

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 April 2019

**AUTHOR/S:** Joint Director of Planning and Economic Development

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**Application Number:** S/2487/18/RM

**Parish(es):** Linton

**Proposal:** Approval of the matters reserved for the layout of the site, the scale and appearance of buildings, the means of access and landscaping following outline planning permission S/1963/15/OL for up to 55 dwellings with landscape buffer and new vehicular access.

**Site address:** Land to the North and South of Bartlow Road

**Applicant(s):** Abbey Developments Ltd.

**Recommendation:** Delegated Approval

**Key material considerations:** Affordable Housing  
Market Housing Mix  
Character and Appearance of the Area  
Design Considerations  
Ecology  
Trees and Landscaping  
Highway Safety  
Flood Risk  
Archaeology  
Neighbour Amenity  
Heritage Assets

**Committee Site Visit:** 9 April 2019

**Departure Application:** No

**Presenting Officer:** Karen Pell-Coggins, Senior Planning Officer

**Application brought to Committee because:** The officer recommendation of approval conflicts with the recommendation of Linton Parish Council and the Local Member has requested that the application is considered by committee as it is of local interest.

**Date by which decision due:** 12 April 2019 (Extension of Time requested)

### Executive Summary

1. This application seeks reserved matters approval for the layout of the site, the scale and appearance of buildings, the means of access and landscaping following the principle of residential development of the site for up to 55 dwellings being established under outline planning consent S/1963/15/OL.

2. Whilst the concerns of the Parish Council and local residents are acknowledged in relation to the location and scale of the development, distance to services, flood risk, highway safety, ecology, heritage assets and the impact upon the character and appearance of the area amongst other issues, no objections have been received from statutory consultees in relation to these matters. The principle of development on this site has already been established and cannot be revisited. The majority of these matters were considered at outline stage and no adverse impacts were identified that could not be controlled or mitigated by way of conditions.
3. The reserved matters details for appearance, layout and scale of the development and the means of access are considered acceptable by officers and the application is therefore recommended for approval subject to conditions including further details of landscaping.

### **Planning History**

4. ***Site***

S/1963/15/OL - Residential development for up to 55 dwellings with landscape buffer and new vehicular accesses from Bartlow Road - Approved

5. ***Horseheath Road***

S/2553/16/OL- Outline planning application with all matters reserved for up to 50 dwellings and allotments (not less than 0.45 hectares) - Appeal Allowed

### **Environmental Impact Assessment**

6. The outline application for the site was screened and an Environmental Impact assessment was not deemed to be required. The current application has been screened and the development would not exceed the thresholds set out under Schedule 2 Section 10b Urban Development Projects of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in that it would be less than 150 dwellings and the site area would be less than 5 hectares.

### **National Guidance**

7. National Planning Policy Framework 2019  
National Planning Practice Guidance

### **Development Plan Policies**

8. **South Cambridgeshire Local Plan 2018**  
S/3 Presumption in Favour of Sustainable Development  
S/5 Provision of New Jobs and Homes  
S/7 Development Frameworks  
S/9 Minor Rural Centres  
HQ/1 Design Principles  
H/8 Housing Density  
H/9 Housing Mix  
H/10 Affordable Housing  
H/12 Residential Space Standards  
NH/2 Protecting and Enhancing Landscape Character  
NH/3 Protecting Agricultural Land

NH/4 Biodiversity  
NH/14 Heritage Assets  
CC/3 Renewable and Low Carbon Energy in New Developments  
CC/4 Sustainable Design and Construction  
CC/9 Managing Flood Risk  
SC/6 Indoor Community Facilities  
SC/7 Outdoor Playspace, Informal Open Space, and New Developments  
SC/8 Open Space Standards  
SC/12 Contaminated Land  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments

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

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

**Consultation**

10. **Linton Parish Council** – Recommends refusal, as amended. The key areas of concern are as summarised follows: -
- i) Principle of development of the site. Now that the Council has a 5 year land supply the application needs to be reviewed as locally significant and material planning issues were not taken into account when the decision was made, the site was rejected in the SHLAA, the village is a Minor Rural Centre and the limit of the number of new dwellings is 30, the site is a significant distance from services and facilities and infrastructure is at capacity.
  - ii) Flood risk from the river and surface water.
  - iii) Harm to ecological features such as the County Wildlife Site and protected species.
  - iv) Adverse impact upon landscape of local value.
  - v) The design and mix of housing in relation to the character, setting and needs of the village i.e. no bungalows.
  - vi) The scale, height and bulk of the development and its dominance on the landscape, skyline and setting of the village and impact on the street scene in Bartlow Road.
  - vii) Highway safety as one of the main routes into Linton has not been evaluated.
  - viii) Noise impact from the road.
  - ix) Impact upon heritage assets in terms of archaeology, setting of listed buildings the conservation area.
  - x) Lack of consultation with the village.
- Please see Appendix 1 for a full copy of the parish council's latest comments.
11. **Landscape Design Officer** – Has no objections, as amended subject to a landscaping condition to address some minor concerns. Some issues have been resolved, but others remain unresolved from previous comments.

*Sheet 1*

As noted previously the frontage to the car park between plots 8-9 and 13 should be planted to reduce the impact on the street scene. Planting should be positioned so

that car doors can open. Suggest the small grass area south of plot 7 rear garden is also planted.

#### *Sheet 2*

It is welcome that the path in the green link has been amended to reduce gradients, but the curves are too tight – a balance is needed between achieving the 1:20 gradient and a reasonable route for the path.

#### *Sheet 3*

Structure planting is too close to the orchard. Planting should be easement amended so that so the orchard has enough space.

The orchard trees are too close together. Trees should be on (mostly) semi-vigorous (MM106) root stocks and planted approximately 6 meters apart.

The orchard trees will require suitable pollinators to produce a crop –Lord Burghley will require a late pollinator eg 'Cottenham Seedling'.

The Acer campestre trees on the north west boundaries are too regimented – vary the spacing for a more informal character.

#### *Sheet 4*

Amend the hedge line at the front of plot 30 so that it does not visually and physically impact on the footpath.

The pumping station has no screen planting, and is highly visible in the landscape and is likely to dominate the open space.

