

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

26 May 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number:	S/1213/19/RM / Reserved Matters
Parish(es):	Great Abington
Proposal:	Reserved Matters for appearance, landscaping, layout and scale following outline planning permission S/1433/16/OL for the erection of 8 dwellings including housing provision landscaping and associated infrastructure.
Site address:	Land Rear of Strawberry Farm, Pampisford Road
Applicant(s):	Shelford Properties Ltd
Recommendation:	Approval
Key material considerations:	Character and appearance of the area Design Considerations
Committee Site Visit:	
Departure Application:	Yes
Presenting Officer:	Michael Sexton (Principal Planner)
Application brought to Committee because:	Great Abington Parish Council requests the application be determined by Planning Committee
Date by which decision due:	26 May 2020 (Extension of Time Agreed)

Executive Summary

1. This proposal, as amended, seeks permission for Reserved Matters for appearance, landscaping, layout and scale following outline planning permission S/1433/16/OL for the erection of 8 dwellings, including housing provision, landscaping and associated infrastructure.
2. The application has been amended by the applicants following consultee comments. The amendments comprise changes to layout, landscaping, and biodiversity.
3. The amendments are considered to further improve the quality of the scheme to ensure that it preserves the character and appearance of the area and fits comfortably within its rural context.
4. The reserved matters details for appearance, layout, scale of the

development and landscaping are considered acceptable by officers and the application is therefore recommended for approval subject to conditions.

Planning History

5. S/1433/16/OL- Outline application with all matters reserved except for means of access for the residential development comprising 8 dwellings, including affordable housing provision, landscaping and associated infrastructure-Approved.

Planning Policies

6. *National Planning Policy Framework*

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

South Cambridgeshire Local Plan September 2018

8. S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/5 Sites of Biodiversity or Geological Importance
NH/14 Heritage Assets
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
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/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

South Cambridgeshire Supplementary Planning Documents (SPD):

9. 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
District Design Guide SPD - Adopted March 2010
Affordable Housing SPD - Adopted March 2010
Greater Cambridge Sustainable Design and Construction Supplementary Planning Document- Adopted January 2020

Consultation

10. **Affordable Housing Officer-** Happy with the layout and design of the three affordable dwellings. Not concerned about clustering. The rented and shared ownership provide a good integration of tenures and will ensure that it is easier for the Registered Provider to manage the dwellings.
11. **Archaeology Officer-** The proposed amendments do not alter the advice previously issued by the department. Recommends that the same archaeological standard condition is placed on the development as was included on permission granted to outline application S/1433/16/OL within the same bounds. We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG.
12. **Contaminated Land Officer-** Recommends a condition in regard to submission of a scheme for the investigation and recording of contamination and remediation.
13. **Designing Out Crime Officer-** Following amended plans, no concerns and reiterates comments from earlier consultation that the site could make Secured by Design Gold standard. The proposed layout appears to provide a high level of natural surveillance, well overlooked and that pedestrian safety has been considered. Requests lighting scheme. Happy to support the proposed design and layout for this development. Should the developer be considering a Secured by Design application I welcome the opportunity to work with them to ensure they receive a Gold accreditation standard. This development has the potential to receive that Award.
14. **Drainage Officer-** No comments to make.
15. **Ecology Officer-** Following amendments, Paragraph 4.2 has now been removed from *Landscape and Environmental Management Plan* (Richard Morrish Associates Ltd and Applied Ecology Ltd, September 2019). The approach detailed in Section 5 is sufficiently detailed with regard to fencing and protection of biodiversity protection/buffer zones. Works must proceed in strict accordance with the revised LEMP or through an appropriately worded condition.

Comments on original plans, there is currently insufficient information to demonstrate compliance with previous planning commitments, wildlife law and local and national planning policy. Overall, the approach proposed and site layout is poor in terms of ecological protection and enhancement and does not meet previous commitments provided at Outline Stage.

Requires amendment and submission of information prior to determination. Conditions 12, 13 and 14 will require discharge from the outline consent.

