carried out using funds from existing approved developments for the Northstowe Extension.
- 9.89 The conditions and mitigation are as follows.
Conditions:
- To ensure a safe connection with the cycle path running parallel to the Busway (Condition 27);
 - The submission of a Travel Plan (Condition 28);
 - To limit development until a replacement bus shelter is provided opposite 2 Station Road (Condition 29);

- To ensure connectivity to the site to the west, for cyclists and pedestrians (Condition 30)
- To connect the cycleway/footpath along Station Road with the south (Condition 31);
- To provide a cycle/pedestrian crossing point over Station Road (Condition 32);
- Submit details for the management and maintenance of streets (Condition 33);
- Construction of roads and paths to binder course prior to occupation (Condition 34);
- Closure of the existing access (Condition 35);
- Laying out of the proposed access prior to first occupation (Condition 36);
- Turning space within site prior to first occupation (Condition 37);

Mitigation by S106 Agreement:

- Contribution of £34,000 towards the improvement of connectivity between this area and Northstowe;
- Contribution of £86,000 towards new cycle and improving cycle routes in the surrounding area;
- Contribution of £45,000 towards the Cambridge Guided Busway capital cost;
- Contribution of £11,000 towards bus stop shelter maintenance to be passed to Willingham Parish Council.

9.90 Subject to conditions and S106 mitigation as applicable, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

9.91 Cycle and Car Parking Provision

9.92 Details of car and cycle parking will be considered at the Reserved Matters stage.

9.93 Amenity

9.94 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development

which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

- 9.95 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
- 9.96 The residential amenity of properties within the development will be considered at the Reserved Matters stage.
- 9.97 Wide landscaping swathes are proposed to the west and south boundaries of the site. This will ensure good relationships with buildings of the two adjoining development sites.
- 9.98 **Neighbouring Properties**
No objections have been received with regard to the impact of the development upon the amenities of existing residential properties. There are existing dwellings to the north of the busway and to the east of Station Road. The distances and orientation of these properties are such that the development of the Digital Park site could be achieved without any significant loss of privacy, sunlight, daylight or having an overbearing impact on the existing dwellings.
- 9.86 At this outline planning application stage, there is no conflict with Policies HQ/1 (n) or H/12. Details will be considered at the Reserved Matters stage.

9.99 Construction and Environmental Health Impacts

- 9.100 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 9.101 The Council's Environmental Health Team have assessed the application and no objections are raised subject to conditions.
- 9.102 The potential for site contamination has been investigated. There is the potential for contamination to the north of the site, due to its former use as Longstanton Station and the more recent commercial uses. A condition (Condition 18) is therefore recommended to ensure further investigation and the carrying out of any remedial work, if necessary.
- 9.103 A condition is recommended to control noise, vibration and dust during the construction phase in order to protect nearby residential amenity.

- 9.104 The impact of traffic noise on the proposed residential properties is considered in the submitted Noise Impact Assessment. Detailed specifications will be required at the Reserved Matters phase under Condition 18.
- 9.105 The impact of artificial lighting for the potential to cause nuisance and detriment to residential amenity will be considered at the Reserved Matters stage. Condition 44 specifies the requirements.
- 9.106 No objections are raised regarding air quality. A condition (Condition 47) is recommended, requiring a site-based Low Emissions Strategy to be submitted for approval.
- 9.107 Summary
- 9.108 The proposal, in its outline form, subject to the recommended conditions, would be able to adequately respects the amenity of its neighbours and of future occupants. It would, therefore, not conflict with the requirements of policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be considered at the Reserved Matters stage, but with the recommended conditions, would be able to be able to accord with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

9.109 Third Party Representations

- 9.110 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Piecemeal development of Northstowe	This is a necessary part of the process of providing new homes to meet the 5-year housing land supply
No need for more homes	The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply supports the need for more homes in the district.
Existing GP surgery and dentist cannot cope with more patients.	A new healthcare centre will be provided within the civic hub located in Phase 2; this will be expanded to meet the needs of the Northstowe Extension population.
Encroachment on the countryside	The principle of development on this part of the countryside is accepted under the adopted development plan. The north part of the site is brownfield land.
Would set a precedent	As above
Covid lock down didn't allow discussions to take place	The determination of planning applications has continued during the pandemic and the public have been notified of the application

	and amendments during the processing of the application, first received in April 2020.
Would prefer to see a wildlife park	This is not a valid reason to refuse the development and the application must be considered on its own merits.
Longstanton Parish Council as a trustee has a conflict of interest	Longstanton Parish Council is not the decision- making authority on this application.

9.111 Open Space and Recreation

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

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

9.113 Based on the proposed mix of housing provided the following would be required:

- Outdoor sports space: - 0.33 ha
- Formal children’s play space: - 0.08 ha max
- Informal children’s play space: - 0.08 ha max
- Informal open space: - 0.08 ha
- Allotments and community orchards: - 0.08 ha

9.114 It is estimated that the population of Digital Park would be 206 people.

9.115 The green infrastructure would include public open space around the edges of the site and running diagonally through the site. This would amount to 0.85 ha, which is at 4.13 ha per 1,000, a generous amount for the size of the site, based on a population of 2.57 per dwelling.

9.116 Incorporated within this open space is a wildlife area, a community orchard, a centrally located Local Equipped Area of Play (LEAP) and Local Area of Play (LAP) of 0.03 ha and 2 SuDS basins.

9.117 To meet the policy requirements for allotment and orchard land for this site 824 sq metres would be required. Fifty percent can be required on site. The remainder can be provided either off site or by financial contribution towards the community gardens in Phase 3b or Phase 1.

- 9.118 The development would need to make a financial contribute towards a Neighbourhood Equipped Area of Play (NEAP) on the adjoining development. Outdoor sport is also proposed on the adjoining site 3B that would serve this development. A financial contribution would be required towards this.
- 9.119 Future residents of this development will benefit from the indoor sports facilities to be provided in Phases 1 and 2 and appropriate off-site contribution towards this to enhance the facilities will be required.
- 9.120 With the aforementioned facilities and contributions, the proposal would accord with the requirements of policy SC/7 of the Local Plan.
- 9.121 **Other Matters**
- 9.122 The development would generate a need for faith space and burial land. These could not reasonable be provided on the site and contributions towards each would be required. A faith space will be required as part of the community building to be provided within Phase 1.
- 9.123 The site is located in an area designated as a Sand and Gravel Mineral Safeguarding Area and Policy CS26 of the Minerals and Waste Core Strategy needs to be adequately addressed. A condition (see Condition 12 below) is recommended requesting a Detailed Waste Management and Minimisation Plan to be submitted for approval prior to the commencement of development, to safeguard the extraction of any minerals that may be present.
- 9.124 The development will generate a need for the processing of domestic waste and financial contributions will be required for the provision of household waste receptacles and household recycling.
- 9.125 The County Archaeologist advises that the site lies within an area of archaeological potential. The area north of Longstanton is known to comprise a predominantly Roman settlement, with evidence of some Iron Aga and Saxon occupation. A condition requiring archaeological works is, therefore, justified, see Condition 16 below.
- 9.126 The developer proposes the spine road to be of adoptable standards. The developer will be required to submit details for the management and maintenance of streets, drainage systems, landscaped areas and ecology(see Conditions 13, 22 and 33).
- 9.127 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district. A condition is proposed to ensure this provision.

9.128 The Quality Design Panel has been consulted twice. The scheme has been amended in line with the recommendations of the Panel.

9.129 The applicant has advised that water consumption for the dwellings will be restricted to less than 110 litres per person per day. This is to be secured under Condition 39 below and is in accordance with Policy CC/4.

9.130 Planning Obligations (S106)

9.131 The Community Infrastructure Levy Regulations 2010 (as amended by the Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019) have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

9.132 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council’s Local Plan and the NPPF.

9.133 Policy TI/8 ‘Infrastructure and New Developments’ states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

9.134 Heads of Terms

9.135 The Heads of Terms, as identified, are to be secured within the S106 Agreement and are set out in the summary table below:

Heads of Terms Table

	Policy basis	Obligation detail	Trigger	indexation	Current situation
County Highways/Transportation					

1	Policy T1/2, T1/8	Cycle and pedestrian link along west side of Station Road;	tbc	BCIS	
2	Policy T1/2. T1/8	controlled crossing over B1050; Improvements to bus stop north of busway (west); tactile paving to access;	tbc	BCIS	
3	Policy T1/2, T1/8	Pedestrian/cycling path along east side of B1050 to link with facilities at The Green/park and ride access.	tbc	BCIS	
County Education					
4	Policy SC/4, T1/9	Early years £20,713 per place, 16 eligible for free spaces required = £331,408 max	Tbc 50% before 1st occupation, 50% before 40 th occupation	BCIS 1Q2020	Using indicative housing mix in the DAS = £166,151
5	Policy SC/4, T1/9	Primary school £20,713 per place, 32 spaces required = £662,816 max.	50% before 1st occupation, 50% before 40 th occupation	BCIS 1Q2020	Using indicative housing mix in the DAS = £333,040
6	Policy SC/4, T1/9	Secondary school £24,013 per place, 20 spaces = £480,260 max	Tbc 50% before 1st occupation, 50% before	BCIS 1Q2020	Using indicative housing mix in the

			40 th occupation		DAS = £186,062
7	Policy SC/4	Libraries - Adult and children's books; Information books and leaflets: Local studies and tourist info.- Northstowe Library: £149 per resident. Residents at average 2.5 per dwelling = £29,800.	Before 40 th occupation.	tbc	
Waste					
8	Policy SC/4	household recycling services £190 per dwelling = £15,200.	tbc	BCIS	
9	Policy SC/4	Household waste receptacles – £75 per house Flats (based on 2 beds) £360 per 1100 litre bin.	Before 1 st occupation.	tbc	
Community Development					
10	Policy SC/4	Management and maintenance strategy for open space and public realm and commuted sum to support these arrangements. Commutated sum (£70.20 per person at 2.57 per dwelling) = £14,461 per year for 10 years	Strategy by 1 st occupation. Commutated sum by 40 th occupation.	Building Cost All-in Tender Price Index to 1 st quarter of financial year 2008/9.	

11	Policy SC/2, SC/7	Allotment and orchard land: 0.4ha per 1,000 people = 824sq m. 50% can be provided on-site. For the remainder either off-site or by financial contribution towards the community gardens on Phase 3B or Phase 1.	tbc	tbc	
12	Policy SC/4, SC/7	NEAP (on adjoining development parcel) - £38,853	Before 80 th occupation.	tbc	
13	Policy SC/4, SC/7	Outdoor Sport (on neighbouring phases) £372.06 per person = £76,644.36	Before 40 th occupation.	(Building Cost All-in Tender Price Index) to 1 st quarter of financial year 2008/9.	
14	Policy SC/6, SC/7	Indoor sport £35,301 towards indoor sports hall and £39,330 towards swimming pool in Phase 2.	Before 40 th occupation.	BCIS	
15	Policy SC/4	Indoor community facilities and Faith space would be achieved by contribution towards the Community Building in Phase 1 £75,800	Before 40 th occupation	BCIS	

16	Policy SC/4	Burial Land – £210 per dwelling = £16,800 (Unless the applicant can demonstrate an alternative strategy in conjunction with the other developers of the extension land contributing to the shared planning statement provided. The applicant needs to adhere to the Burial Strategy which is to come forward for Phases 2/3 and must make this commuted sum available as a minimum requirement meanwhile.)	Before 80 th occupation.	CPI	
17		Provision to ensure biodiversity net gain of 10%. This may be provided through an offset programme brokered by the Environment Bank.	tbc	tbc	
18	Policy SC/4	Community Support Contribution = £36,000 by instalments	Before 40 th occupation.	CPI	
19	Policy SC/4	Small Grants Scheme = £1,000	Before 1 st occupation.	CPI	
20	Policy SC/4	Community Endowment to support Northstowe Town Council = £7,550	Before 40 th occupation.	CPI	
Affordable Housing					

21	Policy H/9, H/10	40% Affordable. 5% to meet needs of older people. 70% Affordable Rent. 30% Shared Ownership. Rent level for affordable dwellings 80% market rate. Subject to Vacant Building Credit	tbc	tbc	Amend affordable Housing to 33% due to vacant building credit.
22	Policy SC/4	S106 monitoring - £1,000 (tbc)	Before 1st occupation.	CPI Date of Deed	

9.136 The County Highway Authority have requested items 1 to 3 of the HoT and confirm that the mitigation package is essential to mitigate the development. These accord with the CIL Regulations and are directly related to the development and fairly and reasonably relate in scale and kind.

9.137 The County Education Authority have requested items 4 to 7 of the HoT and confirm that these are necessary to meet the needs of the new population generated by the development and reflect the guidance of Policy SC/4 of the Local Plan.

9.138 Item 8 is required by the Cambridge County Council to mitigate the cost of recycling the household waste that would be generated by the development. Item 9 is required to meet the cost of providing household waste receptacles for the occupants of the proposed development.

9.139 Items 10 to 20 and 22 are required to meet the needs of the new population and to mitigate the financial pressure on the public sector and to support projects related to the community on the site.

9.140 Item 20 is required to provide the necessary housing provision of the new population in accordance with Policies H9 and H10.

9.141 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy (Amendment)

(England)(No.2) Regulations 2019 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

9.142 Planning Balance

- 9.143 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 9.144 The development will provide housing towards the Council's 5 years housing land supply and will meet the requirements of policies within the adopted local plan. Any harm will be offset by the planning obligations as set out in the Heads of Terms or through the requirement of the proposed conditions.
- 9.145 Having taken into account the provisions of the development plan, NPPF and NPPG guidance the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions and the applicant first entering into a S106 Agreement.

9.146 Recommendation

- 9.147 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

-Satisfactory completion of a Section 106 Agreement which includes the Heads of Terms (HoTs) as set out in the report with minor amendments to the Heads of Terms as set out delegated to officers.

- 9.148 In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.

10 Planning Conditions

Approved drawings

CSA/4180/114 rev D - Parameters Plan
CSA/4180/117 rev A - Parameter Plan Access and Movement
CSA/4180/118 rev A - Parameter Plan Green Infrastructure
CSA/4180/119 rev A - Parameter Plan Land Use and Building Heights

1. Details of Reserved Matters

No development shall commence until details of the appearance, means of access (other than the main vehicular access to the site), landscaping,

layout and scale, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

2. Time Limits

Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Drawings

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.

4. Phasing

No development shall commence apart from enabling works, earthworks and strategic engineering elements, until such time as a Site Wide Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority. This shall include the delivery of connections to the adjacent planned development sites and land to the north, south and west of the application site. The phasing shall be carried out as approved.

Reason: To secure the coherent and comprehensive development of the site and a reasonable timescale for the benefit of future occupiers and other residents in accordance with policies SS/5, HQ1 and HQ2 of the South Cambridgeshire Local Plan 2018 and Policy NS/2 of the Northstowe Area Action Plan (2007).

5. Design Principles Compliance Statement

Prior to, or concurrently with the submission of any Reserved Matters applications, a Design Principles Compliance Statement, shall be submitted to the Local Planning Authority for Approval. The Design Principles Compliance Statement shall set out how the Reserved Matters comply with the principles and parameters established by this outline approval, the Development Co-ordination Statement and Guiding

Principles (May 2021) and the Design and Access Statement (August 2021), including:

- a) The overall vision for the development;
- b) Street and Frontage hierarchy, including typical street cross-sections, primary frontages, pedestrian access points, fronts and backs and threshold definition;
- c) Cycle and Car parking strategy (residents and visitors) for different building types including setting out principles to govern the amount, location and layout of parking, including for people with disabilities, EV-charging and secure cycle storage;
- d) Details of waste and recycling provision for all building types and recycling points;
- e) Details of measures to minimise opportunities for crime;
- f) How the design of the development promotes accessibility and takes into account mobility and visually impaired users;
- g) Approach to incorporation of ancillary infrastructure/buildings such as substations, pumping stations, meter boxes and external letterboxes, required by statutory undertakers as part of building design;
- h) Details of cycle path and footpath connections to the adjacent planned developments and land to the north, south and west of the site.
- i) Site and floor levels.

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

Reason: To ensure high quality design and coordinated development in accordance with policies SS/5 and HQ1 of the South Cambridgeshire Local Plan (2018) and Policies NS/1, NS/2, and NS/11 of the Northstowe Area Action Plan (2007).

6. Materials

No development shall take place above ground level on any phase, except for demolition, until details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include samples of bricks and detail of all other materials. Development shall be carried out in accordance with the approved details.

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

7. Public Art

No development shall take place above ground level on any phase, except for demolition, until a Public Art Strategy has been submitted and approved in writing by the Local Planning Authority. The strategy shall be implemented prior to occupation of the 50th dwelling.

.Reason: To ensure the delivery of public art Policy HQ/2 of the South Cambridgeshire Local Plan 2018.

8. **Hard and Soft Landscaping**

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

- a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed);
- b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme; details of any biodiverse roofs; and details of any tree pits;
- c) boundary treatments indicating the type, positions, design, and materials of boundary treatments to be erected.
- d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

The hard and soft landscaping shall be carried out as approved.

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.

9. **Landscape Maintenance**

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

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

10. **Housing Mix**

As part of a reserved matters application for any phase a balanced mix of dwelling sizes, types and tenures will be included to meet projected future household needs within South Cambridgeshire. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing.

Reason: To ensure the delivery of a mix of housing to meet the needs of different groups within the community in accordance with policies H/9 of the South Cambridgeshire Local Plan (2018).

11. Local Equipped Area of Play

No development shall take place above ground level on any phase, except for demolition, until details of the proposed Local Equipped Area of Play (LEAP) shall be submitted to the Local Planning Authority for written approval, including details of their management and maintenance.

The LEAP shall be completed on site prior to occupation of the 50th dwelling and maintained thereafter in accordance with the approved details.

Reason: To ensure delivery of sufficient open space to meet the health and wellbeing of the community in accordance with Policy SC/7 of the South Cambridgeshire Local Plan.

12. Detailed Waste Management and Minimisation Plan

Prior to the commencement of development or any reserved matters approval, a Detailed Waste Management and Minimisation Plan (DWMMP) shall be submitted to and approved in writing by the local planning authority.

The Detailed Waste Management & Minimisation Strategy (DWMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The DWMMP shall include details of:

- a) Construction waste infrastructure including a construction material recycling facility to be in place during all phases of construction;
- b) anticipated nature and volumes of waste and measures to ensure the maximisation of the reuse of waste;
- c) measures and protocols to ensure effective segregation of waste at source including waste sorting, storage, recovery and recycling facilities to ensure the maximisation of waste materials both for use within and outside the site, including how any sand and gravel incidentally extracted will be handled and where practicable made available for use;
- d) any other steps to ensure the minimisation of waste during construction;
- e) the location and timing of provision of facilities pursuant to criteria a/b/c/d;
- f) how the proposals in the DWMMP will be monitored;
- g) the proposed timing of submission of a Waste Management Closure Report to demonstrate the effective implementation, management and monitoring of construction waste during the construction lifetime of the development;
- h) a RECAP Waste Management Guide toolkit shall be completed, with supporting reference material;

i) proposals for the management of municipal waste generated during the occupation phase of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable material, access to storage and collection points by users and waste collection vehicles.

REASON: In the interests of maximising waste re-use and recycling opportunities; and to comply with policy CS28 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy (2011) and the Recycling in Cambridgeshire and Peterborough (RECAP) Waste Design Guide 2012; and to comply with the National Planning Policy for Waste October 2014; and Guidance for Local Planning Authorities on Implementing Planning Requirements of the European Union Waste Framework Directive (2008/98/EC), Department for Communities and Local Government, December 2012. Also to ensure that waste is managed sustainably during the occupation of the development in accordance with objectives of Policy 4 of the Cambridgeshire and Peterborough Structure Plan (2021).

13. Landscape and Ecology Management Plan

A Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority concurrently with the submission of the first approval of reserved matters. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a ten year period);
- g) Details of the body or organisation responsible for implementation of the plan;
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results form monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

14. Construction Ecological Management Plan

No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning

authority. The CEcMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of biodiversity protection zones.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve

and enhance ecological interests in accordance with Policies HQ/1 and NH/4

of the South Cambridgeshire Local Plan 2018.

15. Existing Hedgerow

No part of the existing hedgerows along the western and southern boundaries of the site shall be removed, unless first agreed to in writing by the Local Planning Authority. The exceptions to this are at the points of access approved under reserved matters.

Reason: To safeguard biodiversity interests and the character of the area in accordance with Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

16. Archaeology

No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI) which has been submitted to and approved by the local planning authority in writing. For land that is included within

the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:

- a) the statement of significance and research objectives;
- b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- c) The timetable for the field investigation as part of the development programme;
- d) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material.

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16 and Policy NH/14 of South Cambridgeshire Local Plan 2018.

17. Construction Management

No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a) Demolition, construction and phasing programme.
- b) Contractors' access arrangements for all vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures, together with proposals to control and manage traffic using the agreed route and to ensure no other local roads are used by construction traffic (or site traffic).
- c) Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d) Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays.
- e) Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil materials including audit trails.
- f) Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-

- 1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g) Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
 - h) Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
 - i) Use of concrete crushers.
 - j) Prohibition of the burning of waste on site during demolition/construction.
 - k) Site artificial lighting including hours of operation, position and impact on neighbouring properties.
 - l) Drainage control measures including the use of settling tanks, oil interceptors and bunds.
 - m) Screening and hoarding details.
 - n) Access and protection arrangements around the site for pedestrians, cyclists and other road users.
 - o) Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
 - p) External safety and information signing and notices.
 - q) Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- Development shall be carried out in accordance with the approved DCEMP.

No works shall commence on site until all measures and controls associated with the approved route for construction traffic has been provided to the satisfaction of the Local Planning Authority.

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

18. Contaminated Land

No development shall take place until:

- a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved by the Local Planning Authority.
- b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.

c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

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

19. Completion of Remediation Work

Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 18 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

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

20 Unexpected Contamination

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

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

and in accordance with Policy CC/9 of the South Cambridgeshire Local Plan 2018.

21. Surface Water Drainage

No laying of services, creation of hard surfaces or erection of a building shall commence until a detailed design of the surface water drainage of the site has been submitted to and approved in writing by the Local Planning Authority. Those elements of the surface water drainage system not adopted by a statutory undertaker shall thereafter be maintained and managed in accordance with the approved management and maintenance plan.

The scheme shall be based upon the principles within the Flood Risk Assessment and Drainage Strategy (EAS ref: 2807/2021 Rev G) dated 2 September 2021 and shall also include:

- 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, attenuation and flow control measures, including levels, gradients, dimensions and pipe reference numbers, designed to accord with the CIRIA C753 SuDS Manual (or any equivalent guidance that may supersede or replace it);
- d) Full detail on SuDS proposals (including location, type, size, depths, side slopes and cross sections);
- 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) Demonstration that the surface water drainage of the site is in accordance with DEFRA non-statutory technical standards for sustainable drainage systems;
- j) Full details of the maintenance/adoption of the surface water drainage system;
- k) Permissions to connect to a receiving watercourse or sewer/formal agreement from a third party if discharging into their system is proposed, including confirmation (and evidence where appropriate) that sufficient capacity is available. The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG;
- l) 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 and to ensure that the principles of sustainable drainage can be incorporated into the development, noting that initial preparatory and/or construction works may compromise the ability to mitigate harmful impacts, and in accordance with Policies CC/8 and CC/9 of South Cambridgeshire Local Plan 2018.

22. Management and maintenance drainage system

Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the 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.

23. Foul drainage

No development hereby permitted shall be commenced until a foul water drainage scheme for the site, including connection point and discharge rate, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before any dwellings are occupied.

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 and in accordance with Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan 2018.

24. Local Emission Strategy

Prior to the first occupation of the first dwelling, a site-based Local Emission Strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall include the following:

- a) Sustainable Transport Measures including electric vehicle charging provision in accordance with section 3.6. Pollution of the Greater Cambridge Sustainable Design and Construction SPD 2020
- b) An implementation plan for each of the proposed measures. The development shall be carried out in accordance with the approved LES and retained as such.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

25. Implementation of the Energy Strategy

Future Reserved Matters applications will include an Energy Strategy, outlining the approach to reducing energy demand and associated carbon emissions reductions in line with the energy strategy options presented in the Energy and Sustainability Statement, Digital Park (Stanstead Environmental Services, 15th January 2021, version 4).

As a minimum, a 20% reduction on Part L 2013 will be required. Future reserved matters applications will be required to review and subsequently

update/uplift this target when future changes to Part L of the Building Regulations come into force, and/or in line with future adoption of higher standards through the Greater Cambridge Local Plan, with a revised Energy Strategy submitted for approval by the local planning authority.

Reason: To reduce carbon emissions and deliver an exemplar in sustainable living (Northstowe Area Action Plan policies NS/2 and NS/23)

26. Fire Hydrants

No development above ground level on any phase, other than demolition shall

commence until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the

Cambridgeshire

Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use, in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018.

27. Paths to Busway

Prior to any construction above slab level, details shall be submitted to and approved in writing by the Local Planning Authority, showing measures to be installed to ensure the safe connections of the proposed pedestrian and cycle paths to the existing path running adjacent to and parallel to the Busway, directly to the north of the site. The work shall be carried out as approved.

Reason: In the interests of highway safety and in accordance with South Cambridgeshire Local Plan 2018, Policies, T1/2, T1/8.

28. Travel Plan

No dwelling shall be occupied until a Framework Travel Plan has been submitted for the approval of the Local Planning Authority.

The Framework Travel Plan submission will identify a package of measures

consistent with the aim of reducing reliance on the car, and should include (but not be limited to) providing information on / promoting the use of alternative modes of transport, by:-

i) The appointment of a travel plan co-ordinator,

ii) The establishment of targets for modal shift,

iii) The details of measures to be employed to achieve the identified targets,

iv) Mechanisms for ongoing monitoring and review of targets and travel plan measures,

v) Details of penalties and/or additional measures to be investigated /

implemented in the event that the identified targets are not met.

- vi) Public transport information and ticket details;
- vii) Cycle provision and associated infrastructure;
- viii) Walking and cycling initiatives;
- ix) Improving overall links to public transport infrastructure within Northstowe and to adjacent villages;
- x) Opportunities for alternative modes of transport and management of site operatives during construction; and
- xi) including binding methods of delivery, review, and monitoring of the measures in the Travel Plan (including the requirements of this condition).

The approved Framework Travel Plan shall be implemented as a Travel Plan during the first twelve months following the first occupation within each Development Parcel. Following the expiry of this period of time or such other period of time as may be agreed under part xi) of this condition, a review of the Plan shall be carried out, and submitted to the Local Planning Authority for approval. The review will identify any refinements and clarifications deemed necessary to the Plan.

The occupation and use of the development shall comply with the requirements of the Travel Plan or the revised plan approved under this condition, at all times.

Reason: To ensure the satisfactory functioning of the development, to promote the use of a range of modes of transport and minimise the use of the car in accordance with Policies S/2, S/3, CC/1, HQ/1, T1/2, T1/3 and T1/8 of the South Cambridgeshire Local Plan (2018) and Policies NS/1, NS/10, NS/11 and NS/27 of the Northstowe Area Action Plan.

29. Existing bus shelter

None of the approved dwellings shall be occupied until works to replace the existing shelter, to include stop cage and road markings, for the southbound bus stop located opposite 2 Station Road have been carried out to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interest of highway safety and the provision of appropriate sustainable transport in accordance with South Cambridgeshire Local Plan 2018, Policies T1/2, T1/8, S/3.

30. Connectivity

The development shall provide connectivity with the adjoining development site to the west of the site for pedestrians and cyclists without encumbrance. The development shall also provide an emergency vehicular access to the development site to the west, without encumbrance, other than removable bollards.

Reason: To ensure good access and permeability is provided throughout the site in accordance with South Cambridgeshire Local Plan 2018 Policies SS/5, HQ/1, T1/2, T1/8 and Northstowe Area Action Plan Policy NS/11.

31. Pedestrian/ Cycleway & Culverting

Prior to occupation of any dwellings, the 3.5m wide footway/cycleway along the frontage of Station Road shall be provided to connect to the footway/cycleway to the south, once that is constructed. The path shall be provided along the entire length of the site frontage to Station Road between the guided bus signals to the north and the adjoining land to the south and shall include the diversion or culverting of any drain along the frontage, in accordance with the details to be submitted and agreed in writing by the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interest of highways safety and to promote walking and cycling in accordance with South Cambridgeshire Local Plan 2018, Policy TI/2, T1/8 and Northstowe Area Action Plan Policy NS/10 and NS/11.

32. B1050 crossing

Prior to the first occupation of any of the dwellings, a crossing facility shall be provided for pedestrians and cyclist to enable access to a shared pedestrian and cycle path on the east side of the B1050, to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interest of highways safety and to promote walking and cycling in accordance with South Cambridgeshire Local Plan 2018, Policy TI/2, T1/8 and Northstowe Area Action Plan Policy NS/11.

33. Management and Maintenance of Street

There shall be no development above slab level until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with South Cambridgeshire Local Plan 2018, Policy T1/8.

34. Construction of roads, footways and cycleways

Prior to the first occupation of any dwelling the road(s), footway(s) and cycleway(s) shall be constructed to at least binder course surfacing level from the dwelling to the adjoining County Road in accordance with the details approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory development of the site and to ensure estate roads are provided to a suitable and safe standard during the

construction of the site, in accordance with South Cambridgeshire Local Plan 2018, Policy T1/8.