Suggest that the area of structure planting on the riverside south of plots 17-18 is removed to give some views and access to the river, and that this planting is re-located to provide a screen around the pumping station.

12. **Trees Officer** – Has no objections, as amended. Requires conditions in relation to hard and soft landscaping including existing trees on the site and their method of protection during the course of the development together with implementation of the landscaping scheme with the works along the north eastern, south eastern and south western boundaries hatched green carried out prior to the commencement of construction of the dwellings and the remainder of the landscaping carried out prior to occupation of the dwellings.
13. **Urban Design Officer** – Has no objections as amended. Requests further information is needed in terms of the street elevations to aid officers to review these proposals. If possible, the applicant is encouraged to introduce some minor changes as it would help further enhance the appearance of the dwellings and the private driveways.

The applicant has submitted further drawings including 'Layout at GF level' (ref 1552-101 rev K). The applicant proposes new house designs for plots 48 and 55 on the north parcel; a redesigned house type for P3 at plot 5 which has been reduced in height from 3 to 2.5 storeys; redesigned house type FOG 1 at plots 20 and 43; the group of plots 13-16 have been reconfigured to replace the 5-bedroom CL5 house type at plot 16 with a 2-bedroom C2 house type and garages for plots 15 to 16 relocated to the side of plot 16 and the pumping station relocated slightly further north;

the private road and pathway south of plots 17 to 19 has been reconfigured; an amended rear garden layout for plots 37-38 indicating a sub-division of this rear garden and revised positioning of the entrance to the front parking court.

#### *Plots 48 and 55*

The applicant proposes new house designs for plots 48 (FARMSTEAD 1) and 55 (FARMSTEAD 2) at the entrance to the north parcel to replace house type K3 which was proposed for both plots in the previous iteration of the site layout.

For plot 48, new house type FARMSTEAD 1, which is a 3-bedroom house, is proposed featuring a top half of black timber boarding for the elevations, a lower half of buff brick for the elevations and a chimney and officers accept this amendment to reflect the farmstead / courtyard arrangement of buildings in the north parcel, as indicated in street elevations drawing (ref. P-1552-104D).

A carport has been added to the side of the dwelling (instead of a single garage) at plot 48. A very long parking driveway running to the site boundary is proposed. This has meant a reduction in the size of the rear garden for plot 48 and created a large area of driveway. Officers preferred the single garage and larger rear garden in the previous iteration of the layout for providing more rear garden amenity space for new residents and would recommend that this is reconsidered.

The front elevation of the dwelling now faces the proposed street as opposed to Bartlow Road in the previous layout. The left side elevation now faces Bartlow Road. Although this side elevation contains four windows, it is providing a less active frontage to Bartlow Road. Officers preferred the front elevation facing Bartlow Road for providing a frontage for the larger road (Bartlow Road) and would advise that this is orientation reconsidered.

For plot 55, new house type FARMSTEAD 2 is proposed which is a 3-bedroom house which is larger than the replaced house type K3. Black timber boarding is proposed for all the elevations. Officers accept this amendment to reflect the farmstead / courtyard arrangement of buildings in the north parcel, as indicated in street elevations drawing (ref. P-1552-104D).

The front elevation of the dwelling now faces Bartlow Road as opposed to the proposed new street in the previous layout. Officers support reorienting the dwelling to provide a frontage to Bartlow Road but the left elevation (facing the new street) only contains two windows across a very long side elevation facing the new proposed street. Officers recommend that further windows and architectural features are added to this side elevation to provide a more active frontage at the entrance to the street. A longer parking drive has been proposed to the side of the garage for plot 55 at the expense of some rear garden space at plot 54. Officers preferred the previous iteration of the layout for providing more rear garden amenity space for new residents at plot 54 for new residents and would recommend that this is reconsidered. The street elevations drawing (ref. P-1552-104D) for the north parcel does not provide a street scene for the west side of the new street in the north land parcel and officers recommend that this is provided to aid officers' assessment of this street frontage.

#### *Plot 5*

A redesigned house type for P3 at plot 5 which has been reduced in height from 3 to 2.5 storeys. Compared to the previous house type P2, the front gable is now black timber and a single window instead of 2 for the top storey on the front and left

elevations. Officers would still prefer this dwelling to be 3 storeys but do not object to the amended appearance of the elevations.

#### *Plots 20 and 43*

For the FOG1 house type, the drive through area has been widened to 5m at the expense of a carport and officers would accept this amendment to the appearance of the front elevation of these housing units.

#### *Plots 13 to 16*

The group of plots 13-16 have been reconfigured to replace the 5-bedroom CL5 house type at plot 16 with a 2-bedroom C2 house type and garages for plots 15 to 16 relocated to the side of plot 16. Officers have previously accepted the appearance of the C2 house type and accept the relocation for garages 15 to 16. The street elevations drawing (ref. P-1552-105C) for the south parcel does not provide a street scene for the west side of the new street looking towards plots 13 to 16 and so officers request that this is provided to aid assessment of the appearance of this row of 4 houses which are the same house type and may look rather monotonous.

#### *Plots 17 to 19*

Officers had previously considered that there is an awkward transition between the shared surface street (in the south west area of the site) and the street in front of plots 17 to 19 and that it would look better if the shared surface street was extended to include the front of plots 17 to 19. The private road in front of plots 17 to 19 has been straightened but the applicant has not taken officer's advice to extend the shared surface street in front of plots 17 to 19. Officers do not object to this but recommend that this is reconsidered.

#### *Plots 37 and 38*

For the maisonettes, officers welcome the revised site layout drawing which indicates a rear garden for plots 37 and 38 with a subdivision to separate the rear garden space between the two housing units. Officers welcome this for providing sufficient private garden space for the amenity of the new residents.