16. **Environment Agency-** No objection in principle provided that all outstanding pre-commencement conditions are discharge prior to development.
17. **Environmental Health Officer-** No further comment to make following amendments. No adverse comments to make from an environmental health stand point.
18. **Great Abington Parish Council-** Recommends refusal and requests the plan be

considered by the Planning Committee. The Planning statement 4.16 and 4.17 claims that the houses are comparable with others locally and suggests that the scale of the development should be judged to be acceptable. This was strongly disagreed with. On turning left from the High Street into Pampisford Road, the dwellings on the northern side of Pampisford Road are set back from the road, many, if not all, are single storey, and all are approached by a drive sloping down towards the dwelling.

The dwellings on the left-hand side of the High Street where it meets Pampisford Road are also single storey and are not a dominant feature of the street scene. The new dwellings at Moorefield near the High Street / Pampisford Road junction, though two-storey, are also set down slightly. By contrast, all the proposed dwellings in this planning application are two-storey and set on rising ground. Although no roof heights are given in the proposal the buildings appear very tall and the impact would be increased by the height of the land which is several metres above Pampisford Road. The proposed dwellings would create a very unbalanced street scene in this part of Pampisford Road, and would, by comparison with the other side of the road, be a dominant feature. In addition, there is also the question as to whether the proposed dwellings need to comply with the maximum dwelling size set out in a policy in the recently approved Neighbourhood Plan. They should also comply with the room-in-the-roof style as in the rest of the Neighbourhood Plan area.

The grass strip at the west side of the site gives rise to concerns that the applicant has ambitions to continue developments to the west in the future. This would be outside the village framework and not compliant with the Neighbourhood Plan.

Requests the Planning Committee consider this application.

19. **Landscape Officer-** Following amendments, comments that there are no objections and all concerns with landscaping and hard works have been addressed through submission of the General landscape plan LD00 Rev C, Planting plan LD01 Rev C and Development details LD02 Rev B.

Following amendments, insufficient hard detail information has been provided. Applicant to confirm materials of hard paving strips, private shared surface, drives, ramp and kerbs. Kerbs to be conservation kerbs due to rural location.

Comments on original plans, Plot 1 – annotation indicates shrubs in the footprint of dwelling. Applicant to amend *Amelanchier lamarkii* tends to revert to shrub. Applicant to amend to *Amelanchier arborea* Robin Hill.

Carpinus betulus does not respect local landscape character as a hedge. Applicant to include alternative

Native planting to rear of plots 1-4 and 7. To prevent future residents removing native plants applicant to include a temporary post and wire fence within garden. Applicant to clarify if both transplants and feathered species are to be included within buffer mixes. Applicant to confirm on drawing.

Seeding works – specification to be confirmed on the landscape drawing

Landscape schedule March 2018 – Applicant to include planting schedule for shrubs, perennials, buffer planting and bulbs

Boundary treatments –c/b fencing to be 1800mm high. Applicant to amend General landscape plan LD00

Hard works – Applicant to confirm paving. E.g. Marshalls tegula is not acceptable.

Applicant to confirm colour and specification for paving

20. **Lead Local Flood Authority-** No objection to the reserved matters application.

21. **Local Highways Authority-** Comments on amended plans, amendments show acceptable shared surface dimensions of 6 metres with 500mm hard paved strips either side. Recommends conditions in regard to future management and

maintenance of proposed streets, visibility splays, the falls and levels of the proposed driveways, the driveways being of a bound material, a traffic management plan, provision of a vehicle pulling off the public highway before the ramp at the entrance to the site and informative in regard to no works to the public highway.

Comments on previous plans, the Highway Authority will not be adopting any part of the development in its present format. The developer has failed to provide a dimensioned drawing, requests that a dimensioned drawing be provided, if the development is to be a shared surface it will need to be 6m in width with 500mm hard paved strips either side with the access shown as Typical Detail for Access Way Ramp as per Appendix 6 of Cambridgeshire County Councils Housing Estate Road Construction Specification April 2018. Requests conditions in regard to visibility splays, no private water draining across of onto the highway, the driveway being constructed of a bound material. A traffic management plan and informative in regard to no works to the highway.

22. **Urban Design Officer-** Officers consider the informal layout to be acceptable. The overall design would benefit from minor amendments to parking layout and elevational treatment. Most of the houses would have frontage parking with drives that have excessive lengths and turning heads which are not necessary given the scale of the development eg: plots 3,4,5,6 and 7. These would result in parked cars dominating public realm. Drives should be no more than 10 metres in length and divisible by 5 (per car length) as the recommendation of the Local Highways Authority to minimize the adverse visual impact.