35. Closure of existing access

The existing accesses to station road shall be permanently and effectively closed and the footway / highway verge shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority within 42 days of the bringing into use of the new access.

Reason: In the interests of highway safety and in accordance with South Cambridgeshire Local Plan 2018, Policy T1/8.

36. Vehicular access

Prior to the first occupation of any dwellings the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification and in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, showing the crossing of the ditch/watercourse along the site frontage.

Reason: In the interests of highway safety and to ensure satisfactory access into the site and in accordance with South Cambridgeshire Local Plan 2018, Policy T1/2 and T1/8.

37. Turning space

Prior to the first occupation of the development sufficient space shall be provided within the site to enable vehicles to:

- a) enter, turn and leave the site in forward gear
- b) park clear of the public highway

The area shall be levelled, surfaced and drained and thereafter retained for that specific use.

Reason: In the interests of satisfactory development and highway safety and in accordance with South Cambridgeshire Local Plan 2018, Policy T1/8.

38. Sustainability Strategy

All reserved matters applications on any phase shall be accompanied by a Sustainability Statement setting out how the proposals will deliver a minimum 10% reduction in on-site carbon emissions against Building Regulations Part L, having regard for the measures set out in the Sustainability Statement (Create Consulting Engineers, July 2020), updated Design and Access Statement (March 2019) and Energy Statement (Create Consulting Engineers, July 2020).

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings, in accordance with Policies CC/1, CC/3, CC/6, and HQ/1 of the South Cambridgeshire Local Plan (2018), policy NS/23 of the Northstowe

Area Action Plan and the Greater Cambridge Sustainable Design and Construction SPD 2020.

39. Water efficiency

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

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

40. Sustainable show homes

If a show home is proposed on site, a strategy for the delivery of a sustainable show home must first be submitted to and approved in writing by the Local Planning Authority. This strategy shall include the following:

- a) a plan showing the location of the sustainable show home(s)
- b) an indicative timetable for delivery of the sustainable show home(s)
- c) sustainability targets to be achieved in the construction/design of the show home(s)
- d) sustainable alternatives available for purchase by prospective house buyers (to include measures such as energy efficiency, renewable technologies, water conservation, waste and recycling and overheating) and how this will be marketed.

The strategy for the show home shall be implemented in full accordance with the approved details.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings in accordance with Policy CC/5 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

41. Space standards

The residential dwellings hereby approved shall, as a minimum, accord with the Technical Housing Standards - Nationally Described Space Standards (2015) or any successor document applicable at the time of submission of the relevant reserved matters. This shall be demonstrated on the floor plans, elevations and sections submitted for each dwelling in respect of the reserved matters of layout and scale.

Reason: To ensure new residential units meet or exceed the government's residential space standards, in accordance with policy 50 of the

Cambridge Local Plan 2018 and policy H/12 of the South Cambridgeshire Local Plan 2018.

42. Accessible and adaptable buildings

Not less than 5% of residential dwellings within each reserved matters phase containing residential development shall be designed to meet the accessible and adaptable dwelling M4 (2) standard of the Building Regulations 2010. This provision shall be split evenly between the affordable and market residential units in each Development Parcel rounding to the nearest whole number. In the event that such standards are replaced by an alternative measure for building design applicable at the time of submission of such reserved matters, the equivalent measure shall be applicable to the relevant part of the proposed development.

Reason: To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted Local Plan 2018.

43. Broadband

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

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

44. Lighting

Within each reserved matters application for any phase that includes any form of external lighting illumination, an artificial lighting scheme to include details of the height, type, position and angle of glare of any final site lighting / floodlights, the intensity of illumination and predicted horizontal and vertical isolux lighting contours and an assessment of artificial lighting impact on any sensitive residential premises on and off site shall be submitted to and approved in writing by the Local Planning Authority before the external lighting is erected. The details and measures so approved shall be carried out and maintained thereafter in accordance with the approved details.

Reason: The details of the artificial lighting scheme are required before the erection of any external lighting, to protect the character and appearance of the area, the amenity of existing and future residential properties, and biodiversity in accordance with Policies NH/4 and SC/9 of the South Cambridgeshire Local Plan 2018.

45. Tree Protection

Prior to the commencement of development and prior to demolition, ground work and vegetation clearance a Tree Protection Strategy shall be submitted to and approved in writing by the Local Planning Authority. The tree Protection Strategy shall include details of timings of events,

protective fencing and ground protection measures. This should comply with BS5837. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To protect trees and hedges and to safeguard biodiversity interests and the character of the area in accordance with Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan 2018.

46. Overheating Analysis

All future reserved matters applications shall undertake overheating analysis of a sample of units to ensure that homes are not at risk of overheating. Overheating analysis must be undertaken using the latest CIBSE overheating methodology and include an assessment of future climate scenarios using 2050 weather data (medium to high emissions scenario) as a minimum. In order to design out the risk of overheating, the cooling hierarchy should be employed, prioritising architectural responses to minimise risk before considering mechanical ventilation.

Reason: To ensure that the development is able to accommodate the impacts of climate change (Northstowe Area Action Plan, Policy NS/2).

47. Air Quality

The recommended standards shall be met for the following:

a. Boilers Emission Rating

Dry NO_x emission rating of 40mg NO_x/kWh

b. Combined Heat and Power (CHP) Emission Rating (for gas fired CHP)

- Spark ignition engine: less than less than 150 mgNO_x/Nm³
- Compression ignition engine: less than 400 mgNO_x/Nm³
- Gas turbine: less than 50 mgNO_x/Nm³

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

48. Dead or Dying Trees

Trees will be planted in accordance with the approved planting proposal so as to ensure establishment and independence. 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.

INFORMATIVES

Highways

This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.

Highways

The applicant is advised that to discharge Condition HDMC 02 the Local Planning Authority requires a copy of a completed agreement between the Applicant and the Local Highway Authority under Section 38 of the Highways Act 1980 or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Environment Agency

Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS): All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, we would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G13.

Pollution Control: Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or impermeable parking areas for fifty car park spaces or more and hardstandings should

be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Foul Water Drainage: Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available. Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

Contamination by storage tanks: Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters

Conservation: Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.

De Watering: There have been changes to the licensing process for de-watering purposes. A provision of the Water Act 2003 was that abstraction of water for de-watering purposes would require an abstraction licence. This provision is now being implemented and we are inviting applications from existing abstractors from January 2018. There will be a transitional period where abstractors will have up to two years to apply for a licence of a previously exempt activity. When the 2 year application period has closed the Environment Agency can take up to a further 3 years to determine any application. More information on this and how to apply for a de-watering licence can be found on our website using the below link: <https://www.gov.uk/guidance/apply-for-a-new-abstractionlicence-for-a-currently-exempt-abstraction>

Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS): All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer. The water environment is potentially vulnerable and there is an increased potential

for pollution from inappropriately located and/or designed infiltration (SuDS). We consider any infiltration (SuDS) greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. All need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 to G13 which can be found here: <https://www.gov.uk/government/collections/groundwater-protection>. In addition, they must not be constructed in ground affected by contamination and if the use of deep bore soakaways is proposed, we would wish to be re-consulted. The proposals will need to comply with our Groundwater protection position statements G1 and G9 to G13.

Pollution Control: Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or impermeable parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Foul Water Drainage: Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available. Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.

Cadent Gas: Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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

Background Papers: as previously mentioned.

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80 dwellings, Digital Park, Station Road, Longstanton

S/3854/19/FL

TRANSPORT ASSESSMENT TEAM COMMENTS

REF: 1764 **CASE OFFICER:** Kate Poyser

AUTHOR: Tam Parry

DATE: 28th October 2021

HEADLINE

No Objection subject to Mitigation Package: Sufficient detail has been presented to make a sound assessment.

Indicative Mitigation: The mitigation package should be as follows:

- To agree a Travel Plan using Smart Journeys as the Travel Plan coordinator as a condition
- condition for the design of access points to the CGB to be approval by CCC prior to construction
- condition requiring the replacement of the existing shelter for the southbound bus stop located opposite no.2 Station Road, to include bus stop cage road markings.
- To ensure connectivity to the north, west and south for walking and cycling.
- Installing a new 3.5m wide footway along the site frontage to connect to the Endurance Estates footway.
- Undertake a review signal settings for junctions of Stirling Road and Pathfinder Way in agreement with CCC.
- Contribution of £34,000 towards the improvement of connectivity between this area and Northstowe.
- Contribution of £86,000 towards new and improving cycle routes in the surrounding area.
- Contribution of £45,000 towards the Cambridge Guided Busway capital cost.
- Contribution of £11,000 towards bus stop shelter maintenance.

Proposal Description: Accepted

Study Area: Accepted

Traffic Data: Accepted

Trip Generation: Trip rate is agreed

Distribution and Assignment: Agreed

Assessment Scenarios and Traffic Growth: Agreed

Junction Modelling: Agreed

Mitigation: Agreed by the applicant

Background

These comments are further to a Transport Assessment provided by EAS Transport Consultants as part of an application for up to 80 dwellings on land adjacent to Cambridge Guided Busway on Station Road B1050 Longstanton.

These comments are further to comments dated 23rd June 2021 and additional information provided by the applicant.

National Policy Context

Comment 1 Reference has been made to the Northstowe Area Action Plan, the Local Plan of 2018 and the Cambridge City and South Cambridgeshire Transport Strategy.

The site is within the Northstowe AAP area, and so this site should facilitate transport connections within the wider town. The site bounds onto phase 3b as well as the Cambridge Guided Busway (CGB) and B1050.

Existing Local Transport Network

Walking and Cycling Routes

Comment 2 The applicant highlights that there is no footway on the west side of the B1050 between the CGB and further to the south. This spans the site frontage and also land to the south of the plot which is within the Northstowe AAP area.

The provision of a footway / cycleway along site frontage of the B1050 is welcomed. This should extend along the whole of the frontage and connect to a similar provision for the Endurance Estates application to the south. The details of this path should be agreed with Highways Development Management.

Comment 3 The site is a crossing place between phase 3B of 1000 dwellings and enables a link between phase 3B and Longstanton Park and Ride and into Northstowe, via the CGB crossing of the B1050. Residents of this site will also need to access the local centre which lies to the south at The Green by making use of the footways alongside the B1050.

Local Public Transport Services

Comment 4 The site is within 450m from Longstanton CGB stop and 100m from the nearest Citi 5 bus stops which are located on the B1050 to the north of the CGB crossing. The Citi 5 is a two hourly service with limited infrastructure at these bus stops.

The applicant proposes to improve the bus stop shelter for the southbound bus stop. However, due to limited verge at the existing location of the bus stop it is not possible to locate a bus stop shelter at the northbound bus stop.

Local Roads

Existing Traffic Conditions

- Comment 5 The vehicle flows recorded at the junctions of the B1050 with the CGB, the site access and the Park and Ride junctions on 6th February and 15th May 2019. These dates are agreed. The higher flows from May have been used in the junction modelling.
- Comment 6 The applicant has reviewed the latest accident data that is available. The conclusions of the analysis is agreed. The application related flows are not expected to significantly increase the accident risk in the area.

Site Access and Layout

- Comment 7 Please refer to Highways Development Management comments for the highways access and layout.
- Comment 8 The revised site layout does now accommodate a direct desire line between the access point to phase 3B and the B1050 at its junction with the CGB. This will be much easier to use as it is segregated from traffic and has a 3m wide shared use path. This change to the layout is welcomed and will help this site and phase 3B connect much better to the rest of Northstowe via the CGB.

An access to the shared use path alongside the CGB is also possible from the north west corner. It is noted that the applicant has been in contact with the manager of the CGB to ascertain what the design requirements are for this connection.

The circular path along the south of the site connecting to the adjacent land and the B1050 is appropriate. This will also allow a future walking and cycling connection between this plot and the Endurance Estates land to the south, as well as to the path on the west side of the B1050.

- Comment 9 The government has suspended the use of shared surface spaces in public spaces. Accordingly CCC will only adopt shared surfaces which serve small cul de sacs of around 12 dwellings. Accordingly the area marked shared key focal spaces on the movement parameter plan will require careful design and consideration in the fullness of time. This has been discussed with Highways Development Management Team.
- Comment 10 It is noted that the cycleway on the parameter plan does not extend the full extent of the site frontage. However, this is shown on the access detail plan in an appropriate manner and is secured by a suggested Grampian condition.

Connections between developments

- Comment 11 This development with Northstowe Phase 3B and the development land to the south have worked together to update and coordinate their movement strategy.

This plot provides for a walking and cycling and emergency vehicle access to Phase 3B to the west, and to the Endurance Estates plot to the south. These connections align with the movement parameter plan for phase 3B. The principals of these connections are agreed. There should be no barriers in place for these connections to be made.

Parking

Comment 12 The provision of car and cycle parking will be in accordance with the Local Plan. This is agreed, however, there should be a requirement for the cycle parking to be located as convenient as the car parking at the reserved matters stage.

Forecast Trip Generation and Distribution

Comment 13 The applicant has applied a vehicle trip rate of 0.384 departures in the AM peak for houses and 0.191 departures for flats using TRICS. In the PM peak vehicle trip rates of 0.347 inbound for houses and 0.183 for flats are used. With the mix of 42 houses and 32 flats this results in a trip generation of 23 outbound vehicles in the AM peak and 22 inbound vehicles in the PM peak. This equates to a similar trip rate to that applied to the Northstowe Phase 3 application and is therefore appropriate.

Comment 14 The applicant has applied 2011 census journey to work data and derived a distribution of 84% south and 16% north. This is agreed and results in the majority of vehicles leaving and approaching towards the A14.

Traffic Flow Scenarios

Comment 15 The applicant has modelled the Cambridge Guided Busway, the proposed site access at the Park and Ride junction, and the junctions of Stirling Road and Pathfinder Way with the B1050. The following scenarios modelled are agreed.

- 2019 baseline;
- 2019 baseline with application flows;
- 2036 baseline with committed developments including Northstowe Phase 3;
- 2036 with committed developments and application flows.

The CGB, site access with John Henry and the Park and Ride access are modelled as a linked link network. The site access has also been modelled as a priority junction.

Comment 16 The flows modelled give a worst case scenario of the possible flows at this location. Southbound traffic in the AM peak is controlled by the signals in

Willingham to the north. The maximum possible amount of traffic that can reach these junctions from these signals is lower than the flows that have been modelled. As a result the results reported below in the AM peak are considered to be worst case scenarios which are not likely to occur.

Comment 17 The base junction models have been validated against observed queue data and this is agreed.

Comment 18 The forecast base year flows in 2036 have been taken from the Phase 3A TA and are agreed. Northstowe phases 1, 2 and 3 with Rockmill End in Willingham and the Endurance Estates application are included as committed developments. The applicant has forecast an increase in busway use in accordance with TEMPRO traffic growth. This is agreed.

Comment 19 Table 6.11 in the TA demonstrates that the CGB busway junction operates within capacity in 2019 and 2036 with and without the development traffic. The development traffic results in very little change to the Degree of Saturation and queue at the junction.

The site access junction for traffic exiting the site operates within capacity in both 2019 and 2036 with and without the development traffic in both the Linsig and PICADY models. The right turn into the site has a maximum queue of 4 vehicles in the AM peak, an increase of 1 vehicle to the existing use of the site access junction. In the PM peak the right turn queue is 1 vehicle which is the same as the existing use.

The park and ride junction operates within capacity in 2019 and 2036 with and without the development traffic. The development traffic results in very little change to the Degree of Saturation and queues at the junction.

Comment 20 The model results indicate the queues are not expected to form up to the site access junction from either the CGB crossing to the north in the PM peak, or the park and ride junction to the south in the AM peak. This is agreed.

Comment 21 The applicant has modelled the B1050 junctions of Pathfinder Way and Stirling Road with Northstowe Phase 3 traffic flows and the traffic generated by both Digital park and Endurance Estates applications.

In the future year scenario with Northstowe phase 3 and the traffic from these applications, the junctions will operate over capacity on the southbound arm of the B1050 in the AM peak. As a result of these two developments in the AM peak the DoS increases from 115% to 122% on the southbound arm of the junction with Stirling Road. When Northstowe Phase 3 traffic is added to these flows, the DoS increases 133% in the AM peak and 92% in the PM peak.

The applicant proposes to change the signal timings at the junctions. This mitigation reduces the DoS to 113% with the two developments, and to 124% with Northstowe phase 3 traffic. Adjusting the signal timings mitigates the impact of the proposed traffic at this junction, not considering the lower flows referred to above.

Travel Plan

Comment 22 The applicant proposes to use Smart Journeys as the Travel Plan Coordinator for this site. This is appropriate, and will allow the residents to benefit from travel plan measures being applied to Northstowe phase 1.

Comment 23 Further comments on the travel plan will be made when it is submitted for approval as a condition, should approval be given.

Mitigation

Comment 24 The following mitigation package is considered to be essential to mitigate development and has been agreed by the applicant. This is detailed below.

Conditions

- Travel Plan to be agreed prior to occupation. This Travel Plan to include using Smart Journeys as the Travel Plan coordinator;
- That the design of access points to the CGB to be approval by CCC prior to construction;
- That the applicant undertakes works to replace the existing shelter for the southbound bus stop located opposite no.2 Station Road, to include bus stop cage road markings. The details of the proposed bus shelter and works should be agreed with the Local Highway Authority with the S278 agreement to be agreed prior to occupation, with the works to be undertaken as part of a S278 agreement.
- The developer must submit a scheme in accordance with the co-ordination document providing for connectivity walking/ cycling/ emergency access to the north west and south, without encumbrance or intervening land.
- That the applicant implements a new 3.5m wide footway along the site frontage to connect to the Endurance Estates footway, should approval be granted. The path to be provided along the entire length of the site frontage to Station Road between the existing guided bus signals to the north and the adjoining land to the south, and to include the diversion or culverting of any drain along the frontage as necessary, in accordance

with details to be submitted. The details of the works should be agreed with the Local Highway Authority with the works to be implemented prior to occupation, and to be undertaken as part of a S278 agreement.

- To facilitate shared use walking and cycling on the existing footway on the eastern side of the B1050 between the site access and the park and ride access.
- Undertake a review of signal settings and make any changes required for the junctions of Stirling Road and Pathfinder Way in agreement with CCC.

S106

- Contribution of £34,000 towards the improvement of connectivity between this area and Northstowe.
- Contribution of £86,000 towards new cycle and improving cycle routes in the surrounding area.
- Contribution of £45,000 towards the Cambridge Guided Busway capital cost.
- Contribution of £11,000 towards bus stop shelter maintenance to be passed to Willingham Parish Council.

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Agenda Item 6



Planning Committee Date	29 June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/00915/REM
Site	Land To The Rear Of 1B Over Road, Willingham, Cambridge, Cambridgeshire, CB24 5EU
Ward / Parish	Willingham
Proposal	Reserved matters application for the approval of details of appearance, landscaping, layout and scale following outline planning permission S/2921/15/OL (Erection of 26 Dwellings including 10 Affordable Units & Ancillary Access Arrangements (All matters reserved apart from access)). The outline planning application did not seek permission for EIA Development.
Applicant	Mr Ernest Wynn
Presenting Officer	Alice Young
Reason Reported to Committee	Wider public interest, called in by Cllr Handley, objection from the Parish Council.
Member Site Visit Date	N/A
Key Issues	1. Drainage 2. Parking 3. Residential amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks reserved matters consent for the erection of 26 dwellings including 10 affordable units and ancillary access arrangements. The reserved matters consist of layout, landscaping, scale and appearance. Matters that fall outside of the definition of these reserved matters (as defined in the Development Management Procedure) have already been considered and approved by the outline consent (S/2921/15/OL). The application has been referred to Planning Committee as the proposal relates to significant concerns locally and is considered in the public interest for the application to be discussed at Committee.
- 1.2 The proposed development has been amended during the application process to address consultee and third-party concerns. As a result of the amendments, officers consider that the proposal creates a well-balanced, less car dominated, more attractive and better functioning development which would be responsive to the surrounding character and layout. The proposal would deliver biodiversity enhancement, incorporate renewable energy and affordable and market housing to meet needs.
- 1.3 There have been some concerns raised by third parties and the LLFA as to the drainage of the site. This was considered under the outline consent and further details were required via condition (condition 11 and 12). Condition 11 secured the surface water drainage strategy which was submitted and approved by the Council in consultation with the LLFA and SCDC Drainage Consultants. While drainage is a matter assessed under the outline consent, officers requested clarification as to whether the approved drainage strategy was compatible with the proposed site layout. The applicant has demonstrated that the impermeable area is lower than that detailed in the approved drainage strategy and the approved drainage strategy would be compatible with the proposed site layout. Therefore, officers are satisfied that the proposed development can allow for adequate drainage from the site, mitigating against any drainage impacts to the drainage network.
- 1.4 Car parking provision complies with indicative standards outlined in TI/3 aside from provision for plot 8 and 9 where there is one space per dwelling. Paragraph 2 of policy TI/3 states that provision should take into consideration various factors such as car ownership levels, local services, facilities and public transport. Both plot 8 and 9 are one-bedroom properties and are therefore least likely to own two vehicles or be inhabited by a family. Given this alongside the local services and the public transport within Willingham within walking distance, officers consider that this is an acceptable level of provision.
- 1.5 Taking all factors into consideration, Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zones 1, 2 and 3	x
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Article 4 Direction	

- 2.1 The site lies outside of the village framework. Part of the application site to the north and east is located within Flood Zones 2 and 3. This includes the access into the site from Over Road. Flood Zone 3 is located to the north and north-east sides, cascading down to Flood Zone 2 towards the centre and extreme south-east side and Flood Zone 1 to the centre and south-west side. There is a 3m electricity easements along parts of the eastern and western boundaries and along the full extent of the southern boundary. The site is not located within a designated Conservation Area and there are no Listed Buildings or Scheduled Ancient Monuments adjacent to the site. Moreover, the site is not ecologically sensitive and does not fall within or adjacent to any international, national or local natural environment designations.
- 2.2 The application site is located on the southwestern edge of Willingham village, to the south of Over Road. The site conforms well to the prevailing pattern of built development, with houses to the north on Over Road, the east on Station Road and the west on Hayden Way.
- 2.3 The site comprises an area of 0.924 hectares of flat land of rectangular shape situated in a back land position behind residential properties fronting Over Road. The characteristics of the site consist of a large, flat, open paddock which is overgrown in places. There are mature hedges and trees, particularly along the eastern and southern boundaries. The west boundary is more exposed in places.
- 2.4 The Northern boundary is mixed in nature, consisting of the varied boundary treatments to the rear gardens of properties fronting Over Road. The site is accessed from Over Road to the north between two existing residential properties. This access is unmade and is presently relatively overgrown with tall grasses and shrubs.
- 2.5 To the west side of the site there are a number of long, low glasshouses running north to south. These glasshouses are in a dilapidated state and

thus the nursery land use which once operated from the site has clearly not done so for many years. The site is located in the open countryside, outside of the defined framework for Willingham village. The site is however contiguous with the village framework boundary, which runs along the northern, eastern and western boundaries of the site.

3.0 The Proposal

- 3.1 This application seeks approval for the reserved matters of appearance, landscaping, layout and scale following outline planning permission S/2921/15/OL for the erection of 26 dwellings including 10 affordable units & ancillary access arrangements. The outline planning application did not seek permission for EIA Development.
- 3.2 The access serving the proposed development (which was approved in the outline consent S/2921/15/OL) would be sited between Dresline and The Lawnings opposite 10 Over Road. The site comprises 26 dwellings ranging from one bed semi-detached to four bedroom detached properties, arranged along a central access road with a turning head located to the south and three subsidiary driveways, one located within the north-western corner, one centrally to the east and the latter one to the south-east of the site. A local area of play is located in the north-eastern corner abutting the boundary with The Lawnings and Salvida which front Over Road. The boundary treatment would be retained on the southern boundary abutting the open countryside and the remaining boundaries would be enclosed by either existing 1.8m fencing or new 2m close boarded boundary fences with soft landscaping along the western boundary.
- 3.3 All dwellings would be sited back from the proposed accesses allowing space for high quality green landscaped frontages and subservient car parking.
- 3.4 The application has been amended and further information has been submitted to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
S/0209/19/DC	Discharge of condition 12 (Surface water drainage) pursuant to Outline planning permission S/2921/15/OL	Permitted
S/3588/18/DC	Discharge of condition 12 (surface water drainage) of planning consent S/2921/15/OL for outline proposal For erection of 26 Dwellings including 10 affordable units & ancillary access arrangements (all matters reserved apart from access)	Refused

S/2921/15/OL	Outline Proposal For Erection of 26 Dwellings including 10 Affordable Units & Ancillary Access Arrangements (All matters reserved apart from access)	Permitted Approved at Planning Committee 2 nd August 2017 & 7 September 2016
S/0128/82/O C/0042/67/O	Residential Residential development	Permitted Refused

4.1 S/2921/15/OL was heard at Planning Committee twice as the implications of the Hopkins Homes Supreme Court judgement relating to the extent of Local Plan policies which are considered to affect the supply of housing needed further consideration given the lack of a five-year housing supply. For the decision notice for S/2921/15/OL please see Appendices.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

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

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt

S/5 – Provision of New Jobs and Homes

S/7 – Development Frameworks
S/9 – Minor Rural Centres
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/11 – Contaminated Land
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/10 – Broadband

5.3 **Neighbourhood Plan**

N/A

5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.6 **Other Guidance**

5.7 Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 Parish Council – Objection.

6.2 1st Comment: Objection. There needs to be assurance from SCDC that there is adequate soakaway provision for the site. The recent flooding in the village would indicate that the drainage system appears to be under excessive pressure and as a consequence the Council would not want new developments to add to that system and potentially add to the flooding issues.

6.3 2nd Comment: Objection. Although the surface water drainage arrangements and flood mitigations have been approved by the SCDC officer, the Lead Local Flood Authority and Anglian Water have not approved the application due to inadequate / no drainage information being provided by the applicant.

6.4 County Highways Development Management – Concerns raised, no objection.

6.5 1st Comment: If the applicant is seeking for the proposed development to be adopted the traditional construction is required to be 5m in width with 1.8m footways either side of the carriageway with 6m radii kerbs. Please request that the applicant submit a drawing showing these dimensions and not within the Key as per submitted drawing number: CH19/LBA/529/RM-1 100.

6.6 Car parking is not to standard dimensions which could lead to overhanging vehicles into the proposed access, obstructing traffic flows and increasing vulnerability of pedestrians. Intervisibility should be shown as 2.4m x 25m for 20mph roads and should if adopted by the highway authority form adopted public highway. Raise issues regarding connectivity within the site as shown on the indicative master plan and pedestrian hierarchy.

6.7 Recommends conditions/ informatives:

- Laid out to Cambridgeshire County Council construction specification
- Scheme for the future management and maintenance of streets
- Driveway levels
- Traffic management plan
- Highway informative

6.8 2nd Comment: Following the inter vehicle visibility splays for all accesses serving more than one dwelling being shown on drawing number: CH19/LBA/529/RM-1 100 Rev A, the land within the splay to the front of Plot number 3 will have to form part of the adopted public highway if the development is brought forward for adoption by the Highway Authority. The swept path analysis as shown on drawing number CH19/LBA/529/RM-1-100 Rev A appears to show the vehicle over running the footway in the vicinity of Plot 19 this is unacceptable and should be

designed out at this stage. LHA will not adopt unless a drainage strategy is submitted and approved by LHA.

6.9 Additional conditions

- Bound material
- Visibility splays

6.10 **Sustainable Drainage Officer – No objections.**

6.11 1st Comment: Decision notice for S/2921/15/OL shows that conditions are in place for foul and surface water drainage (Conditions 10, 11 and 12), no further conditions for this application are required. Proposed levels drawing submitted with the application states that finished floor level of 6.20m AOD has been agreed with the Environment Agency (EA). We have no objection to the proposal.

6.12 2nd Comment: We note that surface water condition (11) for S/2921/15/OL has been discharged under S/0209/19/DC. On the basis of the above we have no objection to the proposed drainage strategy, however we note that site plan CH19/LPA/529/RM-1-100 has different plot area(s) from CH19/LPA/529/RM-1-100 Rev A example Plot 3. Confirmation is required if impermeable area of the site has increased and how that will impact of the drainage strategy with upgrade proposed if required.

6.13 **Lead Local Flood Authority – Objection.**

6.14 1st Comment: No surface water drainage information has been submitted. The applicant should submit information to demonstrate that the surface water management for the site can be accommodated within the proposed layout of the site. Suggests infiltration and ordinary watercourse consent informatives.

6.15 2nd Comment: It is understood that drainage condition 11 on planning permission S/2921/15/OL has been discharged. However, the LLFA did not comment on details submitted to discharge condition 11 and therefore the details of drainage design are not currently supported by the LLFA.