14. **Ecology Officer** – Has no objections, as amended. The additional information submitted does not significantly affect the ecological constraints identified on the site. Nor does it impact upon the ecological enhancements that have been agreed in principle. The amendments have provided 28 bat and bird nesting/roosting boxes across the site and removed silver birch from the planting schedule. The previous concerns have been adequately addressed.
15. **Historic Buildings Officer** – Has no objections, as amended.
16. **Environmental Health Officer** – Has no objections, as amended. Comments that controls on construction noise, dust, building site activities including working and delivery times are contained in Conditions 12, 14, 15 and 18 of the outline permission S/1963/15/OL and should carry through. Therefore, no new conditions are necessary. However, due to the potential for significant impacts to arise from the use of piling, a condition is recommended. Condition 20 of S/1963/15/OL is concerned with lighting and should carry through. Therefore no new conditions are needed
- 17.

18.

**Contaminated Land Officer** – Comments that reference should be made to the comments in relation to the outline application S/1963/15/OL where a condition was required in relation to an investigation into contamination. This application does not appear to specifically relate to contaminated land and no conditions are required. Requests an informative with regards to any contamination found during works that has not been previously identified and remediation of that contamination.

**Affordable Housing Officer** – Supports the application, as amended. Has the following comments: -

Policy H/10 of the Local Plan applies which states that ‘All developments which increase the net number of homes on a site by 10 or more dwellings, should provide 40% of the homes on the site for affordable housing’.

Therefore, for this development of 55 dwellings, 22 should be provided for affordable housing.

Tenure split - The district wide tenure split in the ‘Affordable Housing SPD 2010’ is 70% rented and 30% Shared Ownership housing.

Housing Need - Currently there are approximately 2,000 applicants on the housing register in South Cambs, who are in need of good quality affordable rented housing. The biggest demand for affordable rented accommodation is for 1 and 2 bedroom accommodation.

The local need in Linton is set out below.

Specific Village Local Connection	Bedroom Requirements for applicants aged under 60				Bedroom Requirements for applicants aged 60+			Total
	1 Bed	2 Bed	3 Bed	4+ Bed	1 Bed	2 Bed	3 Bed	
<b>Linton</b>	<b>30</b>	<b>23</b>	<b>6</b>	<b>4</b>	<b>16</b>	<b>2</b>	<b>0</b>	<b>81</b>

Also, there, are more than 700 applicants who are registered on the ‘Help to Buy’ register in South Cambs, who, require shared ownership housing, the biggest demand for this tenure of housing are 2 and 3 bedroom properties.

The proposed mix as set out below is acceptable.

Affordable rent

Intermediate

5 x one bed

0 x one bed

8 x two bed

4 x two bed

2 x three bed

3 x three bed

Total 15

Total 7

Housing Design & Space Standards - The design and space standards for the

affordable housing should comply with Policy H/12 of the Adopted Local Plan 2018.

Accessible & Adaptable Homes - Policy H/9, of the adopted Local Plan states that '5% of homes in a development should be built to accessible and adaptable dwellings, M4 (2) standard.

Registered Providers - The developer should engage with a registered provider who operates in South Cambs. to ensure that the affordable housing is delivered.

Allocation of the Affordable Housing - The first 8 dwellings will be allocated in accordance with local needs with the remaining 16 allocated 50% in accordance with local needs and 50% districtwide.

19.

**Sustainability Officer** – Comments that the Design and Access Statement suggests a number of measures to be included in the development including enhanced insulation specification, dwelling air leakage rate of 5.01, high performance thermal bridging, solar voltaic panels to provide 20% of the total energy requires from renewable sources, modern meters with energy display devices, majority of building materials to achieve a Green Guide rating of A or A+, majority of building elements will be sourced from suppliers holding BES 6001 certification, all boilers high efficiency condensing boilers and Home User Guides for all occupants. The applicant states that solar Photovoltaic cells will be used to provide 20% of the total energy required from renewable sources.

Local Plan Policy CC/3 which requires a 10% carbon emissions reduction, above the requirements of basic building regulations Part L compliance. Unsure if any energy/carbon related conditions have been placed on this application to date but recommends a condition to ensure compliance.

20.

**Local Highway Authority** – Comments are awaited and will be set out in an update report.

21.

**Cambridgeshire County Council Historic Environment Team** – The excavation, or fieldwork phase, of the archaeological programme of investigation has been concluded at this site.

No work was recommended for the northern field as here the evaluation yielded no/low significance archaeological evidence. Excavations in the south field began in October 2018 finding multi-period occupation evidence, including the uncommon discovery of Mesolithic river cobble exploitation and flint knapping debris from tool production, Saxon settlement remains and the Medieval spur road off Bartlow Road that headed towards Barham Hall. This shows as a route still open in 1799 on the local tithe map and probably fell out of use during enclosure in the 19<sup>th</sup> century. Quarrying activity also occurred at the site in different periods.

A successful open day allowing public access to the site and to learn about the archaeology took place in October, attracting 300 people.

The archaeological programme will continue and progress work to assess the finds and information recorded during the excavation, presenting this work in a Post-Excavation Assessment report that will be supplemented with an Updated Project Design. This process is also a cost-refinement stage and determines the evidence that merits continued analysis and publication. The archaeological condition should remain in place to allow this second part of the programme to occur.

On archaeological grounds, there is no objection to the commencement of construction as the excavation work has now been signed off.

22.

**Cambridgeshire County Council Flood and Water Team** – Has no objections, as amended. The applicant's drainage consultant has confirmed that the detail of the highway soakaways will be worked up with the Highways Authority to reach agreement on an appropriate design under a Section 38 agreement. Further infiltration testing will take place in the location of the proposed soakaways and this can be secured by way of a condition. They have also confirmed what the hatching represents on the plan and we accept this. It should be noted that the applicant is still to discharge Condition 10 which requires the detailed design of the surface water system to be approved.

23.

**Environment Agency** – Has no objections, as amended. We are able to recommend discharge (or preclusion) of the relevant surface water drainage condition. Welcomes the surface water drainage statement submitted with the application. Supports the scheme as there is multiple stages of treatment applied to discharge from roads and driveways. This level of treatment will mitigate risks to controlled waters, specifically ground water within the Source Protection Zone 2.

24.

**Anlian Water** – No comments received.

25.

**Section 106 Officer** – Comments that the size of the Local Equipped Area of Play and nine pieces of equipment is acceptable. However, recommends that the log train and the twister unit (five bar climbing frame) swap positions to provide two distinct areas to include three pieces of equipment and features to the south of the site for younger children and five pieces of equipment (the majority of which area an adventure trail) for older children. Recommends a condition to agree the final layout.