The clustering of the affordable units is acceptable. As indicated in Plot 7's elevations (ref. 19038-16) and floor plan (ref. 19038-15), there is no window for the main elevation to bedroom 2 and the elevation looks incomplete. It would appear that the window to that room is located to the side elevation to avoid the potential overlooking, which Officers do not consider that to be an issue, and the result is an unbalanced main elevation. A window should be included in the central elevation to improve the appearance accordingly. Plot 6 has a north-facing garden and two bedrooms out of four and two living spaces (sitting room and kitchen/dining room). The lighting condition for the kitchen/dining room is particularly unsatisfactory given its deep floor plan and north facing aspect, there would be limited amount of light penetrating the room. Windows should be added to the side elevation to improve lighting condition. Given that Plot 8 is located by the entrance of the development, the side elevation would benefit from having a window added to the sitting room to enhance the street-scene and to improve lighting to this living space. The rear elevation for Plot 3 seems uncompleted or some layers (on the CAD drawing?) may have been switched off.

The proposal of 8 dwellings of 1.5 to 2-storey dwellings, including 3 affordable units on the 1.18 ha site would result in a density of 6.77 dwellings per hectare. This density is relatively low; nevertheless, it is considered acceptable for this edge of village location and allows for the provision of generous private amenities.

23. **Tree Officer-** Following amended plans, no additional or further comments. No arboricultural or hedgerow objections to this application. The TPO's shown on the site have gone. No further tree protection information required.

Representations

24. **Strawberry Farm, 3 Pampisford Road-** The proposed development shall be sized appropriate to the Abington Land Settlement Neighbourhood Plan. Concerns raised regarding the scale and form of the properties, particularly the height given land levels

rise. Due to the rising nature of the plot, concerns are raised regarding the two storey dwellings overpowering the village. All properties to the south side of Pampisford Road are constructed of a one and a half storey (room in the roof) in nature as per the land settlement design. The proposal would have a significant visual impact which is out of character for the area and will unbalance the village. Raises concerns regarding security, noise and privacy from the proposed path to the rear. Requests the path to the rear of Strawberry Farm is gated for residents only. Requests the developers minimize the impact of the development on the environment and undertake landscaping and fencing closest to the neighbor first and questions the path to the adjacent field.

Site and Surroundings

25. The site is located outside of the Great Abington village framework, in the countryside. The application site measures approximately 1.8 hectares in area and is part of the former Land Settlement Association Estate to the south of Pampisford Road. The site was previously a nursery and comprises a number of disused greenhouses and other buildings surrounded by scrubland. The remainder of the boundaries are heavily landscaped apart from a post and rail fence that defines the boundary with No. 3 Pampisford Road. The site lies within flood zone 1 (low risk). A former railway cutting forms a County Wildlife Site along the southern boundary. A public footpath runs from Pampisford Road to Chalky Road to the west of the site. The land rises to the south. On the northern boundary of the site adjacent Pampisford Road a tree subject to a Tree Preservation Order has been removed.

Proposal

26. The application seeks approval of reserved matters for appearance, landscaping, layout & scale following outline planning permission S/1433/16/OL for the erection of 8 dwellings, including housing provision, landscaping and associated infrastructure.
27. Amended Plans have been received for the layout, landscaping and biodiversity.

Planning Assessment

Principle of Development

28. The principle of residential development of up to 8 dwellings along with the means of access to the site was established on this site under outline planning consent S/1433/16/OL.

Neighbourhood Plan

29. Outline planning consent was granted on 27th September 2017 for the site. The Great Abington Former LSA Estate Neighbourhood Plan was made (adopted) on the 21st February 2019. The site forms part of the Neighbourhood Plan area. Given the Outline consent was granted prior to the Neighbourhood Plan, and the Reserved Matters application can only be assessed in terms of appearance, landscaping, layout and scale, the principle of the development in relation to the Neighborhood Plan cannot be assessed and considered. The appearance and design of the dwellings in relation to the Neighbourhood Plan will be assessed under the visual amenity section of this report.
30. 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, highway safety, neighbour amenity, biodiversity, trees and landscaping.