6.16 **Environment Agency – No comment.**

6.17 No comment.

6.18 **Anglian Water – No comment.**

6.19 There is no drainage strategy submitted with the application therefore we have no comments to make for this application

6.20 **Urban Design – Concerns resolved, no objection.**

- 6.21 1st Comment: Concerns raised. Noting the siting of plot 9 and its blank south-facing side elevation, this façade will be prominent when viewed from the south end of the spine road and would benefit from the addition of fenestration to activate the public realm. Two house types would not be in compliant with the minimum space standards in policy H/12 (residential space standards) of the ‘Local Plan’.
- 6.22 The side elevation of the dwelling at plot 5, which contains first floor bedroom windows, would only be 13m from the rear elevation (containing first floor bedroom windows) of the dwelling at plot 4 which it faces. This would not be in accordance with paragraph 6.68 of the ‘District Design Guide’ (2010) which states that a minimum distance of 25m should be provided.
- 6.23 The front of plot parking spaces for plots 5-8, 10-11, 14-15 and 23-24 are only 2 to 2.5 meters from the front elevation of these dwellings which means that these residents will suffer from the disturbance caused by car headlights and engine noise at night. The lengths of the parking spaces for plot 3 (12.5m – should be 10m) and plots 12 and 13 (7.5m – should be 5m) are likely to mean the overhanging of cars over pavements.
- 6.24 Officers request that details are provided about what will be the play equipment at the proposed Local Area of Play (LAP) and a materials pallet is provided.
- 6.25 2nd Comments: No objection. Some improvements (see below) have been made to address officers’ previous concerns. A window has been added to the south-facing side elevation of plot 9 to activate the public realm on the spine road. All house types now meet the minimum internal space standard. The first-floor bedroom window of plot 5 has been removed from the side elevation overcoming officers’ concerns as to overlooking, complying with the District Design Guide. The front of plot parking spaces for plots 5-8, 14-15 and 23-24 have been slightly extended to be 2.5m to 3m distance from the front elevation of these dwellings and the space for plot 3 has been decreased from 12.5m to 10m.
- 6.26 The amount of formal children’s play space (218.4m²), the amount of informal children’s play space (218.4m²), and the amount of informal open space (435.2m²) and these amounts would meet the minimum amounts stipulated in policy SC/7 of the Local Plan (2018). Further detail is required for the play equipment provided and the materials pallet.
- 6.27 **County Archaeology – No objections.**
- 6.28 Recommend that the archaeological condition attached to the outline application ref S/2921/15/OL be carried over to this or any other application intended to supersede.
- 6.29 **Senior Sustainability Officer – Insufficient information.**

- 6.30 Not enough information to comment. A full and detailed sustainability strategy needs to be submitted. This document should give details of how the development will be constructed to reduce energy use, carbon emissions and water use, including detailed design stage SAP calculations which demonstrate that each dwelling type achieves a carbon emissions reduction no less than 10% above basic Building Regulations Part L compliance.
- 6.31 **Landscape Officer – Concerns resolved, no objection.**
- 6.32 1st Comment: Applicant should revisit layout as the turning head to the south encroaches into the landscape buffer and car parking spaces (both garages and ground level) are not to Council standard which may lead to obstruction. Further detail required for planting specifications, cross section of tree pits and the boundary treatments proposed. Applicant should clearly indicate areas of LAP and Onsite Public Open Space (made up of Informal Play Space and/or Onsite informal Open Space) with calculations upon a separate drawing. Conditions already secure details for cycle parking, lighting, bin storage and drainage.
- 6.33 2nd Comment: All concerns / points of clarification have been addressed.
- 6.34 3rd Comment: No objection. Requesting slight amendments to the proposed tree girth and topsoil layer on the shrub beds and hedgerows and amendments to hedgerow cultivation.
- 6.35 **Ecology Officer – Concerns, no objection.**
- 6.36 1st Comment: Condition 8 (ecological enhancement) has not been discharged. The plans show a mix of introduced shrub, non-native trees, and amenity grassland areas, with some low diversity hedges. There are no landscape areas that appear to be designed to enhance biodiversity anywhere within the redline boundary. Therefore I am concerned that the proposals will not reach a “no net loss” to biodiversity as stipulated under the 2012 NPPF which the outline application was approved under. No information regarding non-measurable biodiversity enhancements (bat and bird boxes for example) has been submitted. I am also aware that there is a badger set located within 50 of the southern boundaries of the application site, which was identified in the Ecology Report submitted with the outline consent. What provisions are in place to make sure that no harm comes to a badger during construction?
- 6.37 2nd Comment: A Detailed Soft Landscape Proposals (Elwood Landscape design, July 2020) and the Ecological Recommendations (Applied Ecology Ltd., July 2021) have addressed some of the issues raised. The proposal now includes bat boxes, general purpose bird boxes, swift boxes and the hedgehog highway provision which is acceptable. The avoidance and mitigation strategy for Badgers recommended in the Ecological Recommendations (Applied Ecology Ltd., July 2021) is acceptable.

- 6.38 However, no information has been submitted for Biodiversity Net Gain calculations on baseline and post construction habitats
- 6.39 **Natural England– No comment.**
- 6.40 No comment.
- 6.41 **Tree Officer– No objections.**
- 6.42 No trees have statutory protection and despite limited information being submitted, there are no arboricultural or hedgerow objections.
- 6.43 **Environmental Health – No objections.**
- 6.44 Environmental Health conditions, referring to the construction of the site, were attached to the outline consent.
- 6.45 **Contaminated Land Officer – No objections.**
- 6.46 Contaminated land conditions were attached to the outline consent.
- 6.47 **Fire Authority – No objections.**
- 6.48 Adequate provision should be made for fire hydrants, which may be by way of Section 106 agreement or a planning condition.
- 6.49 **Affordable Housing Team – No objections.**
- 6.50 The mix and tenure split has been agreed with the developer. The layout and distribution of the affordable housing is in accordance with Annex 10 'Clustering & Distribution of Affordable Housing Policy' of the 'Greater Cambridge Housing Strategy 2019-2023'. We would request that if a registered provider has been appointed by the developer that we are notified so that we can communicate with them directly to ensure the delivery of the affordable housing.

Affordable Rented	Shared ownership
2 x 1 Bed Houses	
4 x 2 Bed Houses	2 x 2 Bed Houses
1 x 3 Bed Houses	1 x 3 Bed Houses

- 6.51 **Sports England – No objections.**
- 6.52 No comment.
- 6.53 **Cambridge Constabulary – No objections.**

6.54 Research on the constabularies crime and incident systems for this location and surrounding streets over a 2-year period indicates that the area is of low risk to the vulnerability to crime. Acceptable layout providing reasonable levels of natural surveillance over both the homes and the open spaces.

6.55 Raises some concerns regarding in some instances the poor visibility of personal vehicles, security of the rear access footpaths and cycle sheds, planting being used as climbing aids and whether lighting would be installed. However, Cambridge Constabulary have recommended ways to overcome these concerns and utilising Secured by Design Principles.

6.56 **Design Review Panel Meeting**

6.57 N/A

7.0 Third Party Representations

7.1 16 representations have been received.

7.2 Those in objection have raised the following issues:

- Breach of covenant
- Houses are located too close to Mossfields boundary
- Loss of privacy to Haden Way properties
- Overlooking of Mossfields property
- Overshadowing / loss of light, Mossfields & Savannah (Derestine)
- Overshadowing resulting from the tree / planting proposed and plot 25 and 26 to 10, 11 and 12 Aspinalls Yard. Loss of outlook.
- Loss of light to 1 Station Road and 2 Station Court
- The site experiences flooding therefore surface water drainage must be dealt with correctly. No surface water drainage plans have been submitted. Increased flood risk.
- Increase traffic on local roads
- Access arrangements could lead to traffic accidents due to current on-street car parking. Poor visibility
- Some neighbours haven't been notified – Aspinalls Yard and Station Court
- No trees anymore at the end of Station Court therefore the plans are incorrect
- Impact upon wildlife
- Disruption during construction such as noise, traffic dust etc
- Cumulative impact of this site and Haden Way development
- Overdevelopment
- Layout and design poor
- Local Primary School is full to capacity
- Local GP Surgery is struggling
- Local Facilities can't handle additional residents

- Added pollution (noise and light)
- Empty affordable units in other developments so why need more?
- The reserved matters application was not submitted in time, therefore is invalid
- The developer may want to extend the site to the south
- No notice has been taken of the request for the application to committee
- Outline was granted due to the lack of 5YLS which is no longer applicable
- Consultation was only 2 week with no site notice
- Impact on house insurance resulting from inadequate drainage.
- S.Cambs is ahead of housing targets, Willingham has an oversupply of housing
- Extension to Bayburn Cottage, plan not accurate, difference of 3m.
- Southern boundary hedging has been partially removed as has the trees along the end of Station Court
- No housing demand in Willingham
- Foul drainage issues
- Lack of broadband and mobile network capacity

8.0 Member Representations

8.1 Cllr Bill Handley has made a representation objecting to the application on the following grounds given the proximity of this development to Haden Way and the sensitivity of Haden Way residents to planning matters, the application should be considered by Planning Committee.

9.0 Local Groups / Petition

9.1 Not applicable

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

10.0 Assessment

10.1 The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent S/2876/16/OL and are as follows:

- Details of the layout of the site.
- Details of the scale of buildings.
- Details of the appearance of buildings.
- Details of landscaping.

- 10.2 The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

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

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

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

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

10.3 **Principle of Development**

- 10.4 The principle of residential development on this site for 26 dwellings was established through outline consent S/2921/15/OL, granted on 21 August 2017. The outline consent was accompanied by a Section 106 legal agreement securing financial contributions towards waste, sports contribution, community space and off-site open space, library and lifelong learning and primary school places.
- 10.5 The outline consent required submission of the reserved matters within three years from the date of the outline consent. The ‘lifespan’ of the application was extended under the Business and Planning Act 2020 which was introduced in 2020 responding to the effects of the Covid pandemic on the building sector. This Act resulted in the deadline for the submission of applications for the approval of reserved matters under an outline planning permission which would have expired between 23 March 2020 and 31 December 2020 being extended to 1 May 2021. This reserved matters application was submitted on 23rd February 2021 and within the extended deadline period of 1 May 2021. The application is therefore valid.

- 10.6 The outline consent was granted on the basis that at the time the Council was unable to demonstrate a five-year supply of housing land in accordance with the requirements of paragraph 73 of the National Planning Policy Framework. Development of this site remains included within the Council's required deliverable supply of housing.
- 10.7 While many third-party objectors seek to resist the principle of development on the site through this RM application, this is not an issue that can be resisted at this stage in the planning process as there remains an extant outline consent. The only matters to be considered as part of this application are those that were reserved at outline stage and have been applied for which consists of the layout, scale, appearance and landscaping of the development.
- 10.8 The principle of the development is therefore acceptable and in accordance with the Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004), the Business and Planning Act 2020 and the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 10.9 **Reserved Matters: Layout, Scale, Appearance and Landscaping**
- 10.10 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.
- 10.11 Layout
- 10.12 This RM application has been subject to extensive consultation with internal urban design specialists. In response to the various concerns raised by the Council's Urban Design Officer and then by the former case officer, the layout has been amended on several occasions, seeking to address those comments. The site is heavily constrained with some new development abutting the south-eastern corner. The last comments received confirm that Urban Design officers generally do not object to the scheme in urban design terms and welcome the changes that had been made. The remaining concerns from the Council's Urban Design officer are noted, however, the concerns raised are not considered sufficient to warrant a refusal of the application. It is noted in the latest comments that many of the outstanding concerns can be addressed, in part, through the detailed soft and hard landscape design process. The outstanding concerns do not substantially affect the overall design concept or infringe on the legibility of the site, rather they are improvements which are advised.
- 10.13 26 dwellings are proposed on this 0.924 site which equates to a density of 28 dwellings per hectare. The density of development proposed would

preserve the character of the landscape and the residential amenity of neighbouring properties. The scheme achieves an efficient use of land without an adverse impact on the character of the surrounding landscape. This density is therefore considered to be appropriate for this edge of village location and in accordance with policy H/8 of the Local Plan.

- 10.14 The proposed development consists of detached and semi-detached dwellings. The general layout of the site is considered acceptable and in keeping with the surrounding development. The layout includes a main spine road through the site with curves to the west to ensure views into the site end with properties and are not dominated by parked cars. There is a Local Area of Play (LAP) located in the north-east corner of the site. Officers acknowledge that this could be in a more central location. However, given the number of dwellings approved under the outline, and a number of other competing factors such as protection of residential amenity of neighboring properties, officers find the siting of this LAP to be acceptable.
- 10.15 Overall, the site layout has been positively amended during the application process to help balance the density across the site to the greatest degree given the land available and working with the site constraints. As outlined above, this has resulted in a better density and parking distribution across the site, minimized the impact upon neighbouring properties, improved vistas into the site, enhanced the soft landscaping and resulted in a less cramped spatial layout.
- 10.16 Officers consider the general layout and arrangements of the site to be acceptable and compatible to its location and surrounding development, and to accord with policy HQ/1 of the Local Plan.
- 10.17 Scale
- 10.18 The scale and character of the existing surrounding residential development represents a mixture of three storey, two storey, one and a half storey and single storey properties of varying designs and footprints, with two storeys being the prevailing scale of development. In general properties are typically good-sized detached dwellings with some examples of semi-detached and terraced arrangements.
- 10.19 The dwellings are all two storey in height with single storey garages serving several plots. Officers consider the height and scale of the proposed dwellings to be in keeping with the surrounding development given the varied heights of neighbouring dwellings.
- 10.20 The overall scale of the development is considered to be appropriate and responsive to the context of the area and to make positive contribution to

the local and wider context of the site in accordance with Policy HQ/1 of the Local Plan.

10.21 Appearance

10.22 The Design and Access Statement outlines that careful attention has been paid to the architectural style proposed, reflecting the predominant pitched roof character of the surrounding area. Brick will be the predominant material with elements of render. These materials should complement the area and be of a colour to reflect the style of architecture proposed. A consistency of detail and materials will be developed to ensure an overall integrity into the scheme. Officers recommend conditions requiring submission and approval of a sample panels ensuring high quality materials are used and a high-quality finish is achieved.

10.23 Overall, and subject to the recommended conditions, the appearance of the development is considered to make a positive contribution to the character of the area and would accord with Policy HQ/1 of the Local Plan.

10.24 Landscape

10.25 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.

10.26 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

10.27 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.

10.28 As stated earlier, the proposed layout, and thus space available for landscaping, has been amended to create a spread of the density throughout the site, whilst ensuring car parking does not dominate the layout. In doing this rearrangement, it allowed there to be a greater spread also of planting throughout the site, creating the appearance of a more dispersed and greener layout.

10.29 The green buffer hedging along the southern boundary is proposed to be trimmed and retained as part of the proposal, alongside localised strengthening by filling of the existing gaps. This hedging is a key feature of the existing landscape. The Landscape Officer is satisfied with this approach and officers considers that this would preserve this feature whilst acting as a visual break between the development and the countryside and creating a green setting. Planting specifications have been altered to the satisfaction of the Landscape Officer, including adequate screening of

car parking and a mixed nature planting to the entrance and around the LAP.

10.30 Overall, the proposed development, subject to conditions, is a quality design that would be compatible to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF.

10.31 **Housing Provision**

10.32 Density

10.33 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

10.34 The site measures approximately 0.924 hectares in area. The provision of 26 dwellings on the site would equate to a density of approximately 28 dwellings per hectare which, as Willingham is a Minor Rural Centre, it complies with the 30dph maximum detailed in policy H/8.

10.35 The proposed density accords with policy H/8.

10.36 Mix

10.37 Condition 30 of the outline consent requires the reserved matters application to include details of the mix of housing in accordance with policies H/8 and H/9 of the now adopted Local Plan. Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs evidence.

Policy Requirement (at least...)	Market	Affordable
30% 1 or 2-bedroom homes	6 (37.5%)	8 (80%)
30% 3-bedroom homes	7 (43.8%)	2 (20%)
30% 4-bedroom homes	3 (18.8%)	
10% flexibility allowance		

10.38 The market housing mix accords with all minimums aside from in the provision of 4-bedroom dwellings. H/9 allows a 10% flexibility allowance and states housing mix should be set by local housing need. Despite the under provision of 4-bedroom properties, due to the constraints of the site and limited number of market dwellings being delivered, requesting an

uptake in the % of this property type would, in officers' view, be likely to give rise to layout issues. The mix of affordable housing is supported by the Council's Housing Team.

- 10.39 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number.
- 10.40 Officers consider that this requirement of part M4(2) compliance for 5% of homes would fall within the definition of layout as defined in the Development Management Procedure Order. As such a condition will secure this provision.
- 10.41 As the development is over 20 dwellings, policy H/9 requires provision for custom build plots. However, custom builds were not considered at outline stage and were not secured through the s106 agreement. Therefore, this is not applicable in this instance.
- 10.42 Affordable Housing
- 10.43 Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings or more except where it can be demonstrated unviable in light of changing market conditions, individual site circumstances and development costs, in which case a revised mix of affordable house types and tenures and then a lower level of affordable housing provision may be negotiated. The NPPF paras 60 – 67 and Annex 2 Glossary are relevant.
- 10.44 The proposal provides 10 affordable units, which falls below the 40% requirement. However, in the Second Schedule Part I: Affordable Housing Criteria for Affordable Scheme within the S106 dated 18th August 2017 it states that the owner shall only provide 10 affordable dwellings. The proposal is in accordance with the S106 and therefore officers consider this acceptable.
- 10.45 The affordable housing across the site has been split into 3 groups; one group of 6 houses located on the eastern side of the site, a group of 2 houses on the south-western corner of the site and a group of 2 houses abutting the western boundary sited centrally within the site. These groups are integrated and interspersed with the market housing and accord with the Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy.
- 10.46 Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with Policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.

10.47 **Carbon Reduction and Sustainable Design**

10.48 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.

10.49 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.

10.50 Carbon reduction measures influence the scale and appearance of developments in respect of materiality and built form. Therefore, officers consider it reasonable and necessary to impose a condition requiring a reduction in carbon emissions of a minimum of 10%.

10.51 Officers do not consider that the water efficiency of the dwellings to fall under the reserved matters (scale, layout, appearance and landscaping) and therefore, it is unreasonable and unnecessary to impose a condition requiring the standard outlined in policy CC/4. It is noted however that the water efficiency of the dwellings will have to comply with the Building Regulations Standard regardless.

10.52 The applicants have suitably addressed the issue of sustainability and renewable energy, noting the application type, and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4.

10.53 **Biodiversity**

10.54 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.55 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal. The Ecology Officer requests that the applicant demonstrates 10% biodiversity net gain can be achieved on site, in accordance with the NPPF para 174d). Officers do consider that biodiversity net gain can fall within the definition of landscape, layout and appearance, all of which are reserved matters for consideration. Various biodiversity enhancements are proposed such as tree retention and protection, hedgerow protection and gapping-up, new planting including flowering lawns, trees, climbing plants, and shrub and herbaceous plants, alongside hedgehog gaps, bird, bat and swift boxes.

However, it has not been demonstrated that 10% gain can be achieved. Officers are satisfied with this being secured via condition.

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

10.57 **Water Management and Flood Risk**

10.58 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

10.59 Part of the application site to the North and east is located within Flood Zones 2 and 3. This includes the access into the site from Over Road. Flood Zone 3 is located to the North and North East sides, cascading down to Flood Zone 2 towards the centre and extreme South East side and Flood Zone 1 to the centre and South West side.

10.60 Drainage is largely a matter dealt with at outline stage when establishing the principle of development, with reserved matters applications requiring supporting details to demonstrate that drainage arrangements could be provided appropriately within the proposed layout of the site, being linked to matters of layout and landscaping.

10.61 Outline consents typically impose a condition requiring a detailed surface water drainage scheme for the site, along with details of its maintenance. A discharge of conditions application then provides the full technical details, calculations, maintenance details etc., as required by the condition, to discharge the relevant requirements and approve an appropriate drainage scheme for a development in full.

10.62 In reference to this application, condition 11 of the outline consent requires the submission of a surface water drainage scheme, based upon the principles within the agreed Flood Risk Assessment by way of a pre-commencement condition. Condition 12 of the outline consent of the condition requires full details of the maintenance/adoption of the surface water drainage system. Officers are therefore satisfied that an appropriate condition for both a scheme for surface water drainage and its maintenance have been imposed as part of the outline consent. Condition 11 was discharged in full on 12th March 2019.

10.63 In terms of foul water drainage, condition 10 of the outline consent requires the submission of a scheme for foul water drainage by way of a pre-commencement condition. Full details will therefore be dealt with through a formal discharge of conditions application with relevant consultation with the technical consultees.

- 10.64 The Council's Sustainable Drainage Engineer has no objections to the proposed drainage strategy which has already been discharged under condition 11 of the outline consent but has requested confirmation that the impermeable area on site has changed and wants clarification of how this impacts the drainage strategy. In a letter from Chiltern Design Limited, it confirms that the impermeable area of the proposed development has decreased slightly from that set out within the approved drainage scheme (by 163m²) and provides confirmation that the site can be drained in accordance with the approved scheme. Officers are satisfied that the drainage arrangements already approved by the Council are compatible with the proposed site layout and therefore the site will be adequately drained.
- 10.65 It is noted that the Local Lead Flood Authority (LLFA) have objected to the application as the reserved matters application did not include details such as the method of surface water disposal, volume of attenuation and proposed SuDs proposals among other details. These details have been submitted and approved by the Council under condition 11 of the outline consent. The LLFA were consulted on this condition discharge and did not raise an objection. It is also noted that third party representations have raised concerns regarding drainage. The applicant has provided evidence from their drainage consultants that the proposed layout is compatible with the drainage strategy already approved. Therefore, officers consider that the applicant has provided sufficient comfort to the Council that the site can be adequately drained in accordance with the Flood Risk Assessment submitted as part of the outline consent.
- 10.66 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.
- 10.67 **Highway Safety and Transport Impacts**
- 10.68 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 10.69 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 10.70 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 10.71 The matter of access to the site was dealt with at outline stage with appropriate details secured through conditions 14, 15 and 16 of the outline consent, the approved plans condition 3, which included drawing number CH14/LBA/341/OP101 – 1:1250 Red Line Location Plan only and CH14/LBA/341/OP101 REV D (Visibility splays only).
- 10.72 The layout of the reserved matters application is consistent with the point of access consented at outline stage. The Local Highway Authority has considered the layout of the site and found it acceptable in highway safety terms.
- 10.73 The Local Highway Authority has recommended a condition requiring details of the proposed arrangements for future management and maintenance of the proposed streets. The Local Highway Authority has provided guidance to the developer in their comments of information needed for the Local Highways Authority to consider adopting the development, so the potential for adoption remains. Officers understand that the applicant will not seek adoption of the roads as the road material is proposed to be permeable.
- 10.74 Officers note the concerns raised by local residents in terms of the access onto Over Road and the potential for traffic accidents given the existing on-street parking situation. As stated, access was a matter that was dealt with at the outline stage. The concern regarding the increase of traffic is noted as well. The Local Highway Authority has not raised concern regarding traffic, and given the scale of the development, officers consider this to not be significant.
- 10.75 Subject to conditions, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.
- 10.76 **Cycle and Car Parking Provision**
- 10.77 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.
- 10.78 Cycle Parking
- 10.79 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 10.80 Condition 19 of the outline consent requires the applicant to submit details of cycle parking for approval. This condition is yet to be discharged.

- 10.81 Car Parking
- 10.82 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 10.83 All dwellings aside from plot 8 and 9 have access to two or more off street car parking spaces. Plot 8 and 9 are one bedroom properties which have provision for one parking space each. Whilst this is below that stipulated in policy TI/3, these are indicative standards and do not differentiate between provision for one-bedroom properties and larger 4 bedroom dwellings which are more likely to be occupied by a family. Paragraph 2 of policy TI/3 states that provision should take into consideration various factors such as car ownership levels, local services, facilities and public transport. Both plot 8 and 9 are one-bedroom properties are therefore least likely to own two vehicles or be inhabited by a family.
- 10.84 Given the size of the dwellings, the number of potential occupiers and the services within Willingham including shops, services and bus links to the city and the wider south cambs area, officers consider that it is much less likely that occupants of this house type would require two car parking spaces. Officers note that there is on street car parking along Over Road, but this is quite some distance from plot 8 and 9, so even if there were one or two additional cars resulting from the provision, it would not be desirable for these occupants to park their cars on the roadside. Regardless, officers consider that if there were additional cars resulting from more than one car per plot 8 and 9, that this would not result in a significant highway or amenity impact. Officers highlight that these are indicative car parking standards which should be responsive to factors such as car ownership levels and access to services and transport links, and policy promotes the use of sustainable travel. Accordingly, officers consider the proposed level of car parking is acceptable.
- 10.85 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 10.86 Officers consider that EV charging points are incorporated within the layout of a scheme and therefore can be considered under this reserved matters application. As such, a condition will secure EV charging provision for the site to the standard detailed in the Sustainable Design and Construction SPD. This is considered reasonable and necessary.

- 10.87 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 10.88 **Amenity**
- 10.89 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 10.90 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.
- 10.91 Neighbouring Properties
- 10.92 Neighbouring properties to the north of the site (Over Road)
- 10.93 Plot 1 is the property sited furthest north within the site. It has a blank gable which is set circa 14.5m away from the rear elevation of Deresline, Over Road. This complies with the District Design Guide measurement of 12m. The rear elevations of Plots 4 – 7 are over circa 25m away from the rear elevation of 1b Over Road which also complies with the District Design Guide measurement of 25m. Taking these distances, orientations and scale, siting and massing of the proposed dwellings into account, officers are satisfied that the proposal would not have a significant overshadowing, overbearing or overlooking impact upon the residential amenity of the properties to the north.
- 10.94 Neighbouring properties to the west of the site (Haden Way)
- 10.95 25B Haden Way faces at an angle towards plots 8 & 9 at a distance of circa 23m. Officers are satisfied that this relationship is acceptable given the positioning of 25B Haden Way. Plots 12 and 13 are circa 14.9m away from the single storey side elevation of the nearest property on Haden Way (Brayburn Cottage). This dwelling's single storey side extension comprises a side kitchen door (not the primary outlook or light source) and a store. Noting this, alongside the separation distance, officers consider that no significant overbearing, overshadowing or overlooking would arise to Brayburn Cottage. Taking these distances, orientations and scale, siting and massing of the proposed dwellings into account, officers are satisfied

that the proposal would not have a significant overshadowing, overbearing or overlooking impact upon the residential amenity of the properties to the west.

- 10.96 Neighbouring properties to the east of the site (Aspinall Yard and Station Road back- land properties)
- 10.97 Plot 26 has been staggered to minimize the impact upon the nearest properties in Aspinall Yard. Plot 16's side elevation would be sited a minimum of 18m away from the two newly constructed backland properties on Station Road which abut the south-eastern corner of the site. This complies with the District Design Guide measurement of 12m. Plot 16 is also positioned central to the common boundary of the two newly constructed backland dwellings to Station Road to help minimize it's impact. Taking these distances, orientations and scale, siting and massing of the proposed dwellings into account, officers are satisfied that the proposal would not have a significant overshadowing, overbearing or overlooking impact upon the residential amenity of the properties to the east.
- 10.98 Future Occupants
- 10.99 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
- 10.100 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 80m² in rural settings.
- 10.101 Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards by way of a condition and this matter does not fall under the definition of the reserved matters for layout, appearance or scale, the development would not need to accord with national space standards or the District Design Guide specifications for garden sizes.
- 10.102 Regardless, all units exceed the gross internal floor space requirements detailed in Figure 8 of policy H/12.
- 10.103 All properties (affordable or private) would benefit from a private garden area which would meet or exceed the recommendations of the Council's District Design Guide, apart from plot 3 which falls 4m² below the 80m² for a 3bedroom property. This dwelling falls marginally below the recommendation specified in the District Design Guide. Yet, the development would not need to accord with this standard.
- 10.104 Construction and Environmental Health Impacts

- 10.105 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 10.106 The Council's Environmental Health Team have assessed the application and have no objections to the proposal. Condition 18 of the outline consent restricts construction hours to between 0800-1800 Mon-Fri, 0800-1300 Sat and at no time on Sundays or Bank or Public Holidays. Condition 20 and 21 of the outline consent secures a method statement if piling is required and a programme to minimize dust respectively. There are also conditions requiring a construction programme (condition 22) and an artificial lighting scheme (condition 23). Condition 28 requires an air quality impact assessment to be submitted and approved by the Council. Condition 29 also requires the applicant to submit an operational noise minimisation management plan/ scheme to preserve the amenity of surrounding occupiers throughout the duration of construction. Officers consider that with these in place, construction impacts and environmental health impacts would be adequately managed and minimized.
- 10.107 Regarding noise and disturbance impacts arising from occupation of the site, the number of dwellings (and associated noise and disturbance from occupation) has already been assessed under the outline application and is considered acceptable.
- 10.108 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

10.109 Third Party Representations

- 10.110 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Residential amenity impacts (loss of privacy, light and outlook, noise and disturbance)	Addressed in paragraph 10.89-109.
Consultation	All properties sharing a boundary with the application site or opposite the entrance of the site were consulted on the application. A site

	and press notice were also put up outside the site and in the local paper respectively.
Overdevelopment	The principle of developing 26 dwellings on site has already been assessed as acceptable and noting this, officers consider that the layout provides an acceptable spread of development across the site.
Tree positions inaccurate (none bordering Station Court)	The Officer has been to site to assess the impacts of the development and therefore understands and has taken into consideration the site context / features when assessing the application.
Impact on wildlife	The impact on wildlife was predominately assessed under the outline application. There are biodiversity enhancements which would enhance the environment for wildlife and is secured via condition.
Impact on local facilities (primary school, GP surgery etc)	The S106 secured contributions to local services to mitigate against a significant pressure on these services as a result of the development. They have been previously assessed as proportionate to the number of dwellings.
Extension to Brayburn Cottage, plan not accurate, difference of 3m.	The extension to Brayburn Cottage has been taken into consideration.
Traffic and highway safety	The Highway Authority have no objections to the proposal and therefore officers consider that the network has capacity to accommodate additional transport movements to and from the site and no significant highway safety impacts would arise.
Housing need in Willingham and Affordable housing need	The need for housing and affordable housing was assessed under the outline consent.
The developer may want to extend the site to the south	Land to the south of the site is not within the site location red line plan and therefore is not for consideration under this application. No application has been submitted on this piece of land.
Cumulative impact of this site and Haden Way development	The principle of 26 dwellings including the cumulative impact of this development on Willingham has already been assessed and considered acceptable.
Impact on house insurance resulting from inadequate drainage.	The surface water drainage has already been assessed as acceptable under condition 11 of the outline consent. The foul drainage scheme is secured by condition 10 on the outline

	consent. These matters, once the latter is agreed, will ensure adequate drainage of the site is carried out. Development also must proceed in accordance with the amended Flood Risk Assessment Ref:33928 Rev: B – Date: February 2016 as required by condition 13 of the outline consent.
Covenants	A planning permission would not override covenants and private rights. These are civil matters between different landowners and not a material planning consideration.