## **Representations**

### ***Local Residents***

26. Approximately 30 letters of representation have been received in relation to the application that raise the following concerns: -

- i) Outside village framework.
- ii) Overlooking and loss of privacy, overshadowing, noise and disturbance, light and air pollution.
- iii) Highway safety due to amount of traffic, number of accesses, visibility on to Bartlow Road, on-street parking and congestion.
- iv) Flood risk.
- v) Development on northern parcel out of keeping with village and neighbours, entrance to village and street scene important,
- vi) Three storey dwellings not appropriate.
- vii) The design may not reflect Linton architecture, materials dark in colour, no boundary treatment information.
- viii) Construction traffic impact and time of construction.
- ix) Impact upon schools, doctors and other local services.
- x) Lack of sewerage capacity and pressure on water supply.
- xi) Security.

27. One representation notes the good tree belt and supports native planting.

## **Site and Surroundings**

28. The site is located outside of the Linton village framework and in the countryside. It is situated to the east of the village and comprises land to the north and south of Bartlow Road. It measures approximately 3.5 hectares in area. The land rises to the north.
29. The land to the north of Bartlow Road comprises open grassland. There are hedges along the majority of the northern boundary and western boundaries. The eastern boundary is open. The southern boundary has a number of young trees. Open agricultural land lies to the north and south. Open grassland, a hedge and public footpath lie to the east. A residential development (The Ridgeway) lies to the west.
30. The land to the south of Bartlow Road comprises open arable land and a water meadow. There are hedges along the northern and western boundary of the site. The eastern boundary is open. The A1307 runs along an embankment on the south eastern boundary of the site. The River Granta is a County Wildlife Site that runs within a valley to the south west. Residential developments lie to the north (Bartlow Road) and west (Finchams Close). Open land lies to the east and south beyond the A1307.
31. The site is situated within the East Anglian Chalk Landscape Character Area on grade 3 (good to moderate) agricultural land. The site lies mainly within Flood Zone 1 (low risk) but the part to the far south lies within Flood Zones 2 and 3 (medium and high risk).
32. The Linton conservation area lies approximately 420 metres to the west. The nearest listed buildings are the grade II\* Barham Hall that is 350 metres to the south east and grade II Tower Mill that is 360 metres to the south west.

### **Proposal**

33. The proposal, as amended, seeks reserved matters consent to include access, layout, scale, appearance and landscaping for a residential development of 55 dwellings. The site includes land to the north and south of Bartlow Road. 8 dwellings would be provided on the northern site and 47 dwellings would be provided on the southern site.
34. There would be one main access point to the north site from Bartlow Road and one main access point to the south site from Bartlow Road. A number of single and shared private driveways would also provide access on to Bartlow Road to the south site. A green link with footway would be provided to the south site from Bartlow Road.
35. The site would comprise areas of public open space that would include a Local Area of Play (LAP) on the north site and a Local Equipped Area of Play (LEAP) and informal open space on the south site. Structural planting is proposed along the site boundaries along with landscaping on the public open spaces and within the development.
36. 22 dwellings would be affordable (40%) and 33 dwellings would be available for sale on the open market. The affordable dwellings comprise one, two and three bed units and the market dwellings comprise two, three and four/five bed units.
37. The dwellings would be detached, semi-detached and small terraces. They would be mainly two storeys to two and a half storeys in height with one three storey building to mark the entrance. There would be a range of 11 different designs of dwellings. The materials would include red and buff bricks, render and boarding for the walls and

grey and red tiles for the roofs.

38. Vehicle parking would be within garages, carports, private drives and parking courts. 49 of the dwellings would have at least two vehicle parking spaces and 6 smaller units would have at least one vehicle parking space. Two visitor spaces would be provided close to some of the areas that have one parking space. Cycle parking would be provided within sheds in some rear gardens and garages/carports.

### **Planning Assessment**

39. The principle of residential development of up to 55 dwellings along with the means of access to the site was established on this site under outline planning consent S/1963/15/OL. The approved plans included drawing numbers B.12,870a (location plan showing red and blue lines) , UDS32001-500-2000-1402 (parameter plan) and 101 Revision A (access plan).
40. The key issues to consider in the determination of this application relate to density, affordable housing, housing mix and the impacts of the development upon the character and appearance of the area, heritage assets, flood risk, highway safety, neighbour amenity, biodiversity, trees and landscaping.

### **Housing Density**

41. The overall site measures approximately 3.5 hectares in area. The northern site area measures 0.617 of a hectare in gross area that includes 0.069 of a hectare of open space and excludes the landscape buffer. The density on this site would be approximately 15 dwellings per hectare. The southern site area measures 2.354 hectares in gross area that includes 0.702 of a hectare of open space and excludes the landscape buffer. The density on this site would be approximately 28 dwellings per hectare.

42. The densities of development on both sites would be below the requirement an average of 30 dwellings per hectare. However, the density has already been accepted through the outline planning permission and is thus considered acceptable given the sensitive position of the sites on the edge of the village.

43. The proposal would therefore comply with Policy H/8 of the Local Plan.

### **Affordable Housing**

44. 22 of the 55 dwellings would be affordable to meet the local needs (40%). This was secured within the Section 106 agreement as part of the outline planning consent.
45. The proposed mix would comprise 5 x one bed units, 12 x two bed units and 5 x three bed units. 15 dwellings would be affordable rented (68%) and 7 dwellings would be intermediate (32%). The dwelling size mix and tenure mix is considered acceptable and would accord with local needs within Linton and across the district.
46. The dwellings would mainly be clustered in small groups (max. of 10 dwellings) centrally and to the west of the site to ensure that the development on the edge of the site remains low density in character.
47. All of the units would accord with the required residential space standards of 58 square metres for one bedroom two person properties, 79 square metres for two bedroom four person properties and 93 square metres for three bedroom five person properties.

48. A condition was not required at the time of the outline consent to ensure that 5% of the dwellings are constructed in accordance with M4 building regulations accessible and adaptable dwelling standards and cannot now be applied. However, it is likely that at least 5% of the development (3 dwellings) would meet these standards.