Housing Density

31. The application site is approximately 1.18 hectares meaning the net density of eight dwellings on site is approximately 7 dwellings per hectare. This is significantly below the minimum density of 30 dwellings per hectare required by Policy H/8. Given the character of the area with dwellings set in large plots, the proposed density is considered appropriate to the character of the area.

Affordable Housing

32. 3 of the 8 dwellings would be affordable to meet the local needs (40%). The proposal would comprise of 2 x 2 bedroom dwellings for affordable rent with 1 x 2 bedroom dwelling for shared ownership. The proposal would comply with Policy H/10 of the Local Plan and the housing need in Great Abington.

Market Housing Mix

33. Five of the dwellings would be for sale on the open market. The market housing mix proposed is for 1 x 3 bedroom dwelling and 4 x 4 and 5 bedroom dwellings. Condition 23 on the Planning Committee report for the outline application requested that within any Reserved Matter application, the mix for market and affordable housing is provided in accordance with the policy. This condition was not included on the Decision Notice which was issued. Notwithstanding this, the proposal will provide a mix of market housing and is considered acceptable in terms of Policy H/9 of the Local Plan.

Residential Space Standards

34. 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. 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.

Highway Safety and Parking Provision

35. The proposed vehicular access to the site is off Pampisford Road and has been agreed under the Outline Consent granted.
36. The access would be a shared surface and measure 6 metres in width with 500mm hard paved strips either side. The Local Highways Authority have confirmed that the amendments show an acceptable shared surface dimension of 6 metres with 500mm hard paved strips either side for the proposed access road, and recommends conditions.
37. Off street parking for two vehicles per dwelling would be provided on plot and is considered adequate to serve the dwellings. Sufficient space to turn within the curtilage of the dwellings is proposed which would enable vehicles to leave the site in a forward gear.

38. The Local Highways Authority in their comments requested a condition requiring the applicant to demonstrate that there is sufficient provision for a vehicle to pull off from the public highway before the ramp at the entrance to the site and a condition in regard to submission of a traffic management plan. Given a traffic management plan is required as part of condition 7 of the Outline Consent, it is not considered necessary or relevant to require this as part of the Reserved Matters application. Given the access was approved as part of the Outline, it is considered unnecessary to require a condition in regard to the ramp and entrance.
39. On that basis, the proposed development is considered to be acceptable in terms of its impact on highway safety and parking provision in accordance with policy HQ/1 and TI/3 of the adopted Local Plan 2018.

Visual Amenity

40. The site is situated within the East Anglian Chalk Landscape Character Area and the landscape character of the site and its immediate surroundings are typical of East Anglian Chalk comprising large agricultural fields separated by clipped hedges, set in an open and gently rolling landscape, with long views available both over lower land and to hills featuring wooded tops.
41. The proposal would result in encroachment into the countryside outside the existing built-up development within the village framework. The introduction of 8no. dwellings of significant scale on a site that was formerly a nursery and rural in nature would be visually apparent in the street scene and countryside. The impact is considered limited in terms of openness given the existing buildings on the site, and that the proposed development would not adversely affect the landscape setting of the village as the encroachment is restricted, and the development would be set back in the site and would only be visible from close public viewpoints and would not affect the wider landscape and countryside from long distance views. The existing hedgerow along all the boundaries, particularly the front (northern boundary) would be retained except for the access and required highway visibility splays, and it is mature and substantial therefore this will reduce the visual impact.
42. The layout of the site would retain the rural character of the area with dwellings set in large plots with sufficient space surrounding them. The dwellings would not result in a cramped form of development that would be out of keeping with the character and appearance of the area, with 8 dwellings being easily accommodated.
43. The site has been designed with large plots around a shared surface access with landscaping along the Pampisford Road frontage. This is considered to reflect the spacious and rural character and appearance of the immediate area.
44. The Great Abington Former LSA Estate Neighbourhood Plan was made (adopted) on the 21st February 2019 and includes this site. This policy was made after the Outline consent was granted. The general principles of the Neighbourhood Plan are to remove uncertainty that had arisen in relation to development proposals on the Land Settlement Association Estate whilst preserving the special nature of the estate. The aim of the policy is that developments will not be allowed which will have an adverse impact on the unique character or appearance of the Land Settlement and/or which have an adverse impact on residential amenity or create unacceptable disturbance and all new building designs should be in keeping with the agricultural character of the area.