10.111 Open Space and Recreation

10.112 The Sixth Schedule of the Section 106 for the development requires the following areas of open space to be delivered on site, based on the number of dwellings of each type (by bedrooms) provided on the site:

No. bedrooms	Scheme Quantum	LAP (S106 requirement)	Informal Play Space (S106 requirement)	Onsite Informal Open Space (S106 requirement)	Total Requirements
One	2	nil	nil	5.4m ²	Informal open space = 10.8
Two	12	7m ²	7m ²	7m ²	Informal open space = 84m ² Informal Play Space = 84m ² LAP = 84m ²
Three	9	9.7m ²	9.7m ²	9.7m ²	Informal open space = 87.3m ² Informal Play Space = 87.3m ² LAP = 87.3m ²
Four	3	13.3m ²	13.3m ²	13.3m ²	Informal open space = 39.9m ² Informal Play Space = 39.9m ² LAP = 39.9m ²
TOTAL	26				Informal open space = 222m ² Informal Play Space = 211.2m ² LAP = 211.2m ²

10.113 The Second Schedule Part II: LAP of the Section 106 for the development requires a Local Area of Play (LAP) to be delivered on site. The S106 also requires this to be maintained etc. This has been provided in the north eastern corner of the site. The LAP comprises of 659m² and is in excess of this cumulative requirement. The other area of open space is clearly just informal open space, but this takes the total up to 890m² for the site. Officers are satisfied that the minimum open space requirements of the Section 106 have been met.

10.114 **Other Matters**

10.115 Policy HQ/1 requires adequate bin storage to be provided for developments. Condition 24 of the outline consent requires a scheme for the provision of bin storage to be submitted and approved by the Council prior to works commencing on site.

10.116 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A condition is proposed to ensure this provision.

10.117 **Planning Balance**

10.118 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.119 The proposal seeks approval of the reserved matters (layout, landscaping, scale and appearance) in relation to S/2921/15/OL and associated S106. Given the nature of the application, there are less planning considerations as only those which fall under the definition of layout, landscaping, scale and appearance as defined by the Development Management Procedure can be assessed.

10.120 Officers consider that the proposal is responsive to the surrounding pattern of development, scale and character of the area whilst being of an appropriate density and providing sufficient relief from the built form by creating landscaped frontages which create an overall attractive external appearance. While it is noted that the LAP could be sited in a more central location, given the site constraints and the number of dwellings approved by the outline consent, this location is considered acceptable. Moreover, the proposal exceeds the minimum open space requirements, providing an enhanced well vegetated setting to the housing development. Also, given the scale of the development, all dwellings would be within 130m of the LAP with those dwellings sited the furthest away also benefitting from an area of open space within 15m.

- 10.121 The proposed development delivers an acceptable housing mix and tenure, according with the requirements of the S106, which is spread throughout the site, creating a balanced community. The proposal also will enhance biodiversity, incorporate renewable energy and carbon reduction measures and contribute to financially to local services through the S106 associated with the outline.
- 10.122 There is no requirement for full details of surface water drainage and flood mitigation to be submitted as part of this reserved matters application. These matters have been submitted and approved by the Council as part of S/0209/19/DC and the applicant has demonstrated that the drainage strategy approved can be achieved within the proposed layout. It is noted that this is the correct procedure for principle matters such as drainage for a reserved matters application. The proposal does not provide a minimum of two car parking spaces within the curtilage of all the dwellings, the two plots have access to only a car parking space each. However, given the size of these dwellings (one bed) and the surrounding transport links, officers do not consider that any substantial harm would arise.
- 10.123 In weighing up the benefits and harm arising from the proposed development, officers consider that the benefits of the provision of the housing, including affordable housing, outweigh any harm arising in respect of the reserved matters applied for. Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

10.124 **Recommendation**

10.125 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

11.0 Planning Conditions

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

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- 2 No brickwork above ground level shall be laid until a sample panel of all materials used in the construction of the development hereby permitted has been prepared on site detailing the choice of brick, bond, coursing, special brick patterning;, mortar mix, design and pointing technique. The

details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

Reason: To ensure the 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.

- 3 No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and approved in writing by the local planning authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

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

- 4 Prior to the commencement of development above slab level, a scheme of biodiversity enhancement shall be submitted to the local planning authority for its written approval. The scheme must include details as to how a measurable net gain in biodiversity has been accomplished. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To ensure the development sustains and enhances biodiversity within the site, in accordance with Policy NH/4 of the Cambridge Local Plan 2018 and the Biodiversity SPD 2022.

- 5 Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for one active charge point(s) for each house. The active charge points should have a minimum power rating output of 3.5kW. All other spaces should have passive provision of the necessary infrastructure, including capacity in the connection to the local electricity distribution network and electricity distribution board, to facilitate and enable the future installation and

activation of additional active electric vehicle charge points as required, and this should be demonstrated in the submitted detail.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy TI/3 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

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

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

- 7 Notwithstanding the approved plans, 5% of the dwellings, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted Local Plan 2018.

- 8 Prior to the first occupation of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 9 Prior to the first occupation of the development the vehicular access where it crosses the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

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 Local Development Framework SPDs

Agenda Item 7



Planning Committee Date	29 June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	20/01687/S73
Site	Land To The Rear Of 18 - 28 Highfields Road, Caldecote, CB23 7NX
Ward / Parish	Caldecote
Proposal	Removal of condition 17 (Improvement works to the footpath, crossing points and cycle parking stands) pursuant to planning permission S/2047/16/FL in view of the replacement with a financial contribution secured through a S106 Agreement
Applicant	Mr Neil Farnsworth
Presenting Officer	Michael Sexton
Reason Reported to Committee	Departure Application Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Footway improvement works between the Hall Drive junction and Clare Drive3. Other Matters
Recommendation	APPROVE subject to conditions / S106

1.0 Executive Summary

- 1.1 Full planning permission was granted on 14 September 2017 for the demolition of existing buildings and erection of residential development to provide up to 71 dwellings including 28 affordable dwellings with associated vehicle and pedestrian accesses and open space and a car park for school/community, under planning reference S/2047/16/FL.
- 1.2 Condition 17 of the permission required, prior to occupation of the 36th dwelling, the implementation of works to the footpath, crossing points and cycle parking standards as recommended in the 'Waterman Pedestrian Environment Review' and 'Cycle Parking Review' and completion in accordance with a Section 278 agreement with the Local Highways Authority. Any variation to the provision in the reports were to be agreed by the Local Planning Authority.
- 1.3 When the application was initially considered there were two other large housing applications within Caldecote, reference S/2510/15/OL (east of Highfields Road) and S/2764/16/OL (land of Grafton Drive). When all these applications were considered, it was the desire of the Transport Assessment Team to secure improvements to the substandard footway on the western side of Highfields between Grafton Drive and St Neots Road, with each of the three applicants undertaking works to relevant sections (S/2047/16/FL – condition 17; S/2501/15/OL – condition 18; S/2764/16/OL – condition 13).
- 1.4 However, following consideration of the implementation of the works required by condition 17 and consultation with Cambridgeshire County Council as the Highway Authority, the applicant, Cala Homes (Highfields Caldecote), is seeking to remove condition 17 and instead provide a financial contribution of £60,000 towards the cost for schemes for widening the footway on the western side of Highfields between the junction of Hall Drive, Bossets Way and Clare Drive to the north.
- 1.5 The Transport Assessment Team agrees that the measures contained within the Waterman report should not be progressed and that, as enabled within condition 17 of the permission, an alternative approach is required.
- 1.6 Officers are satisfied that the proposed removal of condition 17 is acceptable based on a financial contribution towards relevant works in its place, which would comply with the CIL tests and generally accord with relevant planning policy.
- 1.7 Officers recommend that the Planning Committee grants delegated authority to officers to issue a new planning permission, subject to the conditions and informatives set out in this report and conditional on the completion of a Section 106 agreement.

2.0 Site Description and Context

- 2.1 The site is located within the development framework boundary of Caldecote and surrounded by residential development. The site benefits from full planning permission for the erection of up to 71 dwellings, which has been partly completed and occupied.

3.0 The Proposal

- 3.1 The applicant seeks to remove condition 17 (highway improvements) of planning consent S/2047/16/FL and to replace the requirements of the condition with a financial contribution of £60,000, secured through a Section 106 Agreement.

4.0 Relevant Site History

Application Site

- 4.1 S/3348/18/NM – Non Material Amendment of Planning Permission S/2047/16/FL – Approved (17 September 2018).
- 4.2 S/2047/16/FL – Demolition of existing buildings, and erection of residential development to provide up to 71 dwellings including 28 affordable dwellings, with associated vehicle and pedestrian accesses and open space, and a car park for school/community use – Approved (14 September 2017).

Other Sites

- 4.3 S/2764/16/OL – Outline planning permission for the residential development of up to 58 dwellings with associated infrastructure landscaping and public open space. All matters reserved except for access – Appeal Allowed (20 December 2017).
- 4.4 S/2510/15/OL – Outline planning permission for up to 140 residential dwellings (Including 40% affordable housing) – Appeal Allowed (05 July 2017).

5.0 Policy

5.1 National

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

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development
 S/5 – Provision of New Jobs and Homes
 S/6 – The Development Strategy to 2021
 S/7 – Development Frameworks
 S/10 – Group Villages
 CC/1 – Mitigation and Adaption to Climate Change
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Water Efficiency
 CC/6 – Construction Methods
 CC/7 – Water Quality
 CC/8 – Sustainable Drainage Systems
 CC/9 – Managing Flood Risk
 HQ/1 – Design Principles
 HQ/2 – Public Art and New Development
 NH/2 – Protecting and Enhancing Landscape Character
 NH/3 – Protecting Agricultural Land
 NH/4 – Biodiversity
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 SC/2 – Health Impact Assessment
 SC/4 – Meeting Community Needs
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/10 – Broadband

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022
 Caldecote Village Design Guide SPD – Adopted January 2020
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 **Other Guidance**

5.6 Greater Cambridge Housing Strategy for 2019 to 2023

6.0 **Consultations**

6.1 **Caldecote Parish Council – Support**

6.2 We note that the proposal recommends a commuted sum s106. Caldecote Parish Council would like to know the amount, and where it will be spent?

6.3 **Environment Agency – No comments**

6.4 n/a.

6.5 **Environmental Health – No comments**

6.6 n/a.

6.7 **Highways England – No objection**

6.8 n/a.

6.9 **Housing Strategy Team – No comments**

6.10 n/a.

6.11 **Local Highways Authority – No formal comments received**

6.12 No objection (informal comments).

6.13 **Natural England – No comments**

6.14 n/a.

6.15 **Sustainable Drainage Engineer – No comments**

6.16 n/a.

6.17 **Tree Officer – No objection**

6.18 n/a.

6.19 Transport Assessment Team – Support

6.20 These comments are in relation to a S73 application to vary condition 17 of application S/2047/16.

6.21 At the time of the outline planning application there were three planning applications within Caldecote. The desire of the Transport Assessment Team was to secure improvements to the substandard footway on the western side of Highfields between Grafton Drive and St Neots Road, with each of the three applicants undertaking works to relevant sections. This was to encourage residents of the new developments to walk and cycle and to mitigate the impact of the developments and was discussed with this applicant at the time.

6.22 Two planning inspectors have agreed with this aspiration and applied relevant conditions to the two planning appeals for applications S/2510/15/OL (condition 18) and S/2764/16/OL (condition 13) in the respective appeal decision notices.

6.23 The Transport Assessment Team agrees that the measures contained within the Waterman report should not be progressed and that, as enabled in the condition, an alternative scheme is required.

6.24 We would therefore seek that the applicant completes the footway widening within Caldecote, by widening the footway to 2m between Bossets Way, (the northern extent of the Balfour Beatty works), and the southern extent of the Linden Homes works to the north shown on drawing C7135/CE2K at Clare Drive. This is a distance of 270m and is as per the above aspiration and would complete the footway widening works within Caldecote.

7.0 Third Party Representations

7.1 Seven representations of objection have been received from the following properties:

- 10 Furlong Way
- 33 Woodfield Road
- 44 Highfields Road
- 3 Brookfield Road
- 35 Woodfield Road
- 20 St. Martin's Road
- 8 Roman Drift

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

- Covid-19 has increased need for walking, implementation of Condition 17 is necessary.

- Insufficient information to justify the removal of condition, if the matter is cost it is unacceptable that the burden should be passed to the public purse.
- No detail is provided on the council's plans 'to implement a wider development of transport links in the Caldecote area'
- Original commitment should be honoured.
- Removal will not fulfil the original planning obligation
- The financial contribution is not stipulated in the supporting documents.
- Unclear what the purpose of the financial contribution would be for.
- Without a crossing the access way from the development to the school is dangerous.

8.0 Member Representations

8.1 None

9.0 Local Groups / Other Organisations

9.1 None

10.0 Assessment

10.1 Principle of Development

10.2 The principle of the residential development of the site has already been established and implemented through planning consent S/2047/16/FL.

10.3 Therefore, there is no in principle objection to the proposed Section 73 application.

10.4 Footway Improvement Works (Condition 17)

10.5 Condition 17 of the 2017 planning permission states:

Prior to the occupation of the 36th dwelling on the site, the improvement works to the footpath, crossing points and cycle parking stands as recommended in the 'Waterman Pedestrian Environment Review' and 'Cycle Parking Review' dated 15 December 2016 and shall be completed in accordance with a S.278 agreement with the Local Highways Authority. Any variations to the provision in the reports should be agreed in writing by the Local Planning Authority.

(Reason - In the interest of highway safety and to improve pedestrian access routes in accordance with Policy DP/1, DP/2 and DP/3 of the adopted Local Development Framework 2007.)

10.6 The Waterman Pedestrian Environment Review submitted in support of the original application was produced to provide details of the acceptability of Highfields Road to provide pedestrian access to the bus stops located

on St Neots Road, located to the north of Highfields Caldecote. It examined the footway links in terms of acceptable widths, crossing provision and accessibility features.

- 10.7 The Review concluded that the overall quality of the footways reviewed were very good but provided a range of recommendations for improvement / highway maintenance issues. These recommendations included tactile paving to be considered at various crossing points and the possible installation of a formal crossing point over the Highfields Road carriageway close to the mini-roundabout junction with Clare Drive.
- 10.8 The Waterman Cycle Parking Review examined the existing cycle parking provision with reference to the St Neots Road bus stop and provided two recommendations for proposed cycle parking arrangements including a new cycle parking facility and the extension of the existing facility to provide an additional 3 Sheffield stands.
- 10.9 When the application was initially considered there were two other large housing applications within Caldecote, reference S/2510/15/OL (east of Highfields Road; Linden Homes development site) and S/2764/16/OL (land of Grafton Drive; Balfour Beatty Homes). When all these applications were considered, it was the desire of the Transport Assessment Team to secure improvements to the substandard footway on the western side of Highfields between Grafton Drive and St Neots Road, with each of the three applicants undertaking works to relevant sections (S/2047/16/FL – condition 17; S/2501/15/OL – condition 18; S/2764/16/OL – condition 13). This was to encourage residents of the new developments to walk and cycle and to mitigate the impact of the developments.
- 10.10 However, following consideration of the implementation of the works required by condition 17 and consultation with Cambridgeshire County Council as the Highway Authority, the applicant, Cala Homes (Highfields Caldecote), is seeking to remove condition 17 and instead provide a financial contribution of £60,000 towards the cost for schemes for widening the footway on the western side of Highfields between the junction of Hall Drive, Bossets Way and Clare Drive to the north.
- 10.11 These works would relate to footway widening within Caldecote, by widening the existing footway to 2 metres between Bossets Way (the northern extent of the Balfour Beatty works, S/2764/16/OL) and the southern extent of the Linden Homes works (S/2501/15/OL) to the north at Clare Drive, covering approximately 270 metres.
- 10.12 With respect to the contribution required, this has calculated by Cambridgeshire County Council and agreed with the applicant.
- 10.13 Within the draft Section 106 Agreement, the “Highway Contribution” of £60,000 has been defined as:

The sum of £60,000 (sixty thousand pounds) to be used by the County Council to fund the enhancement of the footway/cycleway between the junctions of Bossert's Way and Clare Drive, Caldecote for a shared walking and cycle path.

10.14 The application has been subject to formal consultation with the Transport Assessment Team who agree that the measures contained within the Waterman Review should not be progressed and that, as enabled within condition 17 of the permission, an alternative approach is required.

10.15 In consultation with the Transport Assessment Team and the Local Highways Authority, the proposed removal of condition 17 and provision of a financial contribution towards highway works is not considered to result in harm to highway safety or issues to the wider highway network.

10.16 Officers are satisfied that the proposed removal of condition 17 is acceptable based on a financial contribution towards relevant works in its place, which would comply with the CIL tests and generally accord with relevant planning policy.

10.17 **Other Matters**

Other Conditions

10.18 34 conditions were attached to the 2017 consent, with condition 17 being the subject of this Section 73 application.

10.19 Condition 1 (time limit to implement) is no longer necessary as the permission has been implemented.

10.20 Condition 19, which set out that the proposed car parking area, if implemented in accordance with the scheme in the S106 agreement, shall only be used between restricted hours, is no longer necessary as the arrangements have not been implemented.

10.21 Condition 33 (archaeology) is to be removed as the County Council's Historic Environment Team confirmed that no further archaeological works are necessary given the lack of findings in the Written Scheme of Investigation submitted as part of application S/3277/17/DC.

10.22 All other conditions are to be re-imposed as per the 2017 consent, except for where the conditions require updating following more recent discharge of conditions applications, to ensure compliance with the relevant approved details.

10.23 **Planning Balance**

10.24 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise

(section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

- 10.25 The applicant is seeking to remove condition 17 of the 2017 consent and instead provide a financial contribution of £60,000 towards the cost for schemes for widening the footway on the western side of Highfields between the junction of Hall Drive, Bossets Way and Clare Drive to the north.
- 10.26 The Transport Assessment Team agrees that the measures contained within the Waterman Report, as secured by condition 17, should not be progressed and that an alternative approach is required. The proposed contribution of £60,000, secured by a Section 106 Agreement, would be used by the County Council to fund the enhancement of the footway/cycleway between the junctions of Bossert's Way and Clare Drive, Caldecote for a shared walking and cycle path.
- 10.27 There are no technical objections to the proposed removal of condition 17 and the provision of a financial contribution towards highway improvement works, nor concern raised that the proposal would result in harm to highway safety or issues to the wider highway network.
- 10.28 Officers are therefore satisfied that the proposed removal of condition 17 is acceptable based on a financial contribution towards relevant works in its place, which would comply with the CIL tests and generally accord with relevant planning policy.
- 10.29 Having taken into account the provisions of relevant planning policy, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the Section 73 application is recommended for approval.

10.30 **Recommendation**

10.31 **Approve** subject to:

- The planning conditions and informatives as set out below with minor amendments to the conditions as drafted delegated to officers.
- Satisfactory completion of a Section 106 Agreement as set out in the report with minor amendments delegated to officers.

11.0 Planning Conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans of planning permission S/2047/16/FL as listed on this decision notice.

Plans to be listed:

AA6205_2000 Rev B Site Location Plan.
AA6205_2001 Topography.
AA6205_2003 Rev L Masterplan.
AA6205_2004 Rev C Roof Plan.
AA6205_2006 Typologies Diagram.
AA6205_2007 Tenure.
AA6205_2008 Building Heights Plan.
AA6205_2009 Refuse Strategy.
AA6205_2010 Car and Cycle Parking Strategy.
AA6205_2011 Movement Strategy.
AA6205_2012 Character and Outlook.
AA6205_2013 Back to Back Distances.
AA6205_2014 Rev B Open Space Diagram.
AA6205_2015 Lifetime Homes.
AA6205_2017 Rev A Public and Private Space Diagram.
AA6205_2018 Rev B Surface Water Drainage Strategy.
AA6205_2020 Existing Site Sections.
AA6205_2022 Rev B Street Elevations 1.
AA6205_2023 Rev B Street Elevations 2.
AA6205_2024 Rev B Street Elevations 3.
AA6205_2025 Rev B Street Elevations 4.
AA6205_2026 Rev B Street Elevations 5.
AA6205_2040 Rev C House Type Dartfield.
AA6205_2041 Rev B House Type Guydon.
AA6205_2042 Rev B House Type Herscott.
AA6205_2043 Rev B House Type Hurwick.
AA6205_2044 Rev C House Type Larfield.
AA6205_2045 Rev C House Type Lenham.
AA6205_2046 Rev B House Type Natlend.
AA6205_2047 Rev B House Type Notley.
AA6205_2048 Rev C House Type Osmore.
AA6205_2049 Rev B House Type Furwick.
AA6205_2055 Rev A Ancillary Buildings.
AA6205_2056 Rev A Single Garages.
AA6205_2057 Rev A Double Garages.
AA6205_2060 Rev A Block A General Arrangement Plans.
AA6205_2061 Rev B Block A Elevations.
AA6205_2062 Rev A Block A Bin Cycle Store.
AA6205_2065 Rev A Block B General Arrangements Plans.
AA6205_2066 Rev B Block B Elevations.
151069 SK C 9000 Rev P3 Conceptual Drainage Layout.
L1042 - 2.1 - 1000 Rev P3 Landscape Masterplan.
L1042 - 2.1 - 1020 Rev P2 Tree Strategy.
L1042 - 2.1 - 1011 Rev P2 General Arrangements 1 of 3.
L1042 - 2.1 - 1012 Rev P3 General Arrangements 2 of 3.
L1042 - 2.1 - 1013 Rev P2 General Arrangements 3 of 3.

Reason: To facilitate any future application to the Local Planning

Authority under Section 73 of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the buildings hereby permitted shall accord with the approved details (S/3277/17/DC and S/3425/17/DC), unless otherwise agreed in writing by the Local Planning Authority.

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

3. The finished floor levels hereby permitted shall accord with the approved plans 0039-C-SW-GA-301 T1, 0039-C-SW-GA-302 T1, 0039-C-SW-GA-303 T1 and 0039-C-SW-GA-304 T1.

Reason: In the interests of residential/visual amenity, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

4. The boundary treatment of the north-eastern shared boundaries with No.4-5 Orchid Fare and No.78 Clare Drive shall be retained in accordance with the details agreed within reference S/3863/17/DC.

Reason: To mitigate the impact of the car parking areas on neighbouring residential amenity in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

5. Apart from that mentioned in condition 4, all other boundary treatments shall be completed in accordance with drawing numbers L1042-2.1-1011-P2, L1042-2.1-1012-P3, L1042-1013-P2, 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 2018.

6. All hard landscape works shall be carried out in accordance with the approved details in plan L1042-2.1-1011-P2, L1042-2.1-1012-P3, L1042-2.1-1013-P2, L1042-2.1-1000-P3, L1042-2.1-1020-P2-TREE Strategy. 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 of the South Cambridgeshire Local Plan 2018.

7. Landscaping shall be carried out in accordance with the details and timetable approved within reference S/4811/18/DC. 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 Policy NH/4 of the South Cambridgeshire Local Plan 2018.

8. The proposed development shall accord with the recommendations in the Tree Survey Report (dated October 2016) and plan Appendix_3brevA by Arboricultural Consultants and protection measures left in place until practical completion of the development. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policy NH/4 of the South Cambridgeshire Local Plan 2018.

9. The ecological enhancement scheme shall be carried out in accordance with the details approved under reference S/4811/18/DC.

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

10. The hedgerow on the eastern boundary of the site dividing the site from East Drive shall be retained except at the point of pedestrian access, and any trees or shrubs within it which, within a period of five years from the completion of the development or the occupation of the buildings, whichever is the sooner, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To protect the hedge which is of sufficient quality to warrant its retention and to safeguard biodiversity interests and the character of the area in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

11. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

12. The vehicular and pedestrian visibility splays shown in the Transport Assessment A01 shall be retained clear from obstruction over a height of 600mm.

Reason: In the interest of highway safety in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

13. The parking and turning areas shown on drawing number AA6205/2010 Revision 0 shall be retained for such purposes.

Reason: In the interest of highway safety in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

14. The relevant dwellings on the development, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with AA6205/2010revA.

Reason: To ensure the provision of covered and secure cycle parking in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

15. The Travel Plan shall be implemented in accordance with the details approved within reference S/1822/18/DC.

Reason: To reduce car dependency and to promote alternative modes of travel in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018.

16. The development hereby permitted shall be carried out in accordance with the traffic management plan details approved under reference S/3828/17/DC.

Reason: In the interests of highway safety in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

17. The surface water drainage scheme approved within reference S/3425/17/DC shall be constructed and completed in accordance with the approved details.

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 S/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

18. The foul water drainage scheme approved within reference S/3425/17/DC shall be constructed and completed in accordance with the approved detail.

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 S/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the specified elevations of the dwellings on Plot 1-6 (north), 9-15 (north), 36 (west), 43 (north), 55 (west), 69 (west and east) at and above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: To safeguard the privacy of adjoining occupiers in accordance with Policy HQ/1 of the of the South Cambridgeshire Local Plan 2018.

20. Apart from any top hung vent, the proposed first floor windows in the specified elevations of the dwellings on), 69 (west and east), hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

21. The first-floor balcony serving the living area and bedroom of Flat Type 1, plots 1 and 8, hereby permitted, shall be fitted with a 1.7m high obscured steel screen on the side facing No.30 Highfields Road prior to the occupation of that unit. The development shall be retained as such thereafter.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

22. 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 2018.

23. Measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development shall be carried out in accordance with the approved details (S/3277/17/DC), unless the local planning authority approves the variation of any detail in advance and in writing.

Reason: To protect the amenities of nearby residential properties in accordance with Policies SC/10, SC/14, and HQ/1 of the South Cambridgeshire Local Plan 2018.

24. The construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution shall be carried out in accordance with the approved details (S/3828/17/DC), unless any variation has first been agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties in accordance with Policies SC/10, SC/14 and HQ/1 of the South Cambridgeshire Local Plan 2018.

25. External lighting shall be installed in accordance with the details approved within reference S/3277/17/DC.

Reason: To minimise the effects of light pollution on the surrounding area in accordance with Policies HQ/1 and SC/9 of the South Cambridgeshire Local Plan 2018.

26. The garage(s), hereby permitted, shall not be used as additional living accommodation and no trade or business shall be carried on therefrom.

Reason: To ensure the continued provision of off-street parking space in the interests of highway safety and to safeguard the amenities of adjoining occupiers in accordance with Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

27. The Site Waste Management Plan approved under reference S/3277/17/DC shall be implemented in full throughout the demolition and construction phases.

Reason: To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policies HQ/1 and CC/6 of the South Cambridgeshire Local Plan 2018.

28. The provision of fire hydrants to serve the development shall be carried out in accordance with the details approved within reference S/3277/17/DC.

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

29. Any piling works shall be carried out in accordance with the details approved within reference S/3277/17/DC.

Reason: To protect the amenities of nearby residential properties in accordance with Policies SC/10, SC/12, SC/14 and CC/6 of the South Cambridgeshire Local Plan 2018.

30. The development shall be accord with the renewable energy and water conservation scheme approved under planning reference S/1822/18/DC.

Reason: To ensure an energy efficient and sustainable development in accordance with Policies CC/1, CC2, CC3 and CC/4 of the of the South Cambridgeshire Local Plan 2018.

12.0 Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated 14 September 2017 and **<INSERT DATE>**.
2. Any materials brought onto site for the purpose of gardens or landscaping must be certified as clean and uncontaminated and the information provided to the Council.
3. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
4. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a

separate permission must be sought from the Local Highway Authority for such works.

5. Any culverting or works affecting the flow of a watercourse requires the prior written consent of the Lead Local Flood Authority (LLFA). The LLFA seeks to avoid culverting and its Consent for such works will not normally be granted except as a means of access.
6. The granting of planning approval must not be taken to imply that consent has been given in respect of the above. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
7. Construction or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer and passage through which water flows that do not form part of main rivers. Please note that the Council does not regulate ordinary watercourses in internal drainage board areas.

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: 20/01687/S73, S/4811/18/DC, S/3348/18/NM, S/1822/18/DC, S/3863/17/DC, S/3828/17/DC, S/3425/17/DC, S/3277/17/DC, S/2047/16/FL, S/2764/16/OL and S/2510/15/OL.