49. The proposal would therefore comply with Policy H/10 of the Local Plan.

### **Market Housing Mix**

50. 33 dwellings would be for sale on the open market. The market housing mix proposed is 11 x two bed units (33.3%), 10 x three bed units (30.3%) and 12 x four/five bed units (36.3%).

51. This would provide a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community including families with children, older people and people with disabilities. The market homes in developments of 10 or more homes will consist of at least 30% 1 or 2 bedroom homes; at least 30% 3 bedroom homes; and at least 30% 4 or more bedroom homes; with a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.

52. Whilst it is noted that the scheme does not specifically include bungalows, there is not a requirement for this specific type of housing to be provided on the site. Limited weight can be attached to the emerging Neighbourhood Plan for the village as it is still at the early stage of the process and has not been subject to public consultation.

53. The proposal would therefore comply with Policy H/9 of the Local Plan.

### **Residential Space Standards**

54. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document. The standard requires that:

- a. The dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 8;
- b. A dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- c. In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is at least 2.15m wide;
- d. In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m<sup>2</sup>;
- e. One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
- f. Any area with a headroom of less than 1.5m is not counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m<sup>2</sup> within the gross internal area);
- g. Any other area that is used solely for storage and has a head room of 900- 1,500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
- h. A built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m<sup>2</sup> in a double bedroom and 0.36m<sup>2</sup> in a single bedroom counts towards the built-in storage requirement;
- i. The minimum floor to ceiling height is 2.3m for at least 75% of the gross internal area.

Figure 8: Minimum gross internal floor areas and storage (m<sup>2</sup>)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Notes:

1. Built-in storage areas are included within the overall gross internal areas and include an allowance of 0.5m<sup>2</sup> for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. Gross internal areas for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. Gross internal areas for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the gross internal area provided that all aspects of the space standard have been met.
3. Where a 1 bedroom 1 person flat has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.
5. Further details on how to apply the standard can be found in the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

The dwellings within the development would meet the residential space standards in terms of the size of the dwellings. However, a small minority would fall slightly short on the room sizes (C2 dwellings). 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 of the development, the sizes of the rooms are considered satisfactory.

55.

The proposal would therefore not comply with Policy H/12 of the Local Plan but there are material considerations in this case to justify a departure from policy.

56.

**Character and Appearance of the Area**

57. The village of Linton is set within the valley of the River Granta to the south of the A1307 and rises northwards. The site is situated on the eastern edge of the village.

58. Bartlow Road comprises a range of different types of dwellings that consist of traditional and modern dwellings; two-storey and single storey dwellings; and detached, semi-detached and terraced dwellings. Designs are generally fairly simple for the modern dwellings but some traditional dwellings have features such as brick details above the windows and chimneys. Materials include red and buff bricks, flint, and render for walls and red plain tiles, brown tiles and slate for the roofs. The variety of styles and materials

of the dwellings gives the area variety and interest and there is not a single dominant character.

59. Policy HQ/1 of the Local Plan states 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. As appropriate to the scale and nature of the development, proposals must:
- a. Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape.
  - b. Conserve or enhance important natural and historic assets and their setting;
  - c. Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;
  - d. 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;
  - e. Deliver a strong visual relationship between buildings that comfortably define and enclose streets, squares and public places, creating interesting vistas, skylines, focal points and appropriately scaled landmarks along routes and around spaces;
  - f. Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding;
  - g. Provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with other impairment such as of sight or hearing;
  - h. 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;
  - i. Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development;
  - j. Provide a harmonious integrated mix of uses both within the site and with its surroundings that contributes to the creation of inclusive communities providing the facilities and services to meet the needs of the community;
  - k. Ensure developments deliver flexibility that allows for future changes in needs and lifestyles, and adaptation to climate change;
  - l. Mitigate and adapt to the impacts of climate change on development through location, form, orientation, materials and design of buildings and spaces;
  - m. Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation;
  - n. 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;
  - o. Design-out crime and create an environment that is created for people that is and feels safe, and has a strong community focus.

The scheme, as amended, is considered to reflect the parameter plan approved as part of the outline consent. No development would project into the area shown as undeveloped hatched green on the parameter plan and only a very small area of road, part of the pumping station cabinet and gardens would project into the areas shown as developed and undeveloped on the parameter plan hatched blue and green. All dwellings would be two to two and half storeys in height and the southern part of the northern

60.

parcel of development would have a farmstead character. The illustrative site plan was not approved as part of the outline application but gave details of how the site could be developed.

61. The road layout would be different to that shown on the illustrative site plan submitted with the outline consent but is not considered unacceptable. Whilst it is acknowledged that the layout is no longer winding to follow the contours of the site, it would provide a simpler layout that would be similar to Finchams Close to the west and not significantly different to other plots in the area. The layout is considered satisfactory and would not adversely affect the character and appearance of the area.

62. The proposed development would provide a series of interconnected spaces. The scheme would have a lower density layout within the northern parcel and on the eastern and southern edge of the southern parcel to minimise the impact upon the surrounding countryside. The central area would have a higher density that would reflect the surrounding residential development to the north and west. The soft landscaping feature along Bartlow Road would be replaced and enhanced and dwellings would provide a positive frontage towards the river. These specific characteristics of the scheme are supported.

63. The scale of development would be mainly two-storey but with six, two and half storey dwellings across the sites (S25 and P3 house types). Although it is noted that there are not any two and half storey dwellings in the immediate area, they are considered acceptable in this context given the accommodation would be in the roof space, there would be a limited number and they would be sited in positions adjacent to the significant landscape buffer proposed along the eastern boundary of both parcels of land, on lower ground, on Bartlow Road or as a focal point within the development. Plot 5 needs to remain two and half storey rather than three storey to comply with the parameter plan. The development is not considered to adversely affect the skyline and landscape setting of the village as there are existing two storey dwellings along the north of Bartlow Road along with bungalows that are elevated above road level and the dwellings would be partially screened by landscaping along Bartlow Road and within the development.