45. Policy GAL/2 of the Neighbourhood Plan: Additional dwellings supports the development of one additional dwelling on, or adjacent to, the site of each original piggery provided that: (2) the additional dwelling has a gross internal floor area of no more than 175 square metres; (4) the design of the dwelling, its landscaping and location on site is sensitive to the open and rural character of the Land Settlement; recognising and reinforcing the defining characteristics of the area (as set out in the Character Assessment).
46. Comments have been received in which concerns have been raised regarding the proposal not aligning with the Neighbourhood Plan and Policy GAL/2 in terms of the agreed size and scale of the local area. Comments detail that the planning in the area has historically built room in the roof properties with lower visual impact. Properties on the south side of Pampisford Road have been constructed of a one and half storey nature as per the Land Settlement Association design. Comments raise concern regarding no heights on the drawings and the rise in land levels from the level of Pampisford Road to the rear boundary of the plot and concerns regarding the two storey properties having a significant overpowering nature to the village.
47. It is acknowledged that the site lies within the Neighbourhood Plan, however Policies GAL/1 and GAL/2 relate to the original houses on the Land Settlement which have a very distinct character and development pattern. Policy GAL/2 relates to additional dwellings which is for the development of one additional dwelling on, or adjacent to, the site of each original piggery. Paragraph 6.24 of the Plan states that the plan was necessary to adopt an extremely cautious approach to potential sources of additional residential dwellings in the area, avoiding cumulative impacts and ensuring consistent approach. The Neighbourhood Plan under paragraph 6.24 makes reference to the Outline planning permission granted for this site, referencing that the planning permission exists and recognising that the site is distinct from the requirements of the wider Neighbourhood Plan area.
48. The site although part of this area for the Neighbourhood Plan, lies outside the village framework and between the Land Settlement built form and village. It is considered that the site is functionally, physically and visually very poorly related to the former Land Settlement Association Estate. This is evident in that the site cannot be accessed from any of the roads within the wider Land Settlement Association Estate. The site is severed from the Land Settlement Estate by the line of the former railway. When within the Land Settlement, on North, South or Chalky Roads, the pattern and layout of the individual small-holding plots is very evident. There is a visual sense of being within a former Land Settlement Association Estate. The proposed site has no such visual characteristics and appears as a redundant agricultural site on the edge of the Great Abington village, being spatially and visually separate from the Land Settlement Association Estate.
49. The proposal would provide a spacious development with dwellings set in large plots replicating the rural nature of the site. The proposed size and scale of the dwellings varies with a mix of unit sizes comprising the larger units forming plots 3,4,5, 6 and 7 and smaller units forming plots 1, 2 and 8. Land levels rise to the south, and the dwellings are all at two storeys, being kept as low a height as possible to reduce the visual impact, as low as Building Regulations will allow, with upper floors set partially within roof volumes. The proposed eaves heights of the dwellings range from plot 7 and the lower part being 3.25 metres to plots 4 and 6 measuring 4.87 metres, with ridge heights of the dwellings ranging from plots 1 and 2 measuring 7.4 metres to the highest being plot 4 at 8.6 metres.