Agenda Item 8



Planning Committee Date	29 June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/02476/REM
Site	9A And Lion Works Station Road (west) Whittlesford Cambridge
Ward / Parish	Whittlesford
Proposal	Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0746/15/OL to provide 67 residential units following demolition of 39a Station Road West and the formation of a new access road. (Re- submission of 20/03755/REM)
Applicant	Mr Best
Presenting Officer	Michael Sexton
Reason Reported to Committee	Referred by officers and Whittlesford Parish Council
Member Site Visit Date	n/a
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Compliance with the Outline Consent3. Housing Provision4. Reserved Matters (access, layout, scale, appearance, landscape)5. Residential Amenity6. Biodiversity7. Flood Risk and Drainage8. Highway Safety and Parking9. Heritage Impact10. Renewables / Climate Change11. Noise12. Lighting13. Contamination14. Other Matters
Recommendation	REFUSE

1.0 Executive Summary

- 1.1 The application seeks the approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0746/15/OL to provide 67 residential units following demolition of 39a Station Road West and the formation of a new access road.
- 1.2 Officers consider the matter of access to be acceptable and that the development would not result in harm to highway safety.
- 1.3 Officers do not consider that the matters of layout, scale, appearance and landscaping would be acceptable and would fail to comply with the relevant policies of the adopted Local Plan, national planning policy and associated guidance.
- 1.4 The proposal would fail to provide a high-quality scheme that would make a positive contribution to the local and wider context of the site and the character of the area, failing to be responsive to its location and wider setting or to provide a good level of amenity to the future occupiers of the development.
- 1.5 Officers recommend that the Planning Committee refuse the application for the reasons set out in this report

2.0 Site Description and Context

- 2.1 This site is located within the development framework boundary of Whittlesford Bridge and comprises a brownfield site with an area of approximately 1.17 hectares. The site is bound to the north and west by agricultural land that is located within the Cambridge Green Belt. A railway line (Cambridge to London) is located immediately to the east of the site with commercial development beyond, while to the south are areas of residential development and Whittlesford Parkway Station.
- 2.2 The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II*), approximately 80 metres from the site.
- 2.3 The site is located in flood zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.
- 2.4 The site is vacant, previously in use for a variety of uses including a scrap yard and sits slightly lower than the adjoining agricultural land. Access to the site is to be taken from Station Road West to the south.

3.0 The Proposal

- 3.1 This application is for reserved matters permission for access, appearance, landscaping, layout and scale following outline planning

permission S/0746/15/OL to provide 67 residential units following demolition of 39a Station Road West and the formation of a new access road.

4.0 Relevant Site History

Application Site

- 4.1 21/03045/S106A – Modification of planning obligations contained in a Section 106 Agreement dated 10th August 2018 pursuant to ref: S/0746/15/OL – pending decision.
- 4.2 20/03755/REM – Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/0746/15/OL to provide 86 residential units following demolition of 39a Station Road West and the formation of a new access road – Withdrawn (30 November 2020).
- 4.3 S/0746/15/OL – Redevelopment of site for residential use (outline planning application all matters reserved) – Approved (14 August 2018).

Adjacent Site

- 4.4 21/02477/FUL – Demolition of existing building and erection of three storey building to provide 8 flats, together with parking and landscaping – pending decision.
- 4.5 20/03756/FUL – Demolition of existing building and erection of a three storey building to provide 12 flats, together with parking and landscaping – Withdrawn (30 November 2020).

5.0 Policy

5.1 National

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

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/10 – Group Villages
CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Water Efficiency
 CC/6 – Construction Methods
 CC/7 – Water Quality
 CC/8 – Sustainable Drainage Systems
 CC/9 – Managing Flood Risk
 HQ/1 – Design Principles
 HQ/2 – Public Art and New Development
 NH/2 – Protecting and Enhancing Landscape Character
 NH/4 – Biodiversity
 NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 SC/2 – Health Impact Assessment
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/10 – Broadband

5.3 Neighbourhood Plan

5.4 Whittlesford Neighbourhood Plan – Area Designated

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

5.6 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016

5.7 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.8 Other Guidance

5.9 Greater Cambridge Housing Strategy for 2019 to 2023

6.0 Consultations

6.1 Whittlesford Parish Council – Objection

6.2 October and November 2021 Comments

Whittlesford Parish Council did NOT support either application on the grounds of it being an over development of the area.

July 2021 Comments (in full)

This application to provide 60 residential units amounts to 51.3 units per hectare this figure is in excess of an urban location which is 40dph and 30dph set for a small rural village (Local plan of 2018, Policy H/8) this application sees this limitation with proposals for 75 which is total unacceptable being 2.1 times the rural limit. Whittlesford is classified as a South Cambridgeshire group village and such applications of a residential development should be restricted to a maximum of 8 dwellings. This development is out of keeping with the surrounding properties, there is no requirement in the village for 4-bedroom properties. It was noted that no affordable housing has been incorporated in this development.

The play area is totally inadequate and a substantial piece of land in the development providing proper equipment. The Lawn in the village is the only place where children can go and play safely and that is a long way from this site. The school is up to capacity and could not accommodate even a small fraction of children who could potentially live on this site.

There is insufficient parking at these properties and it is assumed that these properties would only have one vehicle parking space as residents would use public transport. Which in practice is not the case, therefore any extra vehicle would finish up being parked in Station Road West where there is ongoing problem with commuter parking.

The only real public transport is the trains as other public transport is non-existent at best the buses run every 1.5 hours and there is no service in the evenings or on Sundays.

Ads you will see from our other communications regarding this development the Whittlesford Parish Council opposed the other applications and this one is no different. The developer again is trying to cram as many units as it can of the site and has not taken on board any comments we raised on the last applications.

The Parish Council considers this application an over development.

The Parish Council does request that the application be referred to the District Council Planning Committee.

6.3 Air Quality Officer – No Objection

6.4 Recommend a low emission strategy compliance condition.

6.5 Anglian Water – No Objection

6.6 Request consultation on condition 7 of outline planning permission S/0746/15/OL (foul drainage).

6.7 Conservation Officer – No Objection

6.8 There are no material conservation issues with this proposal.

6.9 Contaminated Land Officer – No Comments

6.10 The decision notice for S/0746/15/OL had land contaminated land conditions attached.

6.11 Designing Out Crime Officer – No Objection

6.12 Comments that would like to see more information in regards to access control to residents and details of external lighting.

6.13 Cambridgeshire Fire and Rescue – No Objection

6.14 Requests that adequate provision be made for fire hydrants by way of a Section 106 agreement or planning condition.

6.15 Ecology Officer – No Objection

6.16 Recommend conditions for compliance with ecological measures and/or works within the Ecological Impact Assessment submitted and measures to protect badgers.

6.17 Environment Agency – No Objection

6.18 Draw attention to the remediation strategy and piling conditions attached to the decision notice of S/0746/15/OL.

6.19 Environmental Health Officer – No Objection

6.20 n/a

6.21 Historic Environment Team (Archaeology) – No Objection

6.22 The Heritage Statement submitted notes that the extent of a former quarry has been confirmed - agree that archaeological remains will have been destroyed through this activity and recommend the cancellation of the condition previously recommended for the scheme (Refs apply: S/0746/15/OL, 20/03755/REM).

6.23 Housing Strategy Team – Objection

6.24 More information is needed on the total amount of affordable housing provision to be provided on the proposed development for 67 units as the viability statement is not clear whether the percentage (8%) of affordable would also be applied for the new RM application.

6.25 The Strategic Housing Team would request that an independent viability assessment is undertaken to confirm that only 8% affordable housing provision can be provided and specify what tenure. Within this, we would like to see the costs of the remediation and contamination works to clearly see how the scheme is unviable.

6.26 If the viability statement is proven to be accurate and only 8% of the units can be for affordable units, we would expect 3 x 1-bedroom houses (all for AR), 2 x 2-bedroom houses (1 for SO, 1 for AR). If the new viability statement comes back with a different amount or tenure of affordable housing provision, we would need to be re-consulted.

6.27 The affordable units proposed is not in line with the Council's preferred affordable housing tenure split. Affordable rented units should be maximised in size to provide more options for occupants.

6.28 Landscape Officer – Objection.

6.29 Landscape, Visual and Visual Amenity
The site would have a negligible effect upon the wider landscape character, views and visual amenity

The development would result in significant harm to the local landscape character and views. The development would be contrary to policy NH/2 Protecting and Enhancing Landscape Character and HQ/1: Design Principles.

- 6.30 **Green Belt**
The proposed development would have an adverse effect on the rural character and openness of the adjacent Green Belt. The proposal is contrary to Policies S/4 and NH/8 of the South Cambridgeshire Local Plan 2018.
- 6.31 **Landscape**
No details of street furniture have been provided, but can be conditions, hard surface details should reflect rural settlement character. Further soft landscaping details required and to be conditioned – planting schedule, planting specification, sections of planting pits, 3D cellular confinement systems, tree root barriers.
- 6.32 **Public Open Space**
Welcome the location of the POS and play space. However, concerned that the layout has not been landscape led with little surveillance particularly from plot 3. Also concerned that ball games bouncing off the southern boundary of plot 3 will also cause a nuisance for future residents.
- 6.33 **General**
Also raise concerns with regimental urban layout, clarity of boundary treatments for certain plots, drainage, retaining walls (insufficient information), car parking and bin storage and private amenity space.
- 6.34 Lead Local Flood Authority – No Objection**
- 6.35 The amended information / documents demonstrate that surface water from the proposed development can be managed through the use of permeable paving across all access and parking areas. Green roofs are proposed on the flat roofed areas. Surface water will be collected within the permeable paving system and conveyed to an infiltration tank in the west of the site. Due to made ground strata found below the site, the tank will be wrapped, allowing infiltration only through the base of the tank, which will be within the gravels below the made ground.
- 6.36 Local Highways Authority – No Objection**
- 6.37 Recommend conditions for surface water drainage arrangements, future management and maintenance of streets, access falls and levels, traffic management plan, condition survey of the adopted public highway, provision of a 2m footway link to the village and reference to the Traffic Regulation Order in respect to the extension of double yellow lines as shown on submitted drawings and an informative that planning permission does not permit works to or within the public highway.
- 6.38 Confirm that the Local Highways Authority will not seek to adopt any part of the development.

6.39 Natural England – No Comments

6.40 n/a

6.41 Network Rail – No Objection

6.42 Strongly recommends the developer complies with the following comments and requirements to maintain the safe operation of the railway and protect NR's infrastructure.

6.43 Public Health England – No Comment

6.44 n/a

6.45 Section 106 Officer – Comments

6.46 A LEAP is required and has not been provided in line with the Section 106 Agreement secured at outline stage.

6.47 Planning committee considered the application at the meeting on 6 July 2016 where the outline application was recommended for approval on the premise that a local equipped play area was to be provided.

6.48 Also comments made in respect of application 21/03045/S106A.

6.49 Sport England – No Comments

6.50 n/a

6.51 Sustainable Drainage Engineer – Holding Objection

6.52 Infiltration is to be allowed through the base only, however, it is not clear how this addresses our concern that infiltration is not to be allowed in made ground. It is also not known if the site has contamination issues which could affect potential for infiltration to be utilised.

6.53 Sustainability Officer – No Objection

6.54 Recommend a condition to secure the approved renewable / low carbon energy technologies as set out in the submitted Energy Statement.

6.55 Transport Assessment Team – Comments

6.56 Parking Provision
No objection.

6.57 Site Access and Layout
Refer to Highways Development Management comments.

6.58 Forecast Trip Generation
Given the location of the site adjacent to Whittlesford Parkway Station and

the additional trips generated by the development compared to the existing use, the developer should provide the sum of £66,000 towards the Greater Cambridge Partnership Whittlesford Station Masterplan scheme secured as a S106 obligation to improve the surrounding sustainable transport infrastructure within the vicinity of the site and to facilitate sustainable travel to and from the development site.

6.59 Residential Travel Plan

Travel plan targets agreed, welcome travel packs will be provided to residents of each dwelling upon first occupation, monitoring will primarily comprise annual travel surveys and developer will fund the implementation of the travel plan throughout its lifespan.

6.60 Trees Officer – No Objection

6.61 An Arboricultural Impact Assessment (dated May 2021) has been submitted. This is sufficient for this proposal, trees and site and should be listed as an approved document

6.62 Urban Design Officer – Objection

6.63 Officers cannot fully support this application. It is acknowledged that improvements have been made to some aspects of the layout; there is a reduced number of dwellings; the long terrace of block D, which is in a very prominent position within the layout, has been reduced in length which is welcome. It is also welcome that the ground floor flats in Block D are now provided with their own entrances that can be accessed directly off the spine road which now creates an active frontage to animate the street-scene.

6.64 However, officers still have concerns about the layout, scale and character of the proposals. The proposals would result in an overdevelopment that leads to overlooking, poor outlook and inadequate amenity space issues harming the health and well-being of future residents.

6.65 It's a concern that the mews street area features a large area of hardstanding and the Locally Equipped Area of Play appears very cramped with play equipment spilling out onto the spine road in the layout drawing.

6.66 It's requested that street scene drawings and CGIs are provided for the spine road and mews street to enable officers to better assess these areas of the site.

6.67 The proposals are contrary to the design objectives set out in Chapter 12 of the 'National Planning Policy Framework' (2019) (NPPF), Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018) (Local Plan) and the design and residential amenity standards set out in the 'South Cambridgeshire District Design Guide' (2010) (DDG).

7.0 Third Party Representations

7.1 15 representations of objection have been received. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

Character / Design

- 64 dwellings per hectare, contrary to Policy H/8.
- Cramped, poor quality housing with limited space.
- Design does not enhance or match what is to be expected by Whittlesford residents, contrary to Policy HQ/1.
- Inadequate child play facilities.
- Lack of private amenity space.
- Overlooking within the development.
- Overly dense development which impacts resulting quality of dwellings.
- Urban development in a rural village.

Highways

- Additional parking on Station Road West is major congestion and safety concern.
- Assessments for traffic and parking should include both developments on the site.
- Double yellow lines will be required around the entrance to the site.
- Insufficient parking provision.
- Junction onto the A505 from Moorfield Road is already not fit for purpose for existing traffic.
- No cycle routes on Station Road, Moorfield Road or Duxford Road, increased traffic and pollution will make these roads more dangerous.
- Overspill of parking onto Station Road.
- Residential Travel Plan demonstrates that the low frequency bus service is not an alternative car usage, contrary to Policy TI/2.
- Single access onto Station Road West, a narrow cul-de-sac with existing parking issues.

Sustainability

- Additional strain on existing services.
- Whittlesford is a Group Village where normally developments of a maximum of 8 dwellings are permitted.

Other Matters

- All medium proposals of the Whittlesford Station Masterplan should be completed prior to completion of the proposal.
- Contamination issues on site.
- Existing boundary treatments to properties should not be removed.
- Not clear what level of affordable housing is provided, if any.
- Outline application was for 60 housing units.
- Surface water and drainage concerns.
- There is now an adequate 5-year land supply available, there is no justification for increasing the number of units approved from 60 to 75.

8.0 Member Representations

8.1 None.

9.0 Local Groups / Other Organisations

9.1 None

10.0 Assessment

10.1 The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent S/0746/15/OL and form:

- Details of access to the site.
- Details of the layout of the site.
- Details of the scale of buildings.
- Details of the appearance of buildings.
- Details of landscaping.

10.2 The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

“access”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;

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

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

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

“landscaping” means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes; (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the

laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

10.3 Principle of Development

- 10.4 The principle of residential development on the site was established under outline planning consent S/0746/15/OL, granted in August 2018. A Section 106 dated 10 August 2018 is attached to the outline consent.
- 10.5 Condition 3 of the outline consent secured a single approved plan; the site location plan (drawing number X1129-000).
- 10.6 The key issues to consider in the determination of this application are therefore compliance with the outline planning permission, housing provision (including affordable housing), the reserved matters (access, layout, scale, appearance, landscaping), residential amenity, biodiversity, flood risk and drainage, highway safety, highway network and parking, heritage assets, renewables / climate change, noise, lighting, contamination and other matters.

10.7 Compliance with the Outline Planning Permission

- 10.8 Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters within three years of the date of approval (i.e., by 14 August 2021).
- 10.9 The reserved matters application was received by the Local Planning Authority in May 2021.
- 10.10 Condition 3 of the outline consent secured a single approved plan; the site location plan (drawing number X1129-000).
- 10.11 The site boundary for the reserved matters application is consistent with the approved location plan.
- 10.12 The application therefore complies with conditions 2 and 3 of the outline consent.

10.13 Housing Provision

- 10.14 The 2018 outline consent granted permission for the redevelopment of the site for residential use with all matters reserved. The outline consent did not impose a restriction on the number of residential units that could come forward at reserved matters stage by way of the description of the outline development, a planning condition or through the Section 106 legal agreement associated to the consent.
- 10.15 A review of the supporting documents submitted at outline stage indicates that the outline application intended the development of up to 60 residential units, given the information submitted on the application form and illustrative layout plan. There is also reference to up to 60 units within

the Section 106 agreement on page 2 where recital 5 states “an application has been made for planning permission for residential development of up to 60 dwellings on the Property pursuant to application no S/0746/15/OL”.

- 10.16 However, as no threshold was secured by way of description, condition or legal agreement the reserved matters proposal can provide for an unrestricted level of residential development.
- 10.17 The reserved matters description, as amended, sets out that the application proposes the erection of 67 residential units. However, review of the plans submitted indicates the erection of 66 residential units comprising 13 dwellinghouses and 53 apartments.

Housing Density

- 10.18 Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Group Villages but that the net density on a site may vary from this figure where justified by the character of the locality, the scale of the development, or other local circumstances.
- 10.19 The site measures approximately 1.17 hectares in area. The provision of 66 residential units across this area would equate to a density of approximately 56 dwellings per hectare.
- 10.20 The proposed density far exceeds the average standards of Policy H/8 and cannot be said to be justified by the character of the locality, which comprises relatively low density rural residential housing to the west of the site.
- 10.21 The proposal therefore conflicts with Policy H/8 of the Local Plan.
- 10.22 However, consideration must be given to the outline consent, which accepted a higher density on the site than the average required by adopted policy (including that adopted at the time the outline permission was granted), based on an indicative scheme for up to 60 dwellings.
- 10.23 Paragraphs 47 and 48 of the outline report presented to the Planning Committee in July 2016 set out:

The application proposes a relatively high density of development at 54 dwellings per hectare. Although policy HG/1 requires new developments to make best use of the site by achieving average net densities of at least 30 dph unless there are exceptional local circumstances that require a different treatment. Policy H/7 of the Draft Local Plan confirms that density requirement, but states that it may vary on a site where justified by the character of the locality, the scale of the development or other local circumstances. In this case the costs of developing the site necessitate a higher density of development than perhaps would normally be expected due to the development cost issues associated

with developing this site. Again, this factor must be weighed against the removal of a particularly unneighbourly use and the benefits to the wider amenity of the village.

The developer has submitted a comprehensive viability report which sets out the costs associated with the reclamation of the site for the purposes of residential which is detailed later in this report. These figures are based on a 60 unit development. A lower density would not be cost effective in ensuring that a reasonable developer profit could be delivered and whilst being able to mitigate the risks taken in developing a site of this nature.

- 10.24 Taken within this context the density proposed is akin to that accepted at outline stage, albeit the outline consent did not place a maximum level of development on the site at 60 units that was envisaged.
- 10.25 However, although there is no in-principle objection to a high density development on the site given the provisions of the outline consent, any development must be design-led and responsive to the site's context. Matters of design are discussed later in this report.

Market Housing Mix

- 10.26 Policy H/9 of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.
- 10.27 Policy H/9 of the Local Plan requires market homes in developments of 10 or more homes to consist of a mix of at least 30% 1 or 2-bed homes, 30% 3-bed homes and 30% 4 or more bed homes with a 10% flexibility above each category.
- 10.28 However, the outline consent did not impose a condition that requires the details of the housing mix (including both market and affordable housing) to be provided at reserved matters stage in accordance with local planning policy or demonstration that the housing mix meets local need.
- 10.29 The application, as amended, provides for 66 market properties and would incorporate a split of 49x1&2-bed apartments, 7x3-bed properties (comprising 4 apartments and 3 dwellinghouses) and 10x4-bed dwellings.
- 10.30 This equates to a market mix of 74% 1 or 2-bed homes, 11% 3-bed homes and 15% 4 or more bed homes.
- 10.31 The proposed mix would not accord with Policy H/9(1) of the Local Plan. However, there is no requirement to do so within the outline consent.
- 10.32 Furthermore, the supporting text to Policy H/9 sets out in paragraph 7.37 that the district's housing stock has traditionally been dominated by larger

detached and semi-detached family houses. Whilst recent developments have helped to increase the stock of smaller properties available, the overall imbalance of larger properties remains.

- 10.33 The proposed development weighs strongly in favour of delivering smaller scale units through the provision of 49 one and two bed apartments, 74% of the development.
- 10.34 Acknowledging that no housing mix condition was imposed at outline stage and that the development weighs in favour of the provision of smaller properties, for which the adopted development plan notes there is a need, officers do not consider that it would be reasonable to refuse the reserved matters application on the mix of units provided.

Affordable Housing

- 10.35 Policy H/10(1) of the Local Plan requires all developments of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000sqm, to provide that 40% of the homes on site will be affordable to address evidence of housing need, although more recent paragraph 63 of the NPPF sets the threshold for affordable housing at 'major developments' (i.e. 10 dwellings or more).
- 10.36 Policy H/10(2) does make three exceptions to this requirement where it can be demonstrated that the level of affordable housing sought would make a development unviable, off-site provision of affordable dwellings can be demonstrated to have benefits, or it can be demonstrated that it is not possible or appropriate to build affordable homes on-site or off-site, in which case the development will provide a financial contribution towards the future provision of affordable housing.
- 10.37 The provision of affordable housing on the site was dealt with at outline stage and secured within the Section 106 Agreement associated to the outline consent, closely linked to the contaminated remediation requirements of the site.
- 10.38 Notwithstanding the details of the outline consent, as noted in the comments of the Council's Housing Strategy Team, the applicant has submitted a viability assessment to support the reserved matters application, which has been amended during the application. Both versions set out that the applicant is unable to deliver affordable housing provision in line with Policy H/10 of the Local Plan.
- 10.39 However, the applicant, despite viability issues, has indicated a willingness to provide a small percentage of affordable housing (less than 10%), although both viability reports submitted are based on earlier iterations of the scheme (75 units) rather than 66 units as proposed, so it is unclear what is now intended.
- 10.40 Irrespective of the viability assessments submitted at reserved matters stage, it is not within the gift of the reserved matters application to secure

affordable housing as that is already dealt with through the Section 106 Agreement attached to the outline consent.

- 10.41 In short, The Second Schedule, The Obligations, Part I: Affordable Housing of the Section 106 Agreement requires the developer to, subject to the actual costs of dealing with the contamination issues on the site against figures contained in the legal agreement, provide:
- a) The payment of an affordable housing commuted sum or
 - b) An on-site provision of affordable housing in accordance with a scheme approved by the Council and which must reflect and be consistent with the improvement in the viability...
- 10.42 Therefore, acknowledging what was agreed at outline stage and secured by the associated Section 106 Agreement, the reserved matters application is acceptable in terms of affordable housing provision.

Residential Space Standards

- 10.43 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
- 10.44 Officers note that several of the units would fail to meet the required standards of Policy H/12 of the Local Plan, with several apartments falling short of the required double bedroom standards by 1 to 2 square metres, as noted in the comments of the Council's Urban Design Officer.
- 10.45 However, given that the outline planning consent did not require the dwellings to be built to meet the residential space standards and this matter does not fall under the definition of the reserved matters for layout, appearance or scale, the development would not need to accord with national space standards and Policy H/12 of the Local Plan.

10.46 Reserved Matters

Access

- 10.47 The application proposes a single point of vehicular access to the site from Station Road on its southern boundary, which would be provided following the demolition of no.39A Station Road.
- 10.48 The application is supported by a Transport Assessment, which includes drawing 19214-MA-XX-XX-DR-C-0003-P05. The plan provides an illustration of the access location and demonstrates that the required visibility can be achieved at the access. The access has been designed with 6 metre radii and such that parking proposed along the access road is located away from the immediate vicinity of the site access.
- 10.49 The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the access arrangements of

the development, following the submission of amended and additional information.

- 10.50 In consultation with the Local Highways Authority officers are satisfied that the proposed development would provide an acceptable and safe means of vehicular access to the site.

Layout

- 10.51 The layout of the site seeks to deliver 66 residential units, incorporating 13 residential dwellings in the form of three terraces of three units and two pairs of semi-detached properties alongside three apartment buildings comprising 53 apartments.
- 10.52 As noted above, the proposal represents a high-density development. The quantum of development has a clear and direct impact on the layout of the site and as a result is considered to have compromised the overall design quality of the scheme.
- 10.53 The typology and character of the development is extremely urban, exacerbated by its layout (and scale) with a straight spine road and secondary roads which lead to poor terminating vistas with no visual interest. The residential units are tightly arranged in an orthogonal manner which does not relate to the development pattern of the village and the more informal rural character of the area.
- 10.54 In particular, the large central apartment building comprising Blocks D and E provides a continuous built form approximately 55 metres in length and forms the central building within the site. As a result, the built form and mass of this building dominates the spine road and central views through the site, presenting a distinctly urban and dominant form of development within a largely rural area.
- 10.55 Furthermore, the layout of the site, by virtue of its high density, forces the built form of development onto the edges of the development site. Although this is broadly acceptable along the eastern boundary of the site adjacent to the railway line it results in a detrimental impact on the surrounding character and landscape, considered in more detail below.
- 10.56 Comparatively, the existing residential development to the west of the site along Station Road West and associated cul-de-sacs including The Moraine and Knights Orchard are arranged in a low density informal rural arrangement, with variations to property frontages and set backs from the public highway, with open green frontages being characteristic. Dwellings typically comprise detached and semi-detached forms with some sporadic examples of terraced arrangements.
- 10.57 Notwithstanding these existing arrangements, officers acknowledge that a higher-density development has already been accepted on the site and therefore a layout is unlikely to mimic would mimic existing residential development. Nonetheless, development should still respond to its context

and it is notable that an indicative layout supported the outline scheme and showed how a more informal and rural arrangement of 60 detached, semi-detached and terraced properties could be achieved.

- 10.58 Officers also acknowledge the development to the east of the site and railway line, which comprises large industrial buildings, hotel and car park. However, the railway line clearly acts as a divide between two distinct characters and cannot be said to provide a basis for the layout and character of the application site.
- 10.59 Car parking for the site has been well integrated, with most of the parking located below ground level, significantly reducing the potential for its visual prominence within the site.
- 10.60 As amended, a Locally Equipped Area of Play (LEAP), as required by the outline Section 106 Agreement, has been incorporated towards the northern portion of the site. Although the area provides the minimum required in terms of size and equipment, it appears forced and contrived within an already cramped layout and fails to make the positive contribution that such an area should within a development of this scale.
- 10.61 Limited areas of other open space are provided within the layout, with a small section of informal open space shoehorned into the south western corner of the site. Two areas of open space or communal gardens are provided between the easternmost apartment buildings while small private gardens areas are incorporated for each residential dwelling.
- 10.62 The comments of the Council's Urban Design Officer are acknowledged, which raise concern over the tight orthogonal arrangement of the site, the built form on apartment Blocks D and E and how the LEAP has been arranged within the site.
- 10.63 Overall, officers do not consider that the proposed layout would make a positive contribution to its local and wider context and would fail to preserve or enhance the character of the local area and be compatible with its location in terms of layout, density, form and siting.
- 10.64 The layout of the development would be contrary to Policies S/2, S/7, HQ/1 and H/8 of the Local Plan and paragraph 130 of the NPPF.

Scale

- 10.65 The scale and character of the existing residential development to the west of the site presents a mixture of two storey, one and a half storey and single storey properties of varying designs and footprints. In general properties are typically good-sized detached dwellings with some examples of semi-detached and occasional terraced arrangement. Ground level falls from west to east along Station Road West towards the railway line.

- 10.66 The area to the east of the site beyond the railway line comprises industrial units of a two storey scale, the Red Lion Hotel as a modest two storey building, a single storey chapel, a small number of two storey residential properties and a three and a half storey hotel adjacent to the A505.
- 10.67 The application proposes the erection of a mixture of dwellings and apartment buildings. The proposed dwellings would comprise a mix of two and a half to three storey semi-detached and terraced properties. The apartment buildings incorporate two storey and three storey elements with maximum heights of approximately 9.5 metres and 10.5 metres including gable elements.
- 10.68 Again, the high-density nature of the proposal has compromised the overall design quality of the scheme, with the quantum of development having a direct impact on the scale of the buildings within the site. The proposal presents a distinctly urban form of development, exacerbated by its scale (and layout).
- 10.69 Officers acknowledge that ground levels within the site would be lowered slightly given the likely contamination and remediation works enquired. Nonetheless, the scale of development would stand in stark contrast to the scale of residential development in the area and would also exceed the height of the industrial buildings to the east of the site.
- 10.70 Notwithstanding the levels of the site, concern is raised over the three-storey design approach to most of the development within the site and how these buildings respond (or fail to respond) to the context of the site and how this stands in context with surrounding development. Furthermore, together with the tight orthogonal layout of the site, the scale of the proposed buildings would tightly enclose areas of the site to the detriment of the quality of development, lacking any significant response to the sites rural setting.
- 10.71 Several supporting documents contain visualisations to illustrate the proposed development. These clearly show that the scale of the buildings, particularly those on the boundaries of the site, sit well above the scale of buildings in the surrounding area, appearing as dominant and incongruous additions to the character of the area. While immediate views from Station Road West on approach to the site from the west may be limited, although glances of rooftops may be available, public views of the development from the south and east of the site would be readily available. Longer distance views from the north, west and east would be available, as would transient views from the south along the A505.
- 10.72 The scale of development, in terms of its height, fails to respond to the character of the area and would appear out of context with its surroundings.
- 10.73 It is also important to note that the matter of scale extends beyond a simple consideration of height, it also includes the width and length of

each building proposed within the development in relation to its surroundings.