64. The northern parcel would have a more enclosed character with dwellings following the road alignment and a shared surface. The dwellings would have a more informal character fronting Bartlow Road that would have a farmstead influence. The southern parcel would provide a more formal character along Bartlow Road and the main road with dwellings concentrated around the open spaces to the south and west. The layout would be informal at the southern edge where there would be shared surfaces that lead to the river. These features of the layout are considered acceptable.

65. Twelve different house types would be provided within the scheme that would include detached, semi-detached and terraced dwellings. The higher density dwellings within the central part of the development would generally be set closer to the road and the lower density dwellings on the edge of the development would generally be set back from the road behind small front gardens. This would create variety and interest within the scheme that would reflect the variation of the surrounding area. The dwellings along the southern side of Bartlow Road would not be set back from the road as far as the existing dwellings but would not be set as close to the road as dwellings opposite and is considered satisfactory. Plot 16 at the south west corner would have a 1.8 metre high wall to screen the rear garden with a new hedge adjacent.

The design of the dwellings would have architecture that would follow the vernacular style within the village. The plan forms would be generally linear in character. The smaller dwellings would be simpler in design but would incorporate features such as brick details

66. above the windows and canopy porches. The flats would have a narrow gable. The larger dwellings would have balanced proportions that incorporate central gables/porches or would have gables. The designs of the dwellings are considered satisfactory and would replicate the character of dwellings in the village subject to minor amendments to add further windows to the farmstead dwellings to the north of Bartlow Road to provide more active frontages. The orientation of the dwellings is considered satisfactory. Parking would be mainly within garages and carports with some small courtyards set behind buildings. Double garages are required to the Farmstead dwellings to provide adequate vehicle and cycle parking.

The palette of materials for the development would include red and buff bricks, render and timber boarding for the walls and red, brown and grey tiles for the roofs. These materials are appropriate and would reflect those found within the surrounding area.

67. A Local Equipped Area of Play (LEAP) would be provided centrally within the southern parcel along with an area of informal open space to the south of the southern parcel. A Local Area of Play (LAP) would be provided within the northern parcel. The location and size of the open spaces are considered acceptable. Nine pieces of equipment would be provided and condition would be attached to any consent to agree the precise location and type of the equipment within the LEAP. The areas would be subject to surveillance from a number of dwellings and are considered safe.

A green link with a footway would be provided through the development from Bartlow Road to the Local Equipped Area of Play and beyond to the open space to the south for pedestrians which is welcomed. This would be subject to surveillance from nearby dwellings.

69. A condition would be attached to any consent to agree details of the materials. Samples of materials are not considered necessary given that the site is not within the conservation area. A condition is not considered reasonable for the junction of the road and shared driveways. A condition was attached to the outline consent to agree hard landscaping details.

70. The proposal has been significantly improved since the original application that was submitted. There are not considered to be materially different landscape and visual effects above that envisaged under the illustrative masterplan submitted as part of the outline application and the scheme, as amended, is considered to preserve the local area and respond to its context in the wider landscape subject to the minor amendments suggested by the Urban Design Officer in relation to the provision of further windows to create more active frontages and the suggestions of the Landscape Officers.

The proposal would therefore comply with Policy HQ/1 of the Local Plan.

72.

### **Trees/Landscaping**

73. The development would substantially increase the amount of soft landscaping on the site above the existing situation and include significant landscape buffers of woodland on the eastern and southern boundaries in addition to planting within the areas of open space and small pockets of planting throughout the development.

74. The development is not considered to result in the loss of any trees that make a significant contribution to the visual amenity of the area. Although it is noted that the development would result in the loss of the hedge along Bartlow Road to provide visibility, replacement planting would be incorporated along this boundary to include a hedge and trees to soften the visual impact of the development upon Bartlow Road. This is considered acceptable within the context of the site. The existing hedges along the boundary with dwellings in Finchams Close would be retained and the dwellings are not considered to encroach on the hedges or ditch.
75. The majority of the landscaping is acceptable and final details will be subject to the landscaping condition that was attached to the outline consent to ensure that existing trees are protected and precise details of new soft landscaping is appropriate to the character and appearance of the area on the edge of the village. No landscaping is proposed within the gas pipeline easement in the northern parcel.
76. The proposal therefore has the potential to comply with Policy NH/4 of the Local Plan.

### **Biodiversity**

77. The ecological constraints of the site were considered under the outline planning application.
78. The Ecological Design Strategy (ACD Environmental, June 2018) states an update survey was undertaken in June 2018 (section 2.2). The report states that no ponds were identified during surveys at the outline stage. The 2018 update surveys identified 5 ponds within 25 m and seven within 500m. The ecologists visited the nearest two ponds to find one was dry and the other had some suitable newt habitat. The report later states that if the good quality terrestrial newt habitat on the southern boundary is to be impacted then further surveys will be necessary. This will not be impacted.
79. Officers are not aware of the report the Parish Council reference, nor do they specifically refer to great crested newts, which are the only UK species to be protected (smooth and palmate newts are not under any statutory protection). The Ecologists would only have access to OS and historical aerial mapping to identify the locations of ponds in the area. Ponds within private gardens are generally not mapped and can be very difficult to see on aerial photography. The Ecologists have identified 12 ponds within 500 m (the accepted maximum range for great crested newts from their breeding ponds) and taken the possible present of great crested newts into consideration.
80. Section 2.27 of the reports states that no evidence of Roman Snails was recorded and it is highly unlikely there were any present on site as their field signs are obvious.
81. The area south of the development contains attenuation features and grassland which are to be enhanced for biodiversity by the planting of wildflower and wetland grassland, trees and shrubs. The minor encroachment into this area is limited and considered acceptable.
82. Given the above and conditions on the outline consent, the proposal would not result in the loss of any important habitats for protected species and would result in a net increase in biodiversity on the site.
83. The proposal therefore would accord with Policy NH/4 of the Local Plan.

### **Heritage Assets**

84. The nearest listed building to the site is Barham Hall (grade II\*) that lies 300 metres to the south east of the site and the A1307.
85. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
86. The development is not considered to damage the setting or significance Barham Hall given the distance, intervening barrier of the A1307 and the landscape buffer along the southern boundary.
87. A condition was attached to the outline consent to secure a programme of investigation for the southern field to ensure that any archaeological remains are protected. The investigation has now been concluded but the condition would continue to apply.