50. The northern side of Pampisford Road, opposite the site consists of single storey bungalows. The new residential development comprising Moorfield Close to the north west of the High Street, and west of the site has building heights approximately in excess of 9.5 metres. The houses within the Land Settlement Association Estate to the south of the site, have ridge heights which vary from approximately 6.6 metres to 7.4 metres, with the neighbouring dwelling at No. 3 Pampisford Road being two storey. It is considered that the proposed two-storey scale of the dwellings would be appropriate to the character of the area.
51. The immediate neighbour has raised concerns regarding the heights, scale and form of the dwellings and the impact to the character of the area and that the heights would be overpowering to the village given the land levels which rise to the south. The proposed dwellings are two storey and set well within the site, they would be evident in the visual area however on balance would not be out of keeping or inappropriate.
52. The proposed design of the dwellings with materials comprising of boarding and plain tiles would replicate the design of dwellings seen in the countryside and area. It is acknowledged that some of the dwellings are large in their appearance and size, however this replicates the large size of existing dwellings evident within the area.
53. The Urban Design Officer has commented that the houses would have frontage parking with drives that have excessive lengths and turning heads which are not necessary given the scale of the development, resulting in a car dominating public realm. Given the size of the plots, spacious nature of the site and development, and significant amount of soft landscaping, the proposed driveways are considered appropriate and would not result in harm to the character of the area.
54. The Urban Design Officer commented on plot 7 and the addition of a window on the central elevation to bedroom two to create a balanced main elevation, the addition of windows in the side elevation of plot 6 to create more light into first and ground floor rooms and a window in the side elevation of plot 8 to enhance the street scene. The comments of the Urban Design Officer are noted, however the proposal is considered acceptable visually and additional windows would have the potential to impact on the amenity of No.3 Pampisford Road.
55. The proposal would therefore comply with Policy HQ/1 of the Local Plan and the NPPF and National Design Guide (2019) which seeks to create high quality buildings and places.

Trees and Landscaping

56. The proposal would not result in the loss of any important trees or hedges on the site, that contribute to the visual amenity of the area. Details of landscaping and hard works have been submitted, and the Trees and Landscape Officers have raised no objections to the proposal, following amendments, subject to a condition to ensure compliance with the landscaping scheme.
57. It is considered that the proposal therefore complies with Policy NH/4 of the Local Plan.

Biodiversity

58. The site forms a derelict former horticultural smallholding including glasshouses, plastic tunnels and grassland. Substantial hedgerows run along the south and

northern boundaries, with the western boundary being adjacent to the existing dwelling and garden area at No.3 Pampisford Road and eastern boundary subdividing grassland and scrubland. The Outline Planning Consent granted, secured a number of conditions to ensure protection of habitats and protected species.

59. The application is accompanied by a Landscape and Environmental Management Plan, which has been amended, which the Ecology Officer finds acceptable subject to a planning condition requiring works being carried out in accordance with this document.
60. The proposal therefore would accord with Policy NH/4 of the Local Plan.

Neighbour Amenity

61. The proposed dwellings would be sited far enough away from neighbouring dwellings to the north that no loss of light, visual intrusion, overshadowing or loss of privacy would result. The proposed dwellings would be situated relatively close to each other but an acceptable level of amenity for the future occupants would be provided.
62. To the north and east of the site lies No.3 Pampisford Road. This neighbour has not raised any concerns regarding amenity to their property. Plot 6 would be the closest sited dwelling to this neighbour. Two first floor windows would be sited in the side elevation facing this property which would serve an ensuite and bathroom. A first floor bedroom window would be sited in the rear (north) elevation. Views from this window would be oblique towards the neighbour and would not be considered to result in significant loss of privacy. Given the distance of the side elevation of the proposed dwelling serving Plot 6 from the rear elevation and private amenity area of the neighbour at No.3 Pampisford Road, the proposal is not considered to be visually overbearing or result in any loss of light.
63. The proposed dwelling at No.5 given the distance from the boundary with No.3 Pampisford Road and rear garden area and rear elevation of this property, is not considered to result in any harm to neighbour amenity.
64. On that basis, the proposed development is considered to be acceptable in terms of its impact on residential amenity, in accordance with Policy HQ/1 of the adopted Local Plan 2018.

Archaeology

65. The site is located in an area of high archaeological potential. The Archaeology Officer has commented on the proposal and raised no objections but requested inclusion of a planning condition as included on the outline consent (S/1433/16/OL) to require a written scheme of investigation. Given this condition is was required as part of the Outline consent, is it not considered necessary to require the inclusion of this condition on this Reserved Matters application.

Contamination

66. The site is within an area that is sensitive in terms of controlled groundwaters. The site and surrounding area are also subject to potential contaminants as a result of the former nurse use of the site and the proximity to the disused railway to the south. The Contaminated Land Officer has recommended a condition in regard to submission of a details scheme for investigation and recording of contamination. Given this condition was requested as part of the Outline Consent, it not considered

necessary to require the inclusion of this condition on this Reserved Matters application.