- 10.74 The apartment buildings provide a footprint that is uncommon within the area, aside from the industrial buildings to the east of the site, which cannot be said to be representative of the rural context of the site. As noted above, the central apartment building (Blocks D and E) provides a built form of development that is approximately 55 metres in length, an incongruous scale of development.
- 10.75 The comments of the Council's Urban Design Officer are acknowledged, which raise concern over the scale and massing of the development.
- 10.76 Overall, officers do not consider that the proposed scale of development would make a positive contribution to its local and wider context or provide a place-responsive design, failing to preserve or enhance the character of the local area and be compatible with its location in terms of scale, mass, form and proportions.
- 10.77 The scale and massing of the development would be contrary to Policies S/2, S/7, HQ/1 and H/8 of the Local Plan and paragraph 130 of the NPPF.

Appearance

- 10.78 The development is distinctly urban in character and appearance, with a limited range of styles, design or detailing that would add interest and integrate the development with its surroundings. The appearance of the dwellings is at odds with the general design and appearance of dwellings within the wider area while the appearance of the apartment buildings is completely divorced from the context of the site, forming large flat roofed buildings of significant bulk and mass. The appearance of Block E that forms the northern end of the large apartment Block (D and E), which has been developed in response to initial objections to the proposal, is contrived while the northern elevation of Block D, which would be visible upon entry to the site, provides a harsh and featureless façade.
- 10.79 Although no strong objection is raised to palette of external materials proposed, which do draw on some of the materials in the surrounding area including the Village Vet building to the south of the site, the scale and layout of the development significantly compromises the appearance and quality of the development.
- 10.80 Overall, officers do not consider that the distinctly urban appearance of development is compatible with its location and to provide an incongruous form of development, exacerbated by the scale of development proposed and cramped layout of the site.
- 10.81 The appearance of the development would be contrary to Policy HQ/1 of the Local Plan and paragraph 130 of the NPPF.

Landscaping

- 10.82 The application is supported by a landscape masterplan and a Landscape and Visual Impact Assessment (CSA Environmental, May 2021).
- 10.83 The landscape masterplan highlights key landscape details within the site. This includes indicative soft landscape planting within the site, sustainable drainage features, communal open space, biodiversity enhancements and entrance avenue and street trees.
- 10.84 In general, the amount of soft landscaping provided within the development is limited given the quantum of development the proposal seeks to accommodate. Areas of soft landscape are largely confined to the northern and western perimeters of the site and small communal areas of open space and private garden areas for the proposed dwellings. A LEAP is provided in the northern portion of the site and a small area of open space shoehorned into the south west corner.
- 10.85 In terms of the landscape provisions within the site, the arrangements are limited and fail to respond to the character of the area. The existing dwellings to the west of the site are characterised by soft landscape frontages and set back from the public highway. In contrast, the proposed development is built hard against the few roads within the site and the amount of built form dominates the site with limited opportunities for the landscape arrangements to enhance the amenities of the site. Again, officers acknowledge a higher density development has been accepted on the site and large soft frontages are therefore unlikely, but the landscape elements incorporated into the proposal appear as an afterthought.
- 10.86 The landscaping details within the site are not considered responsive to the rural context of the site.
- 10.87 Consideration is also given to how the development would appear within the wider landscape setting of the site.
- 10.88 The site abuts the edge of the Cambridge Green Belt on its western and northern boundaries. As noted above, the high-density cramped form of development forces development towards the edge of the site, which, in combination of the excessive scale of development, results in a built form that would be evident in local and wider views.
- 10.89 Policy NH/2 of the Local Plan sets out that development will only be permitted where it respects and retains, or enhances, the local character and distinctiveness of the local landscape.
- 10.90 Policy NH/8 of the Local Plan details that development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.
- 10.91 The proposed development, as illustrated on the landscape masterplan, provides a modest landscape buffer along the northern and western

boundaries of the site, shown to comprise a single row of trees. Again, visualisations provided in support of the application show that the development would be evident in close range and longer-range views across the countryside, irrespective of the projected growth of the limited landscape buffer on the edges of the site.

- 10.92 Officers acknowledge that the existing industrial buildings to the east of the site already have a presence within wider views. However, the proposed development would exceed the scale of those existing buildings and would have a greater and detrimental impact on the surrounding landscape.
- 10.93 Officers consider that the proposed landscaping around the edge of the site fails to provide a meaningful buffer that would integrate the development within its surroundings and open rural edge, particularly given the excessive scale of development proposed within the site. As outlined in the supporting Landscape and Visual Impact Assessment, Whittlesford is a well treed village and development has failed to provide sufficient landscape space to accommodate large long lived trees to soften views of the development and integrate into its surroundings.
- 10.94 The comments of the Council's Landscape Officer are acknowledged, which raise concern over the visual impact of the development on the wider surroundings, along with the overall landscape quality within the site.
- 10.95 Overall, officers do not consider that the landscaping of development would make a positive contribution to its local and wider context and would fail to successfully integrate the development within its surroundings.
- 10.96 The landscape arrangements of the development would be contrary to Policies S/2, S/7, HQ/1, NH/2 and NH/8 of the Local Plan and paragraphs 130 and 174 of the NPPF.

Conclusion

- 10.97 The reserved matters would provide a safe means of vehicular access to the site.
- 10.98 The reserved matters would not provide a form of development that has a layout, scale, appearance and landscape that would be of a high quality design that would make a positive contribution to its local and wider context.
- 10.99 The reserved matters proposal would therefore conflict with Policies S/2, S/7, HQ/1, NH/2, NH/8 and H/8 of the Local Plan and paragraphs 130 and 174 of the NPPF.

10.100 Residential Amenity

Neighbouring Properties

- 10.101 The proposed development would be located to the rear of nos.31 to 37 Station Road West, which are the properties with the greatest potential for impact arising from the proposed development. Most notably the southern elevation of apartment Block D would be in closest proximity to these existing properties.
- 10.102 However, despite the scale of the proposed development proposed, the existing and proposed buildings are relatively well separated, with the southern elevation of Block D being approximately 40 metres from the northern elevation of no.37 Station Road west. No upper floor windows are proposed on this elevation, aside from windows serving non-habitable areas. Consequently, the proposed development is not considered to result in significant harm to the amenities of existing residential development adjacent to the site.

Future Occupiers

- 10.103 Consideration is given to the amenities of the future occupiers of the site, with the amenities of several plots considered to be compromised by the internal arrangements of the site by virtue of the cramped layout and scale of development proposed.
- 10.104 The private garden area for Plot 3 is approximately 10 metres in length and immediately adjacent the eastern side elevation of Plot 4, a two and a half storey dwelling set approximately 12 metres from the rear elevation of Plot 3. As a result, the private garden area of Plot 3 is enclosed, and the quality of the amenity space lessened by the overbearing impact of Plot 4.
- 10.105 The private garden for Plot 10 is relatively cramped and hard against the retaining wall along the western boundary of the site. Officers are therefore concerned about the quality of the amenity space provided to this Plot.
- 10.106 The private garden for Plot 13 is adjacent to apartment Block D and E. Officers note that the area immediately adjacent the garden area for Plot 13 has been reduced to a single storey element. However, given the general two and a half to three storey scale of Blocks D and E, the garden area of Plot 13 would be significantly compromised in terms of light, privacy and overbearing impact by the adjacent apartment building.
- 10.107 In terms of the amenities of the apartment buildings, ground floor apartments are provided with small private amenity spaces while upper floor apartments have private balcony areas. In addition, communal areas of amenity space are provided between the proposed buildings.
- 10.108 Given the number of buildings proposed and the fact Block D is separated from the communal garden by the main spine road, as highlighted in the

comments of the Council's Urban Design Officer, concern is raised over the quality of amenity space afforded to the occupiers of the apartment buildings.

10.109 Overall, internal arrangements within the site are such that the development would not provide future occupiers with satisfactory amenity space that protects the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.

10.110 The development is therefore contrary to Policy HQ/1(n) of the Local Plan.

10.111 Biodiversity

10.112 The application is supported by an Ecological Impact Assessment (CSA Environmental, May 2021). The Assessment identified badgers, invertebrates, and breeding birds as potential constraints to works. Additional surveys for reptiles were also conducted but no reptiles were found within the boundary of the site. A badger licence would need to be agreed with Natural England.

10.113 The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection, recommending a condition securing the ecological measures within the submitted Assessment and a condition relating to works that could damage or destroy the identified badger sett. The conditions would be reasonable as part of any reserved matters consent.

10.114 Officers acknowledge the ecological considerations at outline stage, with condition 13 (ecological enhancement) and condition 14 (breeding birds) providing further ecological requirements and compliance as part of the development of the site.

10.115 The proposal would accord with Policy NH/4 of the Local Plan.

10.116 Flood Risk and Drainage

10.117 The site is located in flood zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.

10.118 Drainage is largely a matter dealt with at outline stage when establishing the principle of development, with reserved matters applications requiring supporting details to demonstrate that drainage arrangements could be provided appropriately within the proposed layout of the site, being linked to matters of layout and landscaping.

10.119 Outline consents typically impose a condition requiring a detailed surface water drainage scheme for the site, along with details of its maintenance. A discharge of conditions application then provides the full technical details, calculations, maintenance details etc., as required by the

condition, to discharge the relevant requirements and approve an appropriate drainage scheme for a development in full.

- 10.120 In this instance, condition 8 of the outline consent requires the submission of a detailed surface water drainage scheme for the site prior to the commencement of development the along with details of the management and maintained of the system for the lifetime of the development.
- 10.121 In terms of foul water drainage, condition 7 of the outline consent requires the submission of a scheme for foul water drainage by way of a pre-commencement condition.
- 10.122 The reserved matters application is supported by, as amended, a Flood Risk Assessment and Surface Water Drainage Strategy (Markides Associates, October 2021) a Flood Risk Assessment and Surface Water Drainage Strategy (Markides Associates, January 2022) and a Markides Associates Response to LLFA Objection Letter, November 2021). These documents set out how a drainage strategy could be accommodated with the proposed arrangements of the reserved matters site.
- 10.123 The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Lead Local Flood Authority (LLFA) and the Council's Sustainable Drainage Engineer.
- 10.124 Following the submission of additional and revised information, no objection is raised to the reserved matters proposal by Anglian Water, the Environment Agency or the LLFA.
- 10.125 The holding objection of the Council's Sustainable Drainage Engineer is noted. However, those comments do not account for the updated submission of the letter responding to the LLFA objections and revised Flood Risk Assessment. Given that the LLFA are the lead drainage authority on drainage matters for major applications and the revised information submitted, officers are satisfied that the proposed development could accommodate a suitable drainage system.
- 10.126 Officers are satisfied that the proposed development could provide an appropriate drainage and flood risk solution, a scheme that would need to be formally agreed prior to commencing through the discharge of condition 8 of the outline consent.
- 10.127 The proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.

10.128 Highway Safety, Highway Network and Parking

- 10.129 The matter of access has been considered above and found acceptable, in consultation with the Local Highways Authority.
- 10.130 The internal layout of the site has also been considered and found acceptable in highway safety terms. The Local Highways Authority has

recommended several conditions as part of any permission, including the future management and maintenance of streets, access falls and levels, which would be appropriate as part of any reserved matters permission.

- 10.131 However, conditions for a traffic management plan, condition survey of the adopted public highway and the provision of a 2m footway link to the village are not suitable for reserved matters stage and are details relevant to the outline stage.
- 10.132 Officers note that condition 9 of the outline consent requires the provision of a traffic management plan prior to commencement. However, there is no requirement for a condition survey nor is there any reference to the provision of a new 2 metre footway to the village by way of condition or as part of the Section 106 Agreement. These details cannot now be secured at reserved matters stage as it would be inappropriate to do so within the context of the application.
- 10.133 The Local Highways Authority also provide reference to the Traffic Regulation Order in respect to the extension of double yellow lines, which could be included as an informative on any reserved matters permission.
- 10.134 The proposal is considered acceptable in highway safety terms.
- 10.135 Consideration of the impact of the development on the wider highway network is also a detail for the outline stage and therefore does not form part of the assessment of the reserved matters proposal.
- 10.136 The comments of the Transport Assessment Team are noted. However, a reserved matters application cannot secure a financial sum towards highway network improvements as such details are relevant to outline stage. Therefore, the request for a sum of £66,000 towards Greater Cambridge Partnership Whittlesford Station Masterplan cannot be secured as part of any reserved matters permission.
- 10.137 Officers acknowledge that condition 21 of the outline consent secures the submission of a Travel Plan prior to occupation.
- 10.138 In terms parking, Policy TI/3 of the Local Plan sets out that car parking provision should be provided through a design-led approach (with reference to Policy HQ/1) and in accordance with the indicative standards set out in figure 11 of the Plan. This requires the provision of 2 spaces per dwelling, with 1 space to be allocated within the curtilage.
- 10.139 In design terms, as noted above, most of the car parking is provided underground and therefore has been found acceptable.
- 10.140 Each dwelling has been provided with 1 car parking space within an integral garage and 1 further space within the layout. A condition requiring the integral garages to be retained for parking provision only is considered appropriate, given the parking arrangements proposed and the parking issues in the wider area (to prevent the development adding to the issue).

- 10.141 Each apartment has also been provided with 1 car parking space, with 67 spaces provided within an underground parking arrangement, including 8 disabled spaces. Noting that the application site is located adjacent to a train station and provides predominately 1 and 2-bed apartment units, the proposed car parking provision is considered acceptable.
- 10.142 The concerns raised locally in respect of parking are noted. However, the site is required to provide car parking associated to the proposed development only and is not required to resolve existing parking issues that may exist in and around the area.
- 10.143 For cycle parking provision, policy TI/3 requires this to be provided at a ratio of 1 space per bedroom.
- 10.144 Cycle parking has been provided within the underground parking arrangements for the apartment buildings, cited to be 119 cycle parking spaces within the Planning Statement. However, the plan provided does not clearly illustrate adequate provision for the apartments, while the arrangement for the proposed dwellings is also unclear. However, this can be adequately addressed by a condition requiring details of cycle parking prior to occupation.
- 10.145 The proposal would accord with Policy TI/3 of the Local Plan.
- 10.146 Heritage Impact**
- 10.147 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving or enhancing the character or appearance of that area.
- 10.148 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.
- 10.149 Policy NH/14 of the Local Plan sets out support for development proposals when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the NPPF. Policy HQ/1 of the Local Plan also requires development to conserve or enhance important natural and historic assets and their settings.
- 10.150 The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II*).
- 10.151 The application is supported by a Heritage Statement (CSA Environmental, May 2021), which identifies the relevant heritage assets that could be impacted by the proposed development and concludes that the residential development will not adversely impact any designated heritage assets as a result of alteration to setting.

- 10.152 The built form of development proposed is located approximately 90 metres from the Red Lion Hotel. As set out above, the layout and scale of development is not considered to be compatible with the character of the area. However, in terms of the impact of the development on nearby heritage assets, there are several large existing buildings between the development site and listed buildings. As such there is limited intervisibility between the two and the proposed development is not considered to infringe on the setting of the relative heritage assets.
- 10.153 The application has been subject to formal consultation with the Council's Historic Environment Team and Historic England and no objection has been raised on heritage grounds.
- 10.154 Noting the comments of the Council's Historic Environment Team and Historic England, officers are satisfied that the proposal would preserve the setting of nearby heritage assets.
- 10.155 The comments of the County's archaeology team are noted, and the proposal is acceptable in archaeological terms.
- 10.156 The proposal would accord with Policy NH/14 of the Local Plan and associated guidance / legislation.
- 10.157 **Renewables / Climate Change**
- 10.158 The application is supported by a Sustainability Statement (ensphere, May 2021), an Energy Strategy (ensphere, May 2021) and a Water Conservation Strategy (Markides Associates, May 2021). These supporting documents provide details of several approaches to the sustainable construction of the proposed development including passive and energy efficient measures, energy efficient low/zero carbon and renewable technologies and water efficiency.
- 10.159 Based on the details submitted the proposed low/zero technologies should ensure the development achieves a carbon emissions reduction of more than 14.81%. The applicant has also provided a copy of Part G water calculations which demonstrate that the proposed dwellings will use no more than 106.3 litres of water per person per day, in line with Local Plan Policy CC/4.
- 10.160 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection, recommending a condition securing the renewable/low carbon energy technologies as set out in the Energy Statement.
- 10.161 Condition 10 of the outline consent requires, prior to the commencement of development, the submission of a scheme for the provision of on site renewable energy to meet 10% or more of the projected energy requirements of the development, already securing the submission of details as noted above.

10.162 The proposal would accord with Policy CC/3 of the Local Plan.

10.163 Noise

10.164 The application site is located adjacent to a railway line.

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

10.166 The outline application was supported by a full noise acoustic assessment which provided details of the levels of noise anticipated within the site. A large range of acoustic/noise mitigation measures proposed were considered acceptable in order to mitigate the impact of noise on the new dwellings and across the site.

10.167 The reserved matters application is supported by a Noise and Vibration Assessment (phlorum, May 2021). The Assessment considers the potential noise impact upon the development and future residents and provides recommended mitigation measures for internal spaces through fabric and window detailing while external amenity spaces would not be adversely impacted by existing noise sources.

10.168 The assessment concludes that providing the mitigation measures considered in the Assessment are implemented, noise levels within the proposed properties should meet the internal noise level criteria specified in ProPG and the guidelines in BS4142:2014+A1:2019 for plant noise and BS8233:2014 for noise in amenity areas.

10.169 The application has been subject to formal consultation with the Council's Environmental Health Team, who raise no objection to the proposal.

10.170 The outline consent does not include a condition requiring details of noise mitigation measures beyond those associated to any plant and/or equipment (including renewable energy provision). Therefore, a condition requiring compliance with the submitted Noise and Vibration Assessment would be appropriate as part of any reserved matters permission.

10.171 The proposal would accord with Policy SC/10 of the Local Plan.

10.172 Lighting

10.173 Policy SC/9 of the Local Plan sets out that development proposals which include new external lighting will only be permitted where it can be demonstrated that the proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes, that light spillage and glare are minimised and there is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties and road users.

- 10.174 The application has been subject to formal consultation with the Council's Environmental Health Team, who raise no objection to the proposal.
- 10.175 Condition 11 of the outline consent restricts the installation of external lighting other than in accordance with a scheme that has been submitted to and approved by the Local Planning Authority, to minimise the effects of light pollution on the surrounding area.
- 10.176 The proposal would accord with Policy SC/9 of the Local Plan.

10.177 Contamination

- 10.178 The contaminated land issues associated to the site were considered in detail at outline stage, which was supported by a Phase I Desk Top Study and Chemical Interpretive Report, with further information deemed necessary to confirm that the site can be made suitable for residential use without posing unacceptable risks to receptors.
- 10.179 Condition 20 of the outline consent requires the submission of documents and assessments that relate to several rounds of contaminated land investigation and remediation, prior to commencement of development and prior to occupation of the development.
- 10.180 Officers also acknowledge that condition 6 of the outline consent restricts methods of piling or other foundation designs and investigation boreholes using penetrative methods being restricted without prior agreement with the Local Planning Authority to protect and prevent the pollution of controlled waters from potential pollutants.
- 10.181 No objection is raised by the Council's Contaminated Land Officer to the reserved matters submission and officers are satisfied that matters of contamination are adequately addressed through the conditions imposed on the outline consent.
- 10.182 The proposal would accord with Policy SC/11 of the Local Plan.

10.183 Other Matters

Air Quality

- 10.184 The comments of the Council's Air Quality Officer are noted. However, a condition requiring a low emission strategy compliance condition is not necessary at reserved matters stage, noting the conditions imposed on the outline consent.

Third Party Comments

- 10.185 The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.

10.186 Whittlesford Parish Council raise concern that the only real public transport is the trains as other public transport in terms of buses is inadequate. Matters of the sustainability of the site were dealt with at outline stage and do not form part of the assessment of the reserved matters application.

10.187 Planning Balance

10.188 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

10.189 Officers consider the matter of access to be acceptable and that the development would not result in harm to highway safety.

10.190 Officers do not consider that the matters of layout, scale, appearance and landscaping would be acceptable and would fail to comply with the policies of the adopted Local Plan, national planning policy and associated guidance.

10.191 The proposal would fail to provide a high-quality scheme that would make a positive contribution to the local and wider context of the site and the character of the area, failing to be responsive to its location and wider setting or to provide a good level of amenity to the future occupiers of the site.

10.192 The reserved matters proposal would therefore conflict with Policies S/2, S/7, HQ/1, NH/2, NH/8 and H/8 of the Local Plan and paragraphs 130 and 174 of the NPPF.

10.193 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

10.194 Recommendation

10.195 **Refuse** for the following reasons:

1. The proposed development, by virtue of its cramped layout, excessive scale, height, mass, design and appearance would be harmful to the character and appearance of the area, promoting an incongruous urban typology and character in a rural area and a scale of development that is discordant and not in keeping with the scale and character of the surrounding area. The proposal would therefore fail to promote a high-quality and place-responsive design that would retain or enhance the character of the area and make a positive contribution to its local and wider context.

The proposal is therefore contrary to Policies S/2, S/7, HQ/1 and H/8 of the South Cambridgeshire Local Plan 2018 and paragraph 130 of the National Planning Policy Framework 2021 which require development to be of a high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context and to be compatible and responsive to its location in terms of layout, scale, mass, form and design.

2. The proposed development, by virtue of its layout, scale, height, mass and design would be harmful to the adjacent Green Belt and surrounding landscape, appearing as a dominant and incongruous form of development in the immediate and wider landscape which fails to provide sufficient and meaningful perimeter landscaping to integrate the development with its surroundings.

The proposal is therefore contrary to Policies HQ/1, NH/2 and NH/8 of the South Cambridgeshire Local Plan 2018 and paragraphs 130 and 174 of the National Planning Policy Framework 2021 which require development to preserve or enhance the character of the local area, natural setting and distinctiveness of the local landscape.

3. The proposed development, by virtue of its cramped layout, scale, height, mass and design, would fail to provide an acceptable level of amenity for future occupants of the site.

The private garden areas for Plots 3, 10 and 13 would be adversely affected by way of an overbearing impact, loss of light and loss of privacy from adjacent units within the site and groundwork terracing while insufficient accessible amenity space has been provided for the occupants of the apartment buildings, in particular Block D.

The proposal is therefore contrary to Policy HQ/1(n) of the South Cambridgeshire Local Plan 2018 and paragraph 130 of the National Planning Policy Framework 2021 which requires development to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight and promote health and well-being with a high standard of amenity for future users.

NOTE: Plans to be listed on refusal notice:

B100 Rev 1 (Site Location Plan)
B101 Rev 1 (Site Plan)
B102 Rev 1 (Proposed Plans)
B103 Rev 1 (Parking)
B104 Rev 1 (Site Sections)
B105 Rev 1 (Retaining Wall Sections)

A101 Rev 1 (Building E Floor Plans)

A102 Rev 1 (Building E Elevations)
A103 Rev 1 (Building E Sections)
A103 (Building B and C Floor Plans)
A104 (Building B and C Elevations)
A105 (Building B and C Sections)
A105 Rev 1 (Building D Floor Plans)
A106 Rev 1 (Building D Floor Plans)
A107 Rev 1 (Building D Elevations)
A108 Rev 1 (Building D Sections)
A108 (3 Bed House Plans)
A108 (3 Bed End House Plans)
A109 (4 Bed End House Plans)
A109 (4 Bed End House 1 Plans)
A109 (4 Bed End House 2 Plans)

CSA/4568/117 Rev G (Landscape Masterplan)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/02477/FUL, 21/02476/REM, 21/03045/S106A, 20/03756/FUL, 20/03755/REM and S/0746/15/OL

Agenda Item 9



Planning Committee Date	29 June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/02477/FUL
Site	Land North Of 39A Station Road (West) Whittlesford
Ward / Parish	Whittlesford
Proposal	Demolition of existing building and erection of three storey building to provide 8 flats, together with parking and landscaping
Applicant	Mr Best
Presenting Officer	Michael Sexton
Reason Reported to Committee	Referred by officers and Whittlesford Parish Council
Member Site Visit Date	n/a
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Housing Provision3. Character and Visual Amenity4. Landscape and adjacent Green Belt5. Biodiversity6. Flood Risk and Drainage7. Highway Safety and Parking8. Residential Amenity9. Heritage Impact10. Renewables / Climate Change11. Noise12. Contamination13. Developer Contributions14. Other Matters
Recommendation	REFUSE

1.0 Executive Summary

- 1.1 The application seeks full planning permission for the demolition of an existing building and the erection of a three storey building to provide 8 flats, together with parking and landscaping.
- 1.2 Officers do not consider that the design of the proposed development would make a positive contribution to its local and wider context or provide a place-responsive design while the proposed landscaping would be inadequate and would fail to successfully integrate the development within its surroundings.
- 1.3 Officers consider that the proposed development fails to make adequate provision of car parking spaces, with less than one space per apartment building, which would likely give rise to inappropriate on-street car parking, creating potential highway safety problems, in an area which is already under strain given its proximity to Whittlesford Parkway Station.
- 1.4 Officers recommend that the Planning Committee refuse the application for the reasons set out in this report

2.0 Site Description and Context

- 2.1 This site is located within the development framework boundary of Whittlesford Bridge and comprises a brownfield site with an area of approximately 0.14 hectares. The site is bound to the north by agricultural land that is located within the Cambridge Green Belt. A railway line (Cambridge to London) is located immediately to the east of the site with commercial development beyond. The southern and western boundaries of the site abut part of the wider brownfield site, which benefits from outline planning permission for residential development (S/0746/15/OL) and is the subject of a reserved matters application (21/02476/REM).
- 2.2 The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II*), approximately 170 metres from the site.
- 2.3 The site is located in flood zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.
- 2.4 The site comprises a vacant commercial building and associated yard area, which sits slightly lower than the adjoining agricultural land. Access to the site is to be taken from Station Road West to the south.

3.0 The Proposal

- 3.1 This application seeks full planning permission for the demolition of an existing building and the erection of a three storey building to provide 8 flats, together with parking and landscaping.

4.0 Relevant Site History

Application Site

- 4.1 20/03756/FUL – Demolition of existing building and erection of a three storey building to provide 12 flats, together with parking and landscaping – Withdrawn (30 November 2020).

Adjacent Site

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

5.0 Policy

5.1 National

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

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/4 – Cambridge Green Belt
S/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/10 – Group Villages
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency

CC/6 – Construction Methods
 CC/7 – Water Quality
 CC/8 – Sustainable Drainage Systems
 CC/9 – Managing Flood Risk
 HQ/1 – Design Principles
 HQ/2 – Public Art and New Development
 NH/2 – Protecting and Enhancing Landscape Character
 NH/4 – Biodiversity
 NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 E/14 – Loss of Employment Land to Non Employment Uses
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/10 – Broadband

5.3 Neighbourhood Plan

5.4 Whittlesford Neighbourhood Plan – Area Designated

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

5.6 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.7 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011

Development affecting Conservation Areas SPD – Adopted 2009

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

5.8 Other Guidance

5.9 Greater Cambridge Housing Strategy for 2019 to 2023

6.0 Consultations

6.1 Whittlesford Parish Council – Objection

6.2 October and November 2021 Comments

This application breaches the housing density, SCDC-LP 2018 states the density should be between 30dph to 40dph this site is 62.5dph which is clearly over development of the site. The developer seems to avoid the village of the much needed 40% affordable housing.

This 3-storey block of flats is absolutely out of keeping with the properties surrounding the site. The children's play facilities are totally inadequate for both developments. A substantial piece of land in the development should be allocated for proper equipment.

Our school is up to capacity and could not accommodate a small fraction of the children who could be living on this site.

Apart from trains public transport is non-existent at the very best buses run every 1.5 hours and there are no services in the evenings or Sundays. We believe there is insufficient parking arrangements on site which means any overflow of vehicles would be parked on Station Road West where we already have problems with commuter parking.

It was stated at the presentation that the area would be pedestrians only but when asked about delivery vans, the presenter didn't have an answer, the same goes with the refuse lorry. It was stated that the area would be laid with York stone and brickwork again he was asked about the weight of those vehicles and again he didn't have an answer.

It seems that the developer really hasn't put a great deal of thought into this development and is trying to cram as many units as possible in this part of the site.

Therefore, Whittlesford Parish Council objects to this application as an over development.

The Parish Council does request that the application be referred to the District Council Committee.

6.3 Air Quality Officer – No Objection

6.4 n/a

6.5 Anglian Water – No Comments

6.6 n/a

6.7 Conservation Officer – No Objection

6.8 There are no material conservation issues with this proposal.

6.9 Contaminated Land Officer – No Objection

6.10 Recommend conditions requiring a detailed desk study and site walk over, a detailed scheme for the investigation and recording of contamination and remediation objectives, a remediation method statement, a verification report and the potential for previously unidentified contamination being found.

6.11 Designing Out Crime Officer – No Objection

6.12 Comments that would like to see more information in regards to access control to residents and details of external lighting.