88. In response to the Parish Council's comments, it will be the place of the excavation report to pull together all pertinent and significant archaeological evidence from the environs of the site, so that revisions to past reports are not crucial at this stage. More important than the Roman roads (eg Via Devana/Worsted Street at 3km distance from the site) is the presence of a series of tracks and hollow-way lanes evident on the higher slope at the site, that present Bartlow Road mirrors. This current road is the latest in the sequence of older lanes that were managed with roadside ditches for drainage and maintained by pot-hole infills and in use probably since the Anglo-Saxon period owing to the location of buildings of 6<sup>th</sup> century date here.

89. Recent aerial photographs show lanes clearly heading from the development site to Barham Hall, c. 300m to the SSE), which was built on the site of Linton Priory, a small house of the Crutched Friars, and the small late Saxon hamlet of Barham, deserted in the Medieval period. The conventual house was suppressed in the mid-16<sup>th</sup> century and the materials were used to build a new manor-house, known as Barham Manor or Hall.

90. The ancient lanes and small 6<sup>th</sup> century AD buildings found at the site deserve marking in some way within the new development – perhaps via interpretation boards in the public open space.

91. The mounds are low level and required to protect important archaeological remains and are shown on the levels plan. They are located within the landscape buffer area or within the development area and screened so will not be highly visible within the wider landscape.

The proposal would therefore accord with Policy NH/14 of the Local Plan.

92.

### **Highway Safety**

93. Bartlow Road is a busy fairly straight through road with a speed limit of 30 miles per hour.

94. The development would significantly increase traffic along Bartlow Road and in the surrounding area. The proposal is not however considered to adversely affect the capacity and functioning of the public highway subject to mitigation measures. This was agreed as part of the outline planning consent.

95. Two main accesses on to Bartlow Road that accord with Local Highways Authority standards were approved as part of the outline consent. The application proposes a number of additional single driveways and shared private driveways on to Bartlow Road. The positions of the accesses are satisfactory in highway terms. Vehicles visiting Plots 17 and 18 can turn within the turning head between Plots 16 and 19. Plot 33 is set back slightly from the road and has a pedestrian route and driveway off the turning head between Plots 32 and 33. Plots 37 and 38 driveway would be off the existing access. No precise details of the proposed Rural Hub and roundabout at the junction with Bartlow Road as part of the Cambridge South East Transport Study are known to date.

96. Conditions would be attached to any consent in relation to the provision of pedestrian visibility splays measuring 2 metres x 2 metres from the edge of the highway that are kept clear from obstruction over a height of 600mm, the accesses to be constructed from bound material to prevent debris spreading onto the adopted public highway, the accesses to fall and levels are such that no private water from the site drains across or onto the adopted public highway, the submission of a traffic management plan during construction, 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 not permeable paving as shown on the submitted drawing and details of the proposed arrangements for future management and maintenance of the proposed streets within the development.

97. Two vehicle parking spaces would be provided on site for 49 of the dwellings and one vehicle parking space would be provided for 6 of the dwellings. Two visitor vehicle spaces would also be provided. This would result in a total of 106 spaces that would lead to two spaces for the majority of the dwellings. The level of vehicle parking is acceptable given the accessibility to services and facilities within the village and would not result in a significant level of on-street parking that would be detrimental to highway safety.

98. The smaller dwellings would be provided with cycle sheds and the larger dwellings would provide cycle parking within garages. A condition would be attached to any consent to agree the precise size and details of the cycle sheds to ensure that they are of an adequate size to provide cycle parking in accordance with the standards.

The proposal would therefore accord with Policies TI/2, TI/3 and HQ/1 of the Local Plan.

99.

### **Flood Risk**

100. The site is situated within Flood Zones 1, 2 and 3 (low, medium and high risk) as identified by the Environment Agency.
101. The River Cam runs along the southern boundary of the site. The land falls north to south from Bartlow Road to the river.
102. The dwellings on the site would be sited within Flood Zone 1 (low risk) along with the pumping station and turning head. The public open space on the southern part of the site would be sited partly in Flood Zone 1 (low risk) and partly in Flood Zones 2 and 3 (medium and high risk).
103. An appropriate approach has been taken to the layout of the development and the dwellings and more vulnerable aspects are not considered to be at high risk of fluvial

flooding from the river. However, part of the open space is at risk from flooding. This is considered reasonable given that it forms part of the informal open space and does not form part of the Local Equipped Area of Play.

104. The site may be at risk of surface water flooding from pluvial sources in a storm event. This source of flooding can however be mitigated to a low and acceptable level through the provision of a surface water drainage strategy for the site.
105. Condition 10 of outline planning consent S/1963/15/OL required the provision and maintenance and of a surface water drainage system on the site to ensure that the development would not be at risk of flooding or increase the risk of flooding to the site and surrounding area. The wording of the condition is set out below for the avoidance of any doubt: -

*Prior to the commencement of any development, a detailed scheme for the provision and implementation of flood risk and surface water drainage mitigation shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency, Lead Local Flood Authority and Linton Parish Council. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework and the National Planning Policy Guidance, and the results of the assessment provided to the local planning authority. The system should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event + 30% an allowance for climate change. The submitted details shall be in accordance with the Flood Risk Assessment reference 151077 dated July 2015 by Rossi Long Consulting and provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters. The scheme shall take into account any subsequent changes in any revised flood map produced by the Environment Agency between approval and implementation of the scheme. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.*

106. In addition, Schedule 2, Part 4 of the Section 106 agreement in relation to the outline consent required the surface water drainage scheme to be maintained in accordance with good estate management.
107. Surface water generated by the development would be discharged through infiltration which is sustainable drainage solution. Infiltration tests have been carried out at the site and further tests will be carried out in the location of the soakaways.
108. The surface water drainage scheme would incorporate highway ring soakaways with gravel surround soakaways, private cellular crate soakaways, permeable paving and aco drains.
109. The scheme would be designed to accommodate the 100 year storm allowance plus 40% climate change.
110. The general design of the scheme is agreed and supported by the County Flood and Water Team. Further details in relation to the design of the scheme together with its maintenance and management would be submitted to discharge condition 10 of the outline planning consent. The County Flood Team would be consulted on the additional details along with the Parish Council to determine whether they are satisfactory and

ensure that the development would not be at risk of flooding or increase the risk of flooding to the site and surrounding area.