Permitted Development Rights

67. Given the potential for extensions and outbuildings to impact on the character of the area and the openness of the countryside, it is considered necessary to restrict permitted development rights which would usually apply to the dwellings in terms of extensions, roof extensions and the erection of outbuildings in their curtilage. Such a measure would ensure that no unacceptable impact on the character of the area would result, in accordance with Policy HQ/1.

Other Matters

68. The neighbours in their comments have raised concern regarding the proposed footpath to the rear of their property in terms of security, noise and privacy and requested that this be a gated access. This footpath is provided to link up with the public footpath to the west of the site to allow permeability of the site with footpaths in the area. Security is not a material planning consideration however it is noted that the Designing Out Crime Officer has raised no objection. Noise and privacy have been considered and it is considered that the proposed footpath with the mixed native hedge planting along the boundaries is acceptable and accords with Policy HQ/1 of the Local Plan.
69. The Parish Council and neighbours in their comments have raised concern regarding the grass strip at the west side of the site which gives rise to concerns that the applicant has ambitions to continue developments to the west in the future. They comment that this would be outside the village framework and not compliant with the Neighbourhood Plan. Only the development proposed in this application can be considered at this time.

Conclusions

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

Recommendation

71. Officers recommend that the Committee approve the application, subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan OS National Geographic Database, Proposed site layout – 19005-01, Plots 1 and 2 plans – 19038-02, Plots 1 and 2 elevations – 19038-03, Plot 4 Floor Plans – 19005-04, Plot 3 Elevations – 19038-05, Plot 3 Elevations (2) – 19038-06, Plot 4 Plans – 19038-07, Plot 4 Elevations – 19038-08, Plot 4 Elevations (2) – 19038-09, Plot 5 plans – 19038-10, Plot 5 Elevations – 19038-11, Plot 5 Elevations (2) – 19038-12, Plot 6 Plans – 19038-13, Plot 6 Elevations – 19038-14, Plot 7 Plans – 19039-15, Plot

7 Elevations – 19038-16, Plot 8 Plans & Elevations – 19038-17, Planting Schedule February 2018 Schedule 1 Rev C, General Landscape Plan LD00 rev C, Planting Plan LD01 rev C, Development Details LD02 rev B, Swept Path Assessment – Fire Tender & Supermarket Delivery Van - 4160124-sk1411 rev i5, Internal Carriageway Arrangement - 4160124-sk1414 rev i3, Consented Site Access - 4160124-sk1413 rev i4 & Visibility Assessment - 4160124-sk1412 rev i5.

- (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) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NE/6 of the South Cambridgeshire Local Plan 2018).
- (d) All ecological measures and/or works shall be carried out in accordance with the Landscape and Environmental Management Plan (Richard Morrish Associates Ltd and Applied Ecology Ltd, September 2019) as submitted with the planning application and agreed in principle with the local planning authority prior to determination. This shall include mitigation measures for reptiles, badger setts and the adjacent County Wildlife Site. If any amendments are required to the recommendations, the revised approach shall be submitted in writing to the Local Planning Authority and implemented in accordance with the agreed measures.
(Reason: To comply with the requirements of the Protection of Badgers Act 1992, Wildlife and Countryside Act 1981 (as amended) and adopted South Cambridgeshire District Council Local Plan Policy NH/4.)
- (e) 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 and Part 2, Class A 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.)
- (f) No development above slab 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 accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)

- (g) Two 2.0 x 2.0 metres visibility splays shall be provided on either side of the curtilage of each new car parking space or block thereof that is to exit directly onto the proposed adopted public highway. One visibility splay is required on each side of the proposed access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high and not as shown on drawing number: 4160124-Sk1414 Rev 13 as these splays have been shown partially within the proposed adopted public highway.

(Reason - In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- (h) All accesses and driveways shall be constructed to ensure that their falls and levels are such that no water from individual residential properties drains across or onto the adopted public highway and be constructed using a bound material to prevent debris spreading onto the adopted public highway..

(Reason: For the safe and effective operation of the public highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)

- (i) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy SC/9 of the South Cambridgeshire Local Plan 2018).

Informatives

- (a) 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 Highway Authority for such works.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: S/1433/16/OL

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