6.13 Cambridgeshire Fire and Rescue – No Objection

6.14 Requests that adequate provision be made for fire hydrants by way of a Section 106 agreement or planning condition.

6.15 County Education, Library and Strategic Waste – No Objection

6.16 Requests contribution to early years (£26,927).

6.17 Ecology Officer – No Objection

6.18 Recommend conditions for a Construction Ecological Management Plan and a Landscape and Ecological Management Plan.

6.19 Environment Agency – No Objection

6.20 Recommend conditions for contamination, surface water disposal and piling or any other foundation designs using penetrative methods.

6.21 Environmental Health Officer – None Received.

6.22 n/a

6.23 Housing Strategy Team – No Objection

6.24 As the development is below the minimum threshold (10 units) required for affordable housing (Policy H/10: Affordable Housing) and the Council has no cumulative policy at this stage, no affordable housing is enforced.

6.25 Landscape Officer – Objection.

6.26 Landscape, Visual and Visual Amenity
The site would have a negligible effect upon the wider landscape character, views and visual amenity

The development would result in significant harm to the local landscape character and views. The development would be contrary to policy NH/2 Protecting and Enhancing Landscape Character and HQ/1: Design Principles.

6.27 Green Belt

The proposed development would have an adverse effect on the rural character and openness of the adjacent Green Belt. The proposal is contrary to Policies S/4 and NH/8 of the South Cambridgeshire Local Plan 2018.

6.28 Landscape

Hard landscaping details to be provided and to be conditioned. Further soft landscaping details required and to be conditioned – planting schedule, planting specification, sections of planting pits, 3D cellular confinement systems, tree root barriers.

6.29 General

Also raise concerns with clarity of boundary treatments (to be conditioned), drainage, car parking and bin storage, private amenity space and insufficient information on section details.

6.30 Local Highways Authority – No Objection

6.31 Recommend conditions for surface water drainage arrangements, future management and maintenance of streets, access falls and levels, traffic management plan, condition survey of the adopted public highway, provision of a 2m footway link to the village and reference to the Traffic Regulation Order in respect to the extension of double yellow lines as shown on submitted drawings and an informative that planning permission does not permit works to or within the public highway.

6.32 Confirm that the Local Highways Authority will not seek to adopt any part of the development.

6.33 Natural England – No Comments

6.34 n/a

6.35 Network Rail – No Objection

6.36 Provides a range of guidance relating to the proximity of the development to Network Rail infrastructure.

6.37 Public Health England – No Comment

6.38 n/a

6.39 Sport England – No Comments

6.40 n/a

6.41 Sustainable Drainage Engineer – Holding Objection

6.42 Infiltration is to be allowed through the base only, however, it is not clear how this addresses our concern that infiltration is not to be allowed in made ground. It is also not known if the site has contamination issues which could affect potential for infiltration to be utilised.

6.43 Sustainability Officer – No Objection

6.44 Recommend a condition to secure the approved renewable / low carbon energy technologies as set out in the submitted Energy Statement.

6.45 Trees Officer – No Objection

6.46 An Arboricultural Impact Assessment (dated May 2021) has been submitted. This is sufficient for this proposal, trees and site and should be listed as an approved document

6.47 Urban Design Officer – Objection

6.48 Officers cannot fully support this application. It is acknowledged that improvements have been made to some aspects of the layout since the previous application; there is a reduced number of flats; the design of block A has been revised to reduce the height of the 3-storey block, provide a flat roof and include lower two-storey elements to reduce the appearance of the mass of the building and better reflect its sensitive location; removing the single storey communal garage (with roof gardens) has also enabled gaps to provide a less dense appearance.

However, officers raise concerns about privacy and overlooking, the lack of Public Open Space and a lack of supporting details about hard materials, boundary treatments, the bin stores, balconies and materials palette.

Officers have concerns about privacy and overlooking as it is calculated that there will only be 25m distance between the 3rd storey bedroom windows of building A and the bedroom windows of proposed building B, which these face, in the current reserved matters application. This would not be in compliance with paragraph 6.68 of the 'District Design Guide' (DDG) (2010).

It's a concern that the 'landscape masterplan' drawing (ref. CSA/4568/118) indicates that some of the pieces of play equipment at the proposed Locally Equipped Area of Play at the neighbouring proposal (in the reserved matters application) are transgressing the spine road to the east, impacting vehicular access for the shared surface / mews street to service the residents of Block A.

7.0 Third Party Representations

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

Character / Design

- Density is 62.5 units per hectare, contrary to Policy H/8.
- Design does not enhance or match what is to be expected by Whittlesford residents, contrary to Policy HQ/1.
- Development is urban sprawl with no consideration of the setting.
- Inadequate child play facilities.
- Out of keeping.
- Overlooking within the development.
- Urban development in a rural environment.

Highways

- Additional parking on Station Road West is major congestion and safety concern.
- Insufficient parking provision.
- Junction onto the A505 from Moorfield Road is already not fit for purpose for existing traffic.
- Limited public transport.
- New development which will bring unwanted traffic and parking on station road which is already a big problem due to commuting traffic.
- No cycle routes on Station Road, Moorfield Road or Duxford Road, increased traffic and pollution will make these roads more dangerous.
- Single access onto Station Road West, a narrow cul-de-sac with existing parking issues.

Other Matters

- Additional units means it would be entirely appropriate to top up some of the provisions/costs to reflect the increase in units (Section 106 attached to outline consent of adjacent site).
- Cumulative impact with concurrent application 21/02476/REM.
- Lack of amenities in the local area.

- Lack of enforcement of existing parking regulations.
- Loss of employment land, contrary to Policy E/14.
- No affordable housing.
- School already at capacity.
- Surface water and drainage concerns.
- Whittlesford is a Group Village where normally developments of a maximum of 8 dwellings are permitted.

8.0 Member Representations

8.1 None.

9.0 Local Groups / Other Organisations

9.1 None

10.0 Assessment

10.1 Principle of Development

10.2 The site is located within the development framework boundary of Whittlesford Bridge.

10.3 Policy S/7 sets out that development and redevelopment of unallocated land and buildings within development will be permitted provided that:
 (a) Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
 (b) Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
 (c) There is the necessary infrastructure capacity to support the development;

10.4 Criterion (a) is considered in more detail later in this report. Retention of the site in its present state does not form an essential part of the local character, the site needs redevelopment and as such there is no conflict with criterion (b) while criterion (c) is considered below.

10.5 Whittlesford is defined as a Group Village under S/10 of the Local Plan.

10.6 Policy S/10 states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages. Policy S/10 also details that development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.

10.7 The principle of residential development on the site would accord with Policies S/7 and S/10.

10.8 Another in-principle matter relates to the loss of employment land to non-employment uses, noting the historic uses of the site.

- 10.9 Policy E/14 of the Local Plan sets out that the conversion, change of use or redevelopment of existing employment sites to non-employment uses within or on the edge of development frameworks will be resisted unless one of the following criteria is met (in summary):
(a) demonstrates that the site is inappropriate for any employment use to continue having regard to market demand (12 months marketing);
(b) overall benefit to the community outweighs any adverse effect on employment opportunities; or
(c) the existing use is generating environmental problems such as noise, pollution or unacceptable levels of traffic.
- 10.10 Officers acknowledge that the wider area to the west and south of the application site benefits from outline planning consent for residential development, which would surround the application site if developed. The adjacent permission, alongside the historic uses of the site, demonstrate that the site is heavily contaminated and its redevelopment would assist in clearing up contamination issues. These factors may make it difficult for employment use to continue on the site.
- 10.11 Paragraph 120(c) of the NPPF states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
- 10.12 Given the size of the site, relevant adjacent planning consent for residential use and the contamination issues associated to the site, officers do not consider there to be significant conflict with the aims and objectives of Policy E/14 of the Local Plan.
- 10.13 Overall, officers do not consider that the proposal would conflict with Policy E/14 of the Local Plan.
- 10.14 There is no in-principle objection to the development of 8 apartments on the site, subject to all other material planning considerations.
- 10.15 Housing Provision**
- Density
- 10.16 Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Group Villages but that the net density on a site may vary from this figure where justified by the character of the locality, the scale of the development, or other local circumstances.
- 10.17 The site has an area of approximately 0.14 hectares. The provision of 8 residential units would equate to a density of approximately 58 dwellings per hectare.

- 10.18 The proposed density far exceeds the average standards of Policy H/8 and cannot be said to be justified by the existing character of the locality, which comprises relatively low density rural residential housing to the west of the site.
- 10.19 The proposal therefore conflicts with Policy H/8 of the Local Plan.
- 10.20 However, officers note the density of development accepted on the adjacent site, being around 52 dwellings per hectare at outline stage, which has relevance to the proposal site. Officers also note that at this time no consent has been given for the reserved matters and therefore it is not known how the higher density development could be successfully achieved.
- 10.21 Nonetheless, although a higher-than-average density might be acceptable on the site given the adjacent permission, any development must be design-led and responsive to the site's context. Matters of design are discussed later in this report.

Market Housing

- 10.22 Policy H/9 of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.
- 10.23 Policy H/9(3) of the Local Plan states that the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances.
- 10.24 The application proposes the development of 8 apartments in the form of 4x2-bed units and 2x3-bed units and 2x4-bed units.
- 10.25 Officers are satisfied that the proposed development would provide a reasonable mix of market units, with no evidence available to suggest that such a mix would not be appropriate to local circumstances.
- 10.26 Policy H/9(4) requires 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property, and four of the eight apartments proposed would be ground floor units.
- 10.27 The proposal would accord with Policy H/9 of the Local Plan.

Affordable Housing

- 10.28 Policy H/10 of the Local Plan requires that all developments of 11 dwellings or more, or on sites of less than 11 units if the floor space of the proposed units exceeds 1,000sqm should provide affordable housing.

- 10.29 However, NPPF paragraph 64 is a material consideration and states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). A major development can be defined as 10 dwellings or more.
- 10.30 The development proposes eight residential apartments which would not exceed 1,000sqm of floor space. Therefore, no affordable housing is required as part of the development.
- 10.31 The proposal would not conflict with Policy H/10 of the Local Plan and NPPF guidance.

Residential Space Standards

- 10.32 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
- 10.33 All units within the proposed development would meet or exceed national space standards.
- 10.34 The proposal would accord with Policy H/12 of the Local Plan.

10.35 Character / Visual Amenity

- 10.36 The proposal represents a high-density development, as noted above. The attempt to deliver 8 apartment units on a relatively small site has a clear and direct impact on the design and scale of the development proposed that is considered to have compromised the overall design quality of the scheme.
- 10.37 The existing residential development to the west of the site along Station Road West and associated cul-de-sacs including The Moraine and Knights Orchard are arranged in a low density informal rural arrangement, with variations to property frontages and set backs from the public highway, with open green frontages being characteristic. Dwellings typically comprise detached and semi-detached forms with some sporadic examples of terraced arrangements. These properties present a mixture of two storey, one and a half storey and single storey properties of varying designs and footprints. In general properties are typically good-sized detached dwellings with some examples of semi-detached and occasional terraced arrangement.
- 10.38 Officers acknowledge the development to the east of the site and railway line, which comprises large industrial buildings of a two storey scale, hotel and car park. The Red Lion Hotel is a modest two storey building, the chapel a single storey building, while there are also a small number of two storey residential properties with a three and a half storey hotel adjacent to the A505. However, the railway line clearly acts as a divide between two

distinct characters and cannot be said to provide a basis for the character and scale of the application site.

- 10.39 The proposed building would present a flat roofed large rectangular two storey block approximately 7.3 metres in height with third storey elements above rising to approximately 9.2 metres, also with a flat roof. As amended, the design has sought to reduce the overall mass of the development along the sensitive north and east edges of the site by recessing the third storey. While this goes some way to reducing the overall scale and perceived mass of the proposal, the design and scale remains at odds with the general character and appearance of the area. The general proportions of the building (width and depth) also far exceed the typical proportions of development in the area.
- 10.40 Officers acknowledge that ground levels within the site would be lowered slightly given the likely contamination and remediation works enquired. Nonetheless, the scale of development would stand in stark contrast to the scale of residential development in the area and would also exceed the height of the industrial buildings to the east of the site. Officers therefore raise significant concern the three-storey design approach how the building responds (or fails to respond) to the context of the site.
- 10.41 The general character and appearance of the development is extremely urban in form with little regard to the surrounding rural characteristics of residential development to the west. Although no strong objection is raised to palette of external materials proposed, which do draw on some of the materials in the surrounding area including the Village Vet building to the south of the site, the design and scale of the building significantly compromises the appearance and quality of the development.
- 10.42 The footprint of the building occupies a relatively large proportion of the site, setting the built form of development towards the norther and eastern edges of the site. Although this is broadly acceptable along the eastern boundary of the site adjacent to the railway line it results in a detrimental impact on the surrounding character and landscape, considered in more detail below.
- 10.43 Several supporting documents contain visualisations to illustrate the proposed development. These clearly show that the scale of the building would sit above the scale of buildings in the surrounding area, appearing as a dominant and incongruous addition to the character of the area. While immediate views from Station Road West on approach to the site from the west may be limited, although glances of the rooftop may be available, public views of the development from the south and east of the site would be readily available. Longer distance views from the north, west and east would be available, as would transient views from the south along the A505.
- 10.44 The application has been subject to formal consultation with the Council's Urban Design Officer who raises objection to the proposal.

- 10.45 Overall, officers do not consider that the design of the proposed development would make a positive contribution to its local and wider context or provide a place-responsive design, failing to preserve or enhance the character of the local area and be compatible with its location in terms of scale, density, mass, form, design and proportions in relation to the surrounding area.
- 10.46 The layout of the development would be contrary to Policies S/2, S/7, HQ/1 and H/8 of the Local Plan and paragraph 130 of the NPPF.

10.47 Landscape / Adjacent Green Belt

- 10.48 The application is supported by a landscape masterplan and a Landscape and Visual Impact Assessment (CSA Environmental, May 2021).
- 10.49 The landscape masterplan highlights key landscape details within the site. This includes indicative soft landscape planting within the site, sustainable drainage features, communal open space, biodiversity enhancements and entrance avenue and street trees.
- 10.50 In general, the amount of soft landscaping provided within the development is limited given the footprint of the proposed apartment building. The four ground floor apartments are provided with a private garden area while a small area of landscaping is provided along the northern and eastern boundaries of the site. This again stands in stark contrast to the existing residential development to the west where properties are characterised by soft landscape frontages and set back from the public highway.
- 10.51 Consideration is also given to the wider landscape impacts of the proposed development. The site abuts the edge of the Cambridge Green Belt on its western and northern boundaries. As noted above, the development is sited relatively close to the northern boundary of the site, which, in combination of the scale of development, results in a built form that would be evident in local and wider views.
- 10.52 Policy NH/2 of the Local Plan sets out that development will only be permitted where it respects and retains, or enhances, the local character and distinctiveness of the local landscape.
- 10.53 Policy NH/8 of the Local Plan details that development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.
- 10.54 The proposed development, as illustrated on the landscape masterplan, provides a modest landscape buffer along the northern boundary of the site adjacent to the Green Belt and open countryside, shown to comprise a single row of trees. Again, visualisations provided in support of the application show that the development would be evident in close range and longer-range views across the countryside, irrespective of the projected growth of the limited landscape buffer on the edges of the site.

- 10.55 Officers acknowledge that the existing industrial buildings to the east of the site already have a presence within wider views. However, the proposed development would exceed the scale of those existing buildings and would have a greater and detrimental impact on the surrounding landscape.
- 10.56 Officers consider that the proposed landscaping on the northern boundary of the site fails to provide a meaningful buffer that would integrate the development within its surroundings and open rural edge, particularly given the scale of development proposed. As outlined in the supporting Landscape and Visual Impact Assessment, Whittlesford is a well treed village and development has failed to provide sufficient landscape space to accommodate large long lived trees to soften views of the development and integrate into its surroundings.
- 10.57 The comments of the Council's Landscape Officer are acknowledged, which raise concern over the visual impact of the development on the wider surroundings, along with the overall landscape quality within the site.
- 10.58 Overall, officers do not consider that the landscaping of development would make a positive contribution to its local and wider context and would fail to successfully integrate the development within its surroundings.
- 10.59 The landscaping arrangements of the development would be contrary to Policies S/2, S/7, HQ/1, NH/2 and NH/8 of the Local Plan and paragraphs 130 and 174 of the NPPF.

10.60 Biodiversity

- 10.61 The application is supported by an Ecological Impact Assessment (CSA Environmental, May 2021). The report has identified badgers, breeding birds, and invertebrates as potential constraints to the application. However, the avoidance, mitigation, and compensation methods suggested are sufficient to remove any residual risk of harm and provide enhanced habitats once construction is finished.
- 10.62 The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection, recommending conditions to secure a Construction Ecological Management Plan (CEcMP) and a Landscape and Ecological Management Plan (LEMP) which would include a proposal for 10% net gain in biodiversity, both prior to the commencement of works on site.
- 10.63 Officers consider that the conditions requiring a CEcMP and LEMP would be reasonable and necessary as part of any consent.
- 10.64 Subject to conditions, the proposal would accord with Policy NH/4 of the Local Plan.

10.65 Flood Risk and Drainage

- 10.66 The site is located in flood zone 1 (low risk) with some areas of the site identified as being at risk from surface water flooding.
- 10.67 The application is supported by, as amended, a Flood Risk Assessment and Surface Water Drainage Strategy (Markides Associates, October 2021). The Assessment, which considers drainage requirements of the application site and the adjacent site that benefits from outline consent, details that the site is at low risk of flooding and that surface water can be managed through sustainable drainage systems, such as tank soakaway, with additional storage provided in permeable paving sub-base.
- 10.68 The application has been subject to formal consultation with Anglian Water and the Environment Agency, who raise no objection, and the Council's Sustainable Drainage Engineer, who raises a holding objection.
- 10.69 The Council's Sustainable Drainage Engineer has commented that infiltration is to be allowed through the base only, however, it is not clear how this addresses a concern that infiltration is not to be allowed in made ground. It is also not known if the site has contamination issues which could affect potential for infiltration to be utilised.
- 10.70 Officers note that the submitted Assessment covers both the application site and the adjacent site that benefits from outline consent and is currently subject to consideration at reserved matters stage. As part of that application, no objection has been raised by the Lead Local Flood Authority to the details submitted, noting the conditions attached to the outline consent that reserve details of surface water drainage, foul water drainage and pollution control.
- 10.71 Officers therefore consider that the site can deliver an appropriate drainage solution and that the remaining concerns of the Council's Sustainable Drainage Engineers can be adequately addressed by way of conditions.
- 10.72 Officers consider that it would be reasonable and necessary to impose conditions relating to surface water drainage, foul water drainage and piling or other foundation designs and investigation boreholes using penetrative methods, which would follow the approach on the adjacent and related site and adhere to the recommended conditions put forward by the Environment Agency.
- 10.73 Subject to conditions, the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.

10.74 Highway Safety and Parking

- 10.75 The application proposes a single point of vehicular access to the site from Station Road on its southern boundary, which would be provided following the demolition of no.39A Station Road.

- 10.76 The application is supported by a Transport Assessment, which includes drawing 19214-MA-XX-XX-DR-C-0003-P05. The plan provides an illustration of the access location and demonstrates that the required visibility can be achieved at the access. The access has been designed with 6 metre radii and such that parking proposed along the access road is located away from the immediate vicinity of the site access.
- 10.77 The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the access arrangements of the development nor the internal arrangements of the site, following the submission of amended and additional information.
- 10.78 In consultation with the Local Highways Authority officers are satisfied that the proposed development would provide an acceptable and safe means of vehicular access to the site.
- 10.79 The access to the proposed development is the same access that has been proposed for the adjacent site, which has been found acceptable as part of reserved matters application 21/02476/REM.
- 10.80 The Local Highways Authority have recommended a range of conditions including surface water drainage arrangements, future management and maintenance of streets, access falls and levels, traffic management plan, condition survey of the adopted public highway, provision of a 2m footway link to the village and reference to the Traffic Regulation Order in respect to the extension of double yellow lines as shown on submitted drawings and an informative that planning permission does not permit works to or within the public highway.
- 10.81 Officers consider that conditions requiring details of the future management and maintenance of streets, access falls and levels and a traffic management plan would be appropriate as part of any consent. Details of surface water drainage would be covered by a separate condition as noted above while it would not be reasonable to secure the provision of a 2m footway given the scale of development.
- 10.82 Reference to the Traffic Regulation Order in respect to the extension of double yellow lines could be included as an informative on any reserved matters permission alongside works to or within the public highway.
- 10.83 Subject to condition, the proposal would be acceptable in highway safety terms.
- 10.84 In terms parking, Policy TI/3 of the Local Plan sets out that car parking provision should be provided through a design-led approach (with reference to Policy HQ/1) and in accordance with the indicative standards set out in figure 11 of the Plan. This requires the provision of 2 spaces per dwelling, with 1 space to be allocated within the curtilage.

- 10.85 In design terms, as noted above, car parking is provided underground and therefore has been found acceptable in terms of its location and impact on the layout of the site.
- 10.86 However, the proposed parking plan submitted, which shows parking for the proposed development alongside the underground parking arrangements for the adjacent site, indicates the provision of six car parking spaces for the proposed development of 8 apartments. This would fail to provide at least 1 dedicated parking space per apartment unit.
- 10.87 Notwithstanding the proximity of the site to a railway station, noting that the apartment buildings comprise 4x2-bed units and 2x3-bed units and 2x4-bed units the provision is not considered acceptable and to fail to accord with Policy TI/3 of the Local Plan. Under provision of car parking may lead to inappropriate on-street car parking, creating potential highway safety problems in an area where parking restrictions are already in place, also noting local concerns raised in this regard.
- 10.88 The concerns raised locally in respect of parking are noted. However, the site is required to provide car parking associated to the proposed development only, which have not been found to be acceptable, and is not required to resolve existing parking issues that may exist in and around the area.
- 10.89 For cycle parking provision, Policy TI/3 requires this to be provided at a ratio of 1 space per bedroom.
- 10.90 The provision of cycle parking is unclear in the supporting documentation, including the application form, planning statement and parking plan. However, this can be adequately addressed by a condition requiring details of cycle parking prior to occupation.
- 10.91 The proposal would fail to accord with Policy TI/3 of the Local Plan in terms of adequate provision of off-street car parking.

10.92 Residential Amenity

Neighbouring Properties

- 10.93 The proposed development would be located to the rear of existing properties along Station Road West, set some distance away at approximately 130 metres. As such the proposal would not result in harm to existing residential properties to the south.

Future Occupiers

- 10.94 Consideration is given to the amenities of the future occupiers of the site.
- 10.95 The proposed building is located some distance from existing residential development to the west and therefore would not be directly affected by those properties.

- 10.96 In respect of the proposed buildings that form part of reserved matters application 21/02476/REM, officers are satisfied that a reasonable degree of separation has been provided between the proposed buildings to avoid significant harm to the amenities of future occupiers of both developments.
- 10.97 Officers note the comments of the Council's Urban Design Officer in respect of the 25 metre separation guidance of the Council's District Design Guide. However, a separation distance of approximately 23 metres is achieved between the balconies of the site building and proposed apartment block to the south (within the reserved matters layout), which is considered acceptable.
- 10.98 The ground floor apartments would be provided with private garden areas while the upper floor apartments would benefit from first floor terraces. Officers are satisfied that each apartment would be provided with a reasonable level of private amenity space.
- 10.99 The proposal would accord with Policy HQ/1(n) in respect of residential amenity.

10.100 Heritage Impact

- 10.101 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving or enhancing the character or appearance of that area.
- 10.102 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.
- 10.103 Policy NH/14 of the Local Plan sets out support for development proposals when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the NPPF. Policy HQ/1 of the Local Plan also requires development to conserve or enhance important natural and historic assets and their settings.
- 10.104 The site is not located in or near to a conservation area. To the south east of the site are two listed buildings: the Red Lion Hotel (Grade II) and the Chapel of Hospital of St John the Baptist (Grade II*).
- 10.105 The application is supported by a Heritage Statement (CSA Environmental, May 2021), which identifies the relevant heritage assets that could be impacted by the proposed development and concludes that the residential development will not adversely impact any designated heritage assets as a result of alteration to setting.
- 10.106 The built form of development proposed is located approximately 180 metres from the Red Lion Hotel, a significant distance from the designated heritage assets. Furthermore, in terms of the potential impact of the

development on nearby heritage assets, there are several large existing buildings between the development site and listed buildings. As such there is limited intervisibility between the two and the proposed development is not considered to infringe on the setting of the relative heritage assets.

- 10.107 The application has been subject to formal consultation with the Council's Historic Environment Team and no objection has been raised on heritage grounds.
- 10.108 Noting the comments of the Council's Historic Environment Team, officers are satisfied that the proposal would preserve the setting of nearby heritage assets.
- 10.109 No formal comments have been received from the County's archaeology team. However, officers note the comments that have been received to the adjacent reserved matters application which set out that archaeological remains will have been destroyed through historic use of the site. The proposal is therefore not considered to cause conflict with archaeological remains.
- 10.110 The proposal would accord with Policy NH/14 of the Local Plan and associated guidance / legislation.

10.111 Renewables / Climate Change

- 10.112 The application is supported by a Sustainability Statement (ensphere, May 2021), an Energy Strategy (ensphere, May 2021) and a Water Conservation Strategy (Markides Associates, May 2021). These supporting documents provide details of several approaches to the sustainable construction of the proposed development including passive and energy efficient measures, energy efficient low/zero carbon and renewable technologies and water efficiency.
- 10.113 Based on the details submitted the proposed low/zero technologies should ensure the development achieves a carbon emissions reduction of more than 14.81%. The applicant has also provided a copy of Part G water calculations which demonstrate that the proposed dwellings will use no more than 106.3 litres of water per person per day, in line with Local Plan Policy CC/4.
- 10.114 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection, recommending a condition securing the renewable/low carbon energy technologies as set out in the Energy Statement.
- 10.115 Officers consider that a condition securing the renewable/low carbon energy technologies as set out in the Energy Statement would be reasonable and necessary as part of any consent.
- 10.116 Subject to condition, the proposal would accord with Policies CC/3 and CC/4 of the Local Plan.

10.117 Noise

- 10.118 The application site is located adjacent to a railway line.
- 10.119 Policy SC/10 of the Local Plan sets out that planning permission will not be granted for development which would be subject to unacceptable noise levels from existing noise sources, both ambient levels and having regard to noise characteristics such as impulses whether irregular or tonal.
- 10.120 The application is supported by a Noise and Vibration Assessment (phlorum, May 2021). The Assessment considers the potential noise impact upon the development and future residents and provides recommended mitigation measures for internal spaces through fabric and window detailing while external amenity spaces would not be adversely impacted by existing noise sources.
- 10.121 The Assessment concludes that providing the mitigation measures considered in the Assessment are implemented, noise levels within the proposed properties should meet the internal noise level criteria specified in ProPG and the guidelines in BS4142:2014+A1:2019 for plant noise and BS8233:2014 for noise in amenity areas.
- 10.122 The application has been subject to formal consultation with the Council's Environmental Health Team, although no formal response has been received.
- 10.123 Officers are satisfied that the submitted Assessment demonstrates that the proposed development could be delivered without significant adverse Noise impacts on the future occupiers of the development. Officers consider that it would be reasonable and necessary to impose a compliance condition to secure the mitigation measures detailed in the Assessment, while a post construction noise report may also be appropriate prior to occupation of any of the units.
- 10.124 Subject to condition(s), the proposal would accord with Policy SC/10 of the Local Plan.

10.125 Contamination

- 10.126 The site has been previously developed and lies within the footprint of a wider parcel of land that has been subject to potentially contaminative activities relating to previous uses as a scrap yard, a fuel depot and an infilled pit. The application seeks to develop the site to a sensitive end use: residential.
- 10.127 The contamination issues of the adjacent site are well documented in the outline consent, reference S/0746/15/OL, with conditions imposed to ensure appropriate investigation and remediation.
- 10.128 The application has been subject to formal consultation with the Council's Contaminated Land Officer who raises no objection subject to conditions

requiring a detailed desk study and site walk over, a detailed scheme for the investigation and recording of contamination and remediation objectives, a remediation method statement, a verification report and the potential for previously unidentified contamination being found.

10.129 Given the sensitive end use proposed and known contamination issues of the site and surrounding area, officers consider that the recommended conditions would be reasonable and necessary as part of any consent.

10.130 Subject to conditions, the proposal would accord with Policy SC/11 of the Local Plan.

10.131 Developer Contributions

10.132 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

10.133 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

10.134 In this case, the need for contributions is not considered necessary to make the development acceptable due to the Written Ministerial Statement dated 28 November 2014 that states contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

10.135 Therefore, the early years contribution sought by Cambridgeshire County Council cannot be secured as part any consent for the proposed development.

10.136 Other Matters

Cambridgeshire Fire and Rescue

10.137 A condition could be imposed as part of any consent to secure appropriate provision of fire hydrants.

Lighting

- 10.138 Policy SC/9 of the Local Plan sets out that development proposals which include new external lighting will only be permitted where it can be demonstrated that the proposed lighting scheme and levels are the minimum required for reasons of public safety, crime prevention / security, and living, working and recreational purposes, that light spillage and glare are minimised and there is no unacceptable adverse impact on the local amenity of neighbouring or nearby properties and road users.
- 10.139 Officers consider that it would be reasonable and necessary to impose a condition that restricts the installation of external lighting other than in accordance with a scheme that has been submitted to and approved by the Local Planning Authority, to minimise the effects of light pollution on the surrounding area.
- 10.140 Subject to condition, the proposal would accord with Policy SC/9 of the Local Plan.