111. The proposal would therefore comply with Policies CC/8 and CC/9 of the Local Plan.

### **Contamination**

112. The site has a relatively low risk historical use as agricultural land and is being developed into a sensitive end use (residential). A Phase 1 Report was submitted with the outline application that resulted in condition 9 on the outline consent.

113. Further Phase 2 and 3 reports have been submitted with this application but these need to be submitted as part of a discharge of conditions application in relation to the condition.

114. Notwithstanding the above, the details submitted are considered acceptable and would not cause a risk to human health.

115. Porosity testing is not necessary as the geology of the New Pit Chalk Formation, which is known to have good transmissivity. Because a lot of the flow is in fractured flow, porosity testing would not give a good representation. There is also not a perceived risk of contamination as it is a greenfield site.

116. Future contamination will be mitigated by the treatment of the surface water drainage in multiple stages that will mitigate risk to controlled groundwaters, specifically within the Source Protection Zone 2.

117. Condition 11 of the outline consent requires the submission of a foul drainage scheme to ensure sewerage is disposed in an appropriate manner.

118. The proposal would therefore comply with Policies CC/7 and SC/12 of the Local Plan.

### **Neighbour Amenity**

119. The development is not considered to adversely affect the amenities of adjoining neighbours through being unduly overbearing in mass, through a significant loss of light or through a severe loss of privacy.

120. The dwellings would be sited 20 metres and across the road from the dwellings along Bartlow Road. These relationships are considered satisfactory.

121. The dwelling on Plot 51 would be 11 metres off the boundary and 15 metres from the dwelling at No. 5 The Ridgeway. This arrangement is not considered to result in an unduly overbearing mass of significant loss of light given that the window serves a kitchen. There would not be any first floor windows on its side elevation facing that property and the first floor windows in the front elevation would face towards its own garage.

122. The dwellings on Plots 13 and 14 would be 16 to 18 metres off the boundary and 24 to 27 metres from the rear elevations of those properties. They are not considered to result in an unduly overbearing mass, significant loss of light or severe loss of privacy that would adversely affect these properties.

123. The development is also not considered to adversely affect neighbours through an

unacceptable increase in the level of noise and disturbance through an increase in traffic given the proximity of the neighbouring dwellings to Bartlow Road.

124. The development is not considered to lead to serious light pollution to dwellings opposite the accesses along most of Bartlow Road and Kenwood Gardens as there is landscaping along the front boundaries of these properties. Although it is noted that No. 85 Bartlow Road has no boundary treatment, this is not a direct relationship and already experiences some light pollution from traffic along Bartlow Road.
125. The proposal would therefore accord with Policy HQ/1 of the Local Plan.

### **Conclusion**

126. The principle of residential development up to 55 dwellings on the site has been established through outline planning consent S/1963/15/OL. This cannot be revisited notwithstanding the adoption of the current Local Plan in September 2018.
127. Whilst the concerns of the Parish Council and local residents are acknowledged in relation to the location and scale of the development, distance to services, flood risk, highway safety, ecology, heritage assets and the impact upon the character and appearance of the area amongst other issues, no objections have been received from statutory consultees in relation to these matters. The majority of these matters were considered at outline stage and no adverse impacts were identified that could not be controlled or mitigated by way of conditions.
128. The reserved matters details for appearance, layout and scale of the development and the means of access are considered acceptable by officers and the application is therefore recommended for approval subject to conditions including further details of landscaping before this reserved matter can be fully discharged.
129. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that the reserved matters should be approved in this instance.

### **Recommendation**

130. Delegated approval subject to the minor amendments suggested by the Urban Design in relation to the provision of more windows to provide active frontages and the suggestions from Landscape Officer together with the planning conditions and informatives as set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

### **Conditions**

a) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing numbers to be confirmed.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

b) No development above foundation level shall take place until details of external materials of construction for the development 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 ensure the appearance of the development is satisfactory in accordance

with Policy HQ/1 of the adopted Local Plan 2018.)

c) Prior to the first occupation of each dwelling, pedestrian visibility splays measuring 2 metres x 2 metres shall be provided each side of all driveway(s) serving that particular dwelling measured from and along the edge of the carriageway/footway as relevant within the site area. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adopted public highway.  
(Reason - In the interest of highway safety in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

d) No construction works shall commence on site until a traffic management plan has been submitted and agreed in writing with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)

ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.

iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

iv. Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

v. The Highway Authority would require that no deliveries be made to the site/removals from site between the hours of 7.30-9.30 and 15.30-18.00.

The development shall be carried out in accordance with the approved details.  
(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted Local Plan.)

e) No development above foundation level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).  
(Reason - To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

g) All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the adopted public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided).  
(Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

h) All accesses including driveways shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.  
(Reason - In the interests of highway safety to comply with Policy HQ/1 of the adopted Local Plan 2018.)

i) No development shall be occupied until details of the cycle stores 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 prior to the occupation of the development.

(Reason – To provide adequate cycle parking in accordance with Policy TI/3 of the adopted Local Plan 2018).

j) No development above foundation level shall take place until details of the pumping station have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

k) No development shall take place until details of the proposed Local Equipped Area of Play to including the location, number and types of pieces of play equipment have been submitted to and approved in writing by the Local Planning Authority. The play area shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority and thereafter retained for such purposes.

(Reason - To ensure the Local Equipped Area of Play is satisfactory in accordance with Policy SC/7 of the adopted Local Plan 2018.)

l) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E and F of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

m) Apart from any top hung vent, the proposed first floor windows in the eastern elevation of Plot 8, western elevation of Plot 12, eastern elevation of Plot 19, northern elevation of Plot 27 and northern elevation of Plot 35 of the development, hereby permitted, shall be fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut unless the opening section is at least 1.7 metres above finished floor level. The development shall be retained as such thereafter.

(Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

### **Background Papers:**

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/2487/18/RM and S/1963/15/OL

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