Network Rail

- 10.141 The comments of Network Rail are noted, who provide no objection to the proposed development. A range of guidance notes have been provided, which officers consider would be appropriate as informatives as part of any consent for the information of the applicant.

Third Party Comments

- 10.142 The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
- 10.143 Whittlesford Parish Council raise concern that the only real public transport is the trains as other public transport in terms of buses is inadequate. As set out above, the principle of the development of 8 residential units within the village framework of a Group Village is supported in policy terms, with such villages considered as having suitable facilities and transport links to support such a level of development.

10.144 **Planning Balance**

- 10.145 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.146 Officers do not consider that the design of the proposed development would make a positive contribution to its local and wider context or provide a place-responsive design while the proposed landscaping would be inadequate and would fail to successfully integrate the development within its surroundings.

- 10.147 Officers consider that the proposed development fails to make adequate provision of car parking spaces, with less than one space per apartment building, which would give rise to inappropriate on-street car parking, creating potential highway safety problems in an area which is already under strain given its proximity to Whittlesford Parkway Station.
- 10.148 The limited benefits arising through the provision of eight apartment buildings and the remediation of a contaminated site and not considered to outweigh the clear and adverse harm arising from the design of the proposed development.
- 10.149 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for refusal.

10.150 Recommendation

Refuse for the following reasons: subject to:

1. The proposed development, by virtue of its scale, height, mass, design and proportions would be harmful to the character and appearance of the area, promoting an incongruous urban form of development within in a rural area and a scale of development that is discordant and not in keeping with the scale and character of the surrounding area. The proposal would therefore fail to promote a high-quality and place-responsive design that would retain or enhance the character of the area and make a positive contribution to its local and wider context.

The proposal is therefore contrary to Policies S/2, S/7, HQ/1 and H/8 of the South Cambridgeshire Local Plan 2018 and paragraph 130 of the National Planning Policy Framework 2021 which require development to be of a high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context and to be compatible and responsive to its location in terms of layout, scale, mass, form and design.

2. The proposed development, by virtue of its layout, scale, height, mass and design would be harmful to the adjacent Green Belt and surrounding landscape, appearing as a dominant and incongruous form of development in the immediate and wider landscape which fails to provide sufficient and meaningful perimeter landscaping to integrate the development with its surroundings.

The proposal is therefore contrary to Policies HQ/1, NH/2 and NH/8 of the South Cambridgeshire Local Plan 2018 and paragraphs 130 and 174 of the National Planning Policy Framework 2021 which require development to preserve or enhance the character of the local area, natural setting and distinctiveness of the local landscape.

3. The proposed development seeks to deliver eight apartment buildings comprising 4x2-bed units, 2x3-bed units and 2x4-bed units but only provides 6 car parking spaces, failing to provide at least one dedicated car parking space per apartment. The under provision of car parking in an area where parking restrictions are already in place may lead to inappropriate on-street parking, creating potential highway safety issues.

The proposal is therefore contrary to Policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018 which sets out that car parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Plan.

NOTE: Plans to be listed on refusal notice:

B100 (Site Location Plan)
B101 (Site Plan)
B102 (Proposed Plans)
B103 (Parking)
B104 (Site Sections)

A101 (Building A Floor Plans)
A102 (Building A Elevations)
A103 (Building A Sections)

CSA/4568/118 Rev G (Landscape Masterplan)

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 21/02477/FUL, 21/02476/REM, 21/03045/S106A, 20/03756/FUL, 20/03755/REM and S/0746/15/OL

Agenda Item 10



Planning Committee Date	29 th June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00473/LBC
Site	4 West Wratting Road, Balsham
Ward / Parish	Balsham
Proposal	Demolition, Replacement and Extension of existing timber framed building.
Applicant	Mr Blant
Presenting Officer	Tom Chenery
Reason Reported to Committee	Demolition of a listed building
Member Site Visit Date	N/A
Key Issues	1. Impact on the Fabric of the Listed Building 2. Impact on the Conservation Area 3. Neighbour Impact
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks Listed Building Consent to demolition the existing timber framed outbuilding and erect an extension of similar proportions in its place.
- 1.2 The proposal is not considered to cause any undue harm to the fabric of the Grade II Listed Building and the Balsham Conservation Area.
- 1.3 The proposal is also not considered to cause undue harm to the amenity or living conditions of neighbouring properties.
- 1.4 The proposal is not considered to cause harm to any protected/priority species on the site.
- 1.5 Officers recommend that the Planning Committee Approve the proposal.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site is a Grade II Listed Building. The dwelling is two storeys in height with a mansard roof design and dormer windows on the north and south elevations. The site benefits from an attached outbuilding to the east of the building and a detached outbuilding to the north which borders West Wratting Road.
- 2.2 The dwelling is surrounded by residential dwellings. West Wratting Road, Balsham is characterised by a range of architectural stylings and scales of dwellings. Dwellings range between 1.5 storeys to 2 storeys in height with some dwellings having a historical appearance and some more modern. Many dwellings benefit from outbuildings and extensions.
- 2.1 The existing outbuilding that is being proposed to be demolished extends up to/close to the shared boundary with No.2 West Wratting Road, Balsham, to the east of the site.

3.0 The Proposal

- 3.1 Demolition and replacement and extension of existing timber framed outbuilding.
- 3.2 The existing outbuilding is attached to the northeast corner of the host Grade II Listed Building and as such is listed. The existing outbuilding to be demolished is considered to be in a dilapidated state.
- 3.3 It has an overall height of 4.6m with a main gable leading to a lean to, it is a L shape protrusion with an overall depth of 6.5m and 6.7m wide. The current materials of the outbuilding are, red facing brickwork and stained timber feather edge boarding, over a white timber frame.
- 3.4 The proposed extension would increase the footprint of the outbuilding by approx. 12m² but would have a similar scale and design. It is to be 6.7m wide and 8.3m deep, where a portion of the building is to protrude along the eastern flank of the building. The height of the proposal is to be 4.6m with a main gable leading to a lean to.
- 3.5 The application was previously withdrawn due to a lack of ecological information. A preliminary ecological appraisal has been submitted with this application.

4.0 Relevant Site History

Reference	Description	Outcome
S/0940/05/LB	Internal and External Alterations Reconstruction and Repair of Outbuilding to Create Annexe	Approved
S/0941/05/F	Alterations to Outbuilding an Conversion into Annexe	Approved
21/04668/HFUL	Demolition, replacement and extension of existing timber framed outbuilding.	Withdrawn
21/04669/LBC	Demolition, replacement and extension of existing timber framed outbuilding.	Withdrawn
22/00472/HFUL	Demolition, Replacement and Extension of existing timber framed building	Pending Consideration

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 **South Cambridgeshire Local Plan 2018**

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/7 – Development Frameworks

S/10 – Group Villages

CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

NH/4 – Biodiversity

NH/14 – Heritage Assets

H/12 – Residential Space Standards

TI/2 – Planning for Sustainable Travel

TI/3 – Parking Provision

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009
District Design Guide SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009

6.0 Consultations

6.1 Balsham Parish Council – No Response

6.2 No Response Received

6.3 Conservation Officer

6.4 No Objection subject to Recommended Conditions

6.5 Ecology Officer

6.6 No Objection subject to Recommended Conditions

6.7 Local Highways Authority

6.8 No Objection subject to conditions

7.0 Third Party Representations

7.1 1 representations have been received.

7.2 Objection on the grounds of:

- Excess noise from development
- Intensification of the use
- Contrary to Policy HQ/1
- The proposal will cause excess noise to which adjacent occupiers are sensitive to.
- Loss of privacy and enjoyment of private amenity space
- Tree Protection Issues

8.0 Member Representations

Not applicable

9.0 Local Groups / Petition

9.1 Not applicable

10.0 Assessment

10.1 Listed Building Assessment

- 10.2 The application falls with the Balsham Conservation Area and the host dwelling is a Grade II Listed Building known as 4 West Wrattling Road.
- 10.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.4 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 10.5 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 10.6 The proposal seeks to demolish the existing outbuilding which is attached to the rear of the host listed building. The existing outbuilding is in a dilapidated state.
- 10.7 The proposed extension would mimic the existing built form and would result in a form of development that would enhance the appearance of the host listed building and the wider character and appearance of the Conservation Area.
- 10.8 The Conservation Officer has been consulted on the scheme and states that the outbuilding was once part of a larger building that was previously demolished. The proposal would be rebuilt to the same height but a larger footprint and as such is considered acceptable subject to conditions relating to the re-use of materials and material choices for the exterior and roof.
- 10.9 They conclude by stating that the proposal will preserve and enhance the fabric of the listed building and the character and appearance of the Conservation Area.
- 10.10 It is considered the public benefits would be the retaining use of the Grade II listed building and its maintenance and these would outweigh any harm that the proposal would have on the Grade II Listed Building and Balsham Conservation Area and the proposal would be acceptable.

- 10.11 Overall, due to the setback nature of the proposal, the existing outbuilding that screens the proposal, as well as its subservient scale and design of the proposal, it is considered that the proposal is in keeping with the character and scale of the host dwelling as well as the wider character and appearance of the Conservation Area. All these considerations are in accordance with the design principles outlined within the South Cambridgeshire District Design Guide SPD (2010).
- 10.12 The proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area or the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.
- 10.13 **Amenity**
- 10.14 An objection has been received regarding an unacceptable level of noise and an intensification of the site as a result of the proposal.
- 10.15 The impacts of the proposal has been assessed within the Householder application 22/00472/HFUL which is associated with this application.
- 10.16 In summary, the proposal is not considered to cause any undue impacts on the amenity or living conditions of any adjacent residential properties. The proposal is considered to comply with Policy HQ/1 of the Local Plan in respect of neighbouring amenity.
- 10.17 **Biodiversity**
- 10.18 This matter is discussed within the associated Householder Planning Application 22/00472/HFUL.
- 10.19 **Highway Safety/Cycle and Car Parking Provision**
- 10.20 This matter is discussed within the associated Householder Planning Application 22/00472/HFUL.
- 10.21 **Trees and Landscape**
- 10.22 This matter is discussed within the associated Householder Planning Application 22/00472/HFUL.
- 10.23 **Planning Balance**

- 10.24 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.25 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval
- 10.26 **Recommendation**
- 10.27 **Approve** subject to:

11.0 **Planning Conditions**

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers:

- The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building & Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 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 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 Local Development Framework SPDs

Agenda Item 11



Planning Committee Date	29 th June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00472/HFUL
Site	4 West Wratting Road, Balsham
Ward / Parish	Balsham
Proposal	Demolition, Replacement and Extension of existing timber framed building.
Applicant	Mr Blant
Presenting Officer	Tom Chenery
Reason Reported to Committee	Demolition of a listed building
Member Site Visit Date	N/A
Key Issues	1. Impact on the Fabric of the Listed Building 2. Impact on the Conservation Area 3. Neighbour Impact
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks to demolition the existing timber framed outbuilding and erect an extension of similar proportions in its place.
- 1.2 The proposal is not considered to cause any undue harm to the fabric of the Grade II Listed Building and the Balsham Conservation Area.
- 1.3 The proposal is also not considered to cause undue harm to the amenity or living conditions of neighbouring properties. The proposal is also not considered to cause any highways safety implications.
- 1.4 The proposal is not considered to cause harm to any protected/priority species on the site.
- 1.5 Officers recommend that the Planning Committee Approve the proposal.

2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area	X	Local Nature Reserve	
Listed Building	X	Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

- 2.1 The application site is a Grade II Listed Building. The dwelling is two storeys in height with a mansard roof design and dormer windows on the north and south elevations. The site benefits from an attached outbuilding to the east of the building and a detached outbuilding to the north which borders West Wratting Road.
- 2.2 The dwelling is surrounded by residential dwellings. West Wratting Road, Balsham is characterised by a range of architectural stylings and scales of dwellings. Dwellings range between 1.5 storeys to 2 storeys in height with some dwellings having a historical appearance and some more modern. Many dwellings benefit from outbuildings and extensions.
- 2.3 The existing outbuilding that is being proposed to be demolished extends up to/close to the shared boundary with No.2 West Wratting Road, Balsham, to the east of the site.

3.0 The Proposal

- 3.1 Demolition and replacement and extension of existing timber framed outbuilding.
- 3.2 The existing outbuilding is attached to the northeast corner of the host Grade II Listed Building and as such is listed. The existing outbuilding to be demolished is considered to be in a dilapidated state.
- 3.3 It has an overall height of 4.6m with a main gable leading to a lean to, it is a L shape protrusion with an overall depth of 6.5m and 6.7m wide. The current materials of the outbuilding are, red facing brickwork and stained timber feather edge boarding, over a white timber frame.
- 3.4 The proposed extension would increase the footprint of the outbuilding by approx. 12m² but would have a similar scale and design. It is to be 6.7m wide and 8.3m deep, where a portion of the building is to protrude along the eastern flank of the building. The height of the proposal is to be 4.6m with a main gable leading to a lean to.
- 3.5 The application was previously withdrawn due to a lack of ecological information. A preliminary ecological appraisal has been submitted with this application.

4.0 Relevant Site History

Reference	Description	Outcome
S/0940/05/LB	Internal and External Alterations Reconstruction and Repair of Outbuilding to Create Annexe	Approved
S/0941/05/F	Alterations to Outbuilding an Conversion into Annexe	Approved
21/04668/HFUL	Demolition, replacement and extension of existing timber framed outbuilding.	Withdrawn
21/04669/LBC	Demolition, replacement and extension of existing timber framed outbuilding.	Withdrawn
22/00473/LBC	Demolition and replacement and extension of existing timber framed outbuilding.	Pending Consideration

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 **South Cambridgeshire Local Plan 2018**

S/1 – Vision

S/2 – Objectives of the Local Plan

S/3 – Presumption in Favour of Sustainable Development

S/7 – Development Frameworks

S/10 – Group Villages

CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

NH/4 – Biodiversity

NH/14 – Heritage Assets

H/12 – Residential Space Standards

TI/2 – Planning for Sustainable Travel

TI/3 – Parking Provision

5.3 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Development affecting Conservation Areas SPD – Adopted 2009
District Design Guide SPD – Adopted March 2010
Listed Buildings SPD – Adopted 2009

6.0 Consultations

6.1 Balsham Parish Council – No Response

6.2 No Response Received

6.3 Conservation Officer

6.4 No Objection subject to Recommended Conditions

6.5 Local Highways Authority (Comments received on LBC application 22/00473/LBC)

6.6 No Objection subject to conditions

6.7 Ecology Officer

6.8 No Objection subject to Recommended Conditions

6.9 Third Party Representations (Comments received on LBC application 22/00473/LBC)

6.10 1 representation has been received.

6.11 Objection on the grounds of:

- Excess noise from development
- Intensification of the use
- Contrary to Policy HQ/1
- The proposal will cause excess noise to which adjacent occupiers are sensitive to.
- Loss of privacy and enjoyment of private amenity space
- Tree Protection Issues

7.0 Member Representations

Not applicable

8.0 Local Groups / Petition

8.1 Not applicable

9.0 Assessment

9.1 **Principle of Development**

9.2 The application site is located within the development framework boundary of Balsham.

9.3 Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that the development does not cause harm to the character and its location and is consistent with other policies in the Local Plan; Retention of the site in its present state does not form an essential part of the local character and development would protect and enhance landscape, ecological and historical features. The development must also have the necessary infrastructure to support the development.

9.4 There is no objection to the principle of development subject to the proposals impact on the character and appearance of the area, harm to the Conservation Area and Listed Building, impact on neighbouring amenity and impact on highways. These will be considered below.

9.5 **Design, Layout and Scale**

9.6 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

9.7 The District Design Guide SPD (2010) provides additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

9.8 The proposal seeks to demolish part of the existing Grade II Listed Building and erect an extension of similar proportions in its place. The proposed extension would be highly visible from the streetscene from the front and public views.

9.9 The existing aspect of the dwelling to be demolished is an outbuilding that is considered to be dilapidated. The original timber outbuilding has a height of some 4.6m (2.45m to the eaves) and extends some 6.7m from the side elevation of the host dwelling.

9.10 The proposed extension would have an almost identical height than the existing built form and would protrude from the side elevation of the host dwelling by 6.7m. The proposed extension would have a greater footprint (some 12m²) than the aspect to be demolished. This additional built form would not be visible to the streetscene from the front and would be located behind the host dwelling

- 9.11 As a result, the proposal would be of an almost identical scale and design to the previous outbuilding to the rear of the Listed Building which would continue the established design form and appear subservient.
- 9.12 Overall, due to the setback nature of the proposal, the existing outbuilding that screens the proposal, as well as its subservient scale and design of the proposal, it is considered that the proposal is in keeping with the character and scale of the host dwelling as well as the wider character and appearance of the host Grade II Listed Building and Conservation Area. All these considerations are in accordance with the design principles outlined within the South Cambridgeshire District Design Guide SPD (2010).
- 9.13 **Heritage Assets**
- 9.14 The application falls within the Balsham Conservation Area and the host dwelling is a Grade II Listed Building known as 4 West Wrattling Road.
- 9.15 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 9.16 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significance of a heritage asset should require clear and convincing justification.
- 9.17 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 9.18 The Conservation Officer has been consulted on the scheme and states that the outbuilding was once part of a larger building that was previously demolished. The proposal would be rebuilt to the same height but a larger footprint and as such is considered acceptable subject to conditions relating to the re-use of materials and material choices for the exterior and roof.
- 9.19 It is considered the public benefits would be the retaining use of the Grade II listed building and its maintenance and these would outweigh any harm that the proposal would have on the Grade II Listed Building and Balsham Conservation Area and the proposal would be acceptable.

- 9.20 The proposal, by virtue of its scale, massing and design, would not harm the character and appearance of the Conservation Area. Nor will it harm setting of listed building, it will preserve and enhance the fabric of the listed building. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.
- 9.21 **Amenity**
- 9.22 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust
- 9.23 The principal dwelling to be impacted by the proposal is No.2 West Wrattling Road, Balsham, which is to the east of the proposal site.
- 9.24 The existing outbuilding to be demolished is located some 0.2m from the shared boundary with No.2 West Wrattling Road. The proposed extension to replace the outbuilding would be on a similar footprint and as such would be located 0.2m from the shared boundary.
- 9.25 The proposed extension would be of an almost identical height and scale to the existing outbuilding and as such would not result in any undue loss of light, privacy, outlook or appear overbearing to this adjacent neighbouring property
- 9.26 An objection has been raised on the associated Listed Building Application 22/00473/LBC. Although the comment was not logged against this application, it will be considered within this application.
- 9.27 The objection relates to the proposed impacts the proposal will have, particularly the noise impacts. The objection relates to the additional impact and intensification the dwelling would have as the outbuilding would change from storage to a habitable area and the new openings associated with it. There are concerns the use would impact the adjacent property to which residents are highly sensitive to additional noise and as such would be contrary to Policy HQ/1.
- 9.28 The application site is located in a residential area and the current use, although an outbuilding is considered to be residential. Irrespective of the condition of the outbuilding the applicant would be able to change its internal use to habitable space without the requirement for planning permission. Further to this, any noise associated with the proposed use

would be expected in such a residential location. As a result, the proposal is not considered to cause any excessive noise over and above the current use and would not unduly impact upon the adjacent neighbouring occupiers.

9.29 A site visit has been undertaken. Overall, given the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Local Plan policy HQ/1 and the District Design Guide SPD.

9.30 **Biodiversity**

9.31 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

9.32 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.

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

9.34 **Highway Safety/Cycle and Car Parking Provision**

9.35 Comments have been received on the associated Listed Building Consent Application (22/00473/LBC).

9.36 No objections are raised by the County Highways Officer subject to several recommended planning conditions.

9.37 The proposal does not seek to make any alterations to the existing access or the parking arrangements and as such would not result in any highways safety impacts

9.38 The Local Highways Authority have recommended several planning conditions on the associated Listed Building Consent to be attached to any planning permission given. Due to the scale of the development, the available parking on site as well as the nature of the development and it being an ancillary use to the main dwelling, the proposed conditions are

not considered to be necessary and have not been added to any permission given.

9.39 The proposal is compliant with Local Plan policies HQ/1 and TI/3 and highway safety impacts are acceptable. The proposal accords with NPPF paras. 110 – 111.

9.40 **Trees and Landscape**

9.41 The application does not seek to remove any trees within the application site.

9.42 An objection has been received regarding the loss of trees in an adjacent property. There are a number of small trees, hedges and shrubs within the ownership of an adjacent property which is close to/on the boundary with the application site. The trees are relatively small in scale and are not considered to contribute significantly to the Conservation Area.

9.43 Should the vegetation be damaged during the construction phase or after the construction has been completed, their replacement would be a civil matter and something that cannot be considered within this application.

9.44 **Planning Balance**

9.45 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

9.46 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for Approval

9.47 **Recommendation**

9.48 **Approve** subject to:

10.0 **Planning Conditions**

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers:

- 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).

- 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.

- No new windows shall be constructed in the existing listed building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the fabric of the Listed Building as well as the wider character and appearance of the area in accordance with Policy HQ/1 and NH/14.

- Prior to the commencement of development, details of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved in writing by the local planning authority.

The details shall specifically include the details of the materials to be re-used. 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.

- No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details have been submitted to the Local Planning Authority and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To protect the fabric of the Listed Building as well as the wider character and appearance of the area in accordance with Policy HQ/1 and NH/14.

- Prior to the installation of any timber boarding, full details including samples of the type, surface [sawn, planed, etc.] and surface finish [paint or stain] or self-colour shall be submitted to and approved in writing by the Local Planning Authority by means of the British Standard Number [obtainable from B S Framework for Colour Co-ordination for building

purposes, BS 5252: 1976]. The development shall be carried out in accordance with the approved details.

Reason: To protect the fabric of the Listed Building as well as the wider character and appearance of the area in accordance with Policy HQ/1 and NH/14.

- All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Including a Protected Species Assessment (Skilled Ecology, January 2022). as already submitted with the planning application and agreed in principle with the local planning authority.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To protect and enhance the biodiversity and protected/priority species on the site (Section 15 NPPF and Policy NH/4 of the Local Plan).

- Prior to the commencement of development above slab level, a specification and location plan for a scheme of biodiversity enhancements contained within the Preliminary Ecological Appraisal Including a Protected Species Assessment (Skilled Ecology, January 2022) shall be supplied to the local planning authority for its written approval. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing

Reason: To protect and enhance the biodiversity and protected/priority species on the site (Section 15 NPPF and Policy NH/4 of the Local Plan).

- 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 should any other external lighting be installed without prior consent from the local planning authority.

Reason: To protect and enhance the biodiversity and protected/priority species on the site (Section 15 NPPF and Policy NH/4 of the Local Plan).

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 Local Development Framework SPDs

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Agenda Item 12



Planning Committee Date	29 th June 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/00302/HFUL
Site	83 Ermine Way
Ward / Parish	Arrington
Proposal	New vehicular access, dropped kerb, parking/turning area and relocation of traffic calming bollard
Applicant	Mr Sean Gentle on behalf of South Cambridgeshire District Council
Presenting Officer	Paul Hunt
Reason Reported to Committee	Council application
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of Development2. Design and context3. Highway safety4. Cycle and Car Parking Provision5. Amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The development proposes a vehicular access onto the A1198 Ermine Way, and related development including removal of 2m of hedgerow to widen the existing pedestrian gate, relocation of a bollard in a traffic calming chicane in the highway and permeable driveway and turning area.
- 1.2 The proposal would not conflict with any planning policies and with regard to the advice of the Local Highways Authority, officers consider the scheme would be unlikely to generate severe additional harm to users of the highway given the straightness of the road and the number of other vehicular accesses onto the highway serving the neighbouring dwellings in the row.
- 1.3 Officers recommend that the Planning Committee approve the application subject to conditions.

2.0 Site Description and Context

None relevant	X	Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Special Policy Area			

- 2.1 The proposal site lies within the Arrington village Development Framework. The building within the site is one of a row of semi-detached dwelling houses on the western side of the A1198. Buildings are in a slightly elevated position above the highway with long front gardens and hedgerow to form the boundary treatments. The site is one of several Council-owned houses on Ermine Way.

3.0 The Proposal

- 3.1 The application seeks planning permission for full planning permission for the following:
- Works to the footway to drop the kerb and provide a vehicular crossover.
 - Removal of 2m of hedgerow to widen the existing footpath.
 - A driveway in the front garden which would include 2no parking spaces (2.5m wide and 5m deep), and a turning area. This area

would be built in compacted permeable asphalt and 5m permeable asphalt adjacent to the public footway

- Relocating one of the two existing bollards located in the footway on a traffic-calming chicane to the front of the site.

4.0 Relevant Site History

None relevant

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2019

5.2 South Cambridgeshire Local Plan 2018

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in favour of Sustainable Development

S/7 Development Frameworks

HQ/1 Design Principles

TI/3 Parking Provision

5.3 Neighbourhood Plan

None

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

Sustainable Design and Construction SPD – Adopted January 2020

5.5 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

District Design Guide SPD – Adopted March 2010

6.0 Consultations

6.1 Arrington Parish Council – Supports

6.2 Local Highways Authority – No Objection – conditions requested.

6.3 Conditions to construct so that levels do not cause water to drain into the highway and informative that a licence would be required to carry out the works required to the highway.

7.0 Third Party Representations

7.1 None received.

8.0 Member Representations

8.1 None received.

9.0 Assessment

9.1 Principle of Development

9.2 The proposal seeks ancillary development to serve an established dwelling residential. As such the proposal would be considered acceptable in principle and shall be assessed with regard to the Local Plan and other material considerations.

9.3 Design, Layout, Scale and Landscaping

9.4 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. New development must 'preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape' and '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.'

9.5 The proposal seeks to construct a new access to the front of the application site from Ermine Way. The proposed access would also result in a dropped kerb and the reduction of two sections of hedgerow at the front of the site either side of the proposed access for visibility purposes.

9.6 The proposed paving and parking area will be a mixture of permeable paving and a section of a compacted gravel parking area. The driveway/parking area will extend some 14m from the eastern boundary to the west of the site, some 9m from the dwelling itself. The proposed parking area will also extend approx. 8.9m from the southern boundary towards the northern boundary.

9.7 The removal of the hedge on the southern boundary will reduce a 1.4m length of hedge from 2m in height to 600mm. There will also be a 1.9m length of hedge which will be reduced from 2m to 600mm. The other parts hedgerow which bounds the site will not be amended.

- 9.8 The other dwellings in the immediate area have driveways of varied design and layout. The majority of the hedgerow at the front of the site would be retained and would appear similar to the other properties in the row. For these reasons the proposed changes would preserve the rural character and to be appropriate development in this location.
- 9.9 For this reason, officers consider that the proposed development would comply with policy and guidance as it relates to design and context and is acceptable in this regard.
- 9.10 **Highways Safety**
- 9.11 The relevant policy context would be Policy HQ/1 subsection (f) of the South Cambridgeshire Local Plan which states that proposals must achieve a permeable development with ease of movement and access for all users and abilities; and subsection (g) development must “Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues”.
- 9.12 Policy TI/3 also states that the car parking provision for a site must take into consideration highway and user safety issues.
- 9.13 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.14 No objection has been received from the Cambridgeshire County Council Highways department. Given the road design, character and the number of existing accesses in the row, officers are of the opinion that the access would not add undue additional risk for users of the highway.
- 9.15 Because of the slope in the site, surface water may drain into the highway and so a pre-commencement condition requiring the installation of a drain or similar protection is requested by the Highways Authority and is considered essential.
- 9.16 The footway in front of the site includes a traffic calming feature including 2no bollards and the scheme would require the relocation of one of these bollards. This has been taken into account by the Local Highways Authority and the bollard may be relocated as shown in the submitted plan subject to a separate highways license, that is separate from the planning process.
- 9.17 **Amenity**
- 9.18 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is

overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.

9.19 No objections have been received from neighbouring occupiers. A site visit has been undertaken. Given the nature of the proposal, the adjacent context, location, size, and design of the proposal it is unlikely to give rise to any significant amenity impacts in terms of overlooking, loss of daylight, enclosure or other environmental impacts. The proposal is compliant with Local Plan policy HQ/1.

9.20 The proposal adequately respects the amenity of its neighbours and of future occupants. The proposal is compliant with policy HQ/1 and the District Design Guide 2010.

9.21 **Planning Balance**

9.22 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

9.23 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development would comply with relevant policies of the development plan and is recommended for approval subject to conditions and the completion of a S106 agreement.

9.24 **Recommendation**

9.25 **Approve** subject to Conditions

10.0 **Planning Conditions**

1. The development hereby permitted shall be begun within a period of three years from the date of this permission

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be carried out in accordance with below plans.

- Location plan - 22/00302/HFUL

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. The materials to be used in the external construction of the development, hereby permitted, shall follow the specifications in accordance with the details specified within submitted information.

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

4. The proposed 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 highway and shall be constructed from a bound material to prevent displacement of materials onto the highway.

Reason: In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plans 2018.

5. The access hereby permitted shall not be first used unless and until 2no bollards have been erected in the highway as shown in the plans hereby approved.

Reason: To preserve the traffic calming feature in the interest of highway safety.

Informatives:

1. Public Highway: The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. Public Highway: The use of permeable paving does not provide sufficient long-term surety of drainage and as such the Highway Authority will still seek positive measures to prevent private water entering the adopted public highway and physical measures such as site levels or drains would be necessary.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 22/00302/HFUL

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