



Report to: South Cambridgeshire District Council 13 April 2021
Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

Application Number: 20/03370/OUT

Parish(es): Waterbeach

Proposal: Outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings

Site address: 95 Bannold Road Waterbeach Cambridge

Applicant(s): Mr Sanders

Recommendation: Delegated Approval

Key material considerations: Principle of Development
Housing Provision
Access, Highway Safety and Parking Provision
Character / Visual Amenity
Flood Risk and Drainage
Agricultural Occupancy Condition

Committee Site Visit: No

Departure Application: Yes (advertised 2 September 2020)

Presenting Officer: Alice Young, Senior Planner

Application brought to Committee because: Departure from the adopted Local Plan and the officer recommendation of approval conflicts with the recommendation of Waterbeach Parish Council

Date by which decision due: 30 September 2020 (extension of time to be agreed)

Executive Summary

1. The application seeks outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings. The application was referred to Planning Committee by Waterbeach Parish Council and was deemed to be a departure from policy at the Chairs Delegation Meeting on 2nd February 2021 warranting the application to be deferred to the Planning Committee for consideration.
2. The red line for the application site includes a rectangular area of land which is the existing residential curtilage of the property 95 Bannold Road and a section of land which extends to connect to the carriageway, which is within the adopted highway and which is required to form the physical access to the site. A Judicial Review pre-action protocol notification was formally submitted to the Council regarding the extent of the red line shown on the site location plan as previously submitted and claiming that this should also include visibility splays across the adopted highway. After receiving Counsel's legal advice, officers consider that the red line as now submitted is sufficient and that all necessary visibility splays as required by the Highway Authority are either within the red line or within land which is the adopted highway. There remains an ongoing dispute as to the red line location plan and whether it includes all of the land to which the application relates. Attached to this report is extensive correspondence with Few's Lane Consortium and which correspondence remains unresolved. The legal officer will be available to answer any questions at Planning Committee.
3. In terms of the principle of development, the proposal would not comply with the Local Plan, as the location of the proposed residential development is outside the development framework boundary which is not supported by a Neighbourhood Plan or other policies in the Local Plan. The proposal is therefore contrary to policy S/7 of the Local Plan as a matter of principle. However, there are material considerations relating to the site context which suggest that despite this conflict the proposal should be supported as limited harm would arise from the proposal.
4. Since the adoption of the Local Plan, residential developments to the north, east and west of the site, which are also outside of the development framework boundary, have been completed and are occupied. These permissions were approved when the Council could not demonstrate a five-year housing land supply. Together they have introduced new homes on what was previously agricultural land, resulting in the area significantly changing both physically and functionally. More recently, the Council has lost an appeal (4 Feb 21) on a narrow parcel of land immediately to the west of the site proposed for 21 dwellings under application S/4744/18/FL. Despite there being a 5-year housing land supply and outside the framework boundary, the Inspector remarked at paras. 6 and 7 that:

5. 'it is evident that the character of the area has changed as a consequence of the cumulative impact of those previous decisions, regardless of the basis upon which those decisions were taken' ...and at para. 7 that, 'the appeal site has more affinity with the suburban form that surrounds it. Therefore, in principle, housing on this site would be in keeping with the area's prevailing character and would not encroach into rural and open countryside'.
6. A full copy of the Inspector's decision is attached as appendix 1 to this report. Officers are of the view that the context and basis for the Inspector's reasoning on the adjacent appeal site are directly relevant to the application before them today, as set out below.
7. The application site is surrounded by residential development which effectively separates the site from the open countryside beyond, aside from the vacant field to the west of the site, which has gained consent at appeal. Therefore the site's contribution to the rural open countryside has been diminished by virtue of the development to the north, east and west of the site and in visual terms, the site has more affinity to that of these suburban developments surrounding the site comparative to the countryside surrounding Waterbeach village. The proposal would not therefore harm the wider character and appearance of the countryside and it is the view of officers that the site and its immediate surroundings cannot be categorised as being 'countryside' to which the proposal would 'encroach into'.
8. In terms of suitability, Policy S/9 of the Local Plan designates Waterbeach as a Minor Rural Centre. The policy details that residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the development frameworks of Minor Rural Centres, as defined on the Policies Map. Whilst the application site is located outside of the development framework boundary and therefore technically policy S/9 would not apply, the scale of the development (5 dwellings, net gain of 4) is aligned with the quantum of development which would normally be permitted within the framework. Officers consider that a departure from policy S/7 of the Local Plan is justified in this instance given the site context, limited harm to the countryside which would arise and the relatively sustainable location of the scheme close to services and facilities. Furthermore, there are no other technical issues (such as drainage or highways) that would render this development unacceptable when taken individually or cumulatively. Officers therefore recommend that the Committee grants planning permission for the proposed development.

Site History

9. 20/01138/OUT - Outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings – Withdrawn
10. S/0747/05/F – Double garage – Approved.
11. S/1364/83/F – Erection of one house – Approved.
12. S/1107/80/D – Farmhouse – Approved.
S/0557/79/O – Erection of farmhouse and garage – Approved.

Adjacent Site History

Western Boundary of Application Site

13. 20/02460/FUL – Residential development for 21 dwellings including affordable housing with associated access, landscaping, open space, garages and one self build/custom build plot (Re-submission of S/4744/18/FL) – *pending appeal*.
14. S/4744/18/FL – Proposed residential development for 21 dwellings including affordable houses with associated access landscaping open space garages and one self-build/custom build plot – Refused (23.03.2020). Appeal Allowed (04.02.2021).

Eastern Boundary of Application Site

15. S/2475/18/VC – Variation of Conditions 2 (Approved Plans) 4 (Hard & Soft Landscaping) & 14 (Scheme of Ecological Enhancement) of Planning Application S/3399/17/FL (Demolition of existing storage buildings and erection of six dwellings including creation of access from Bannold Road associated garages hardstanding and landscaping) – Approved (11.10.2018).
S/3399/17/FL – Demolition of existing storage buildings and erection of six dwellings including creation of access from Bannold Road associated garages hardstanding and landscaping – Approved (19.01.2018).

Northern Boundary of Application Site

- S/2458/16/RM – Application for Reserved matters in respect of appearance landscaping layout and scale for the residential development of 90 dwellings following outline planning permission S/1359/13/OL – Approved (12.12.2016).
S/1359/13/OL – Outline application for residential development up to 90 dwellings with access to Bannold Road – Refused (15.10.2013); Appeal Allowed (25.06.2014).

National Guidance

16. National Planning Policy Framework 2019

National Planning Practice Guidance 2018
National Design Guide 2019

Development Plan Policies

17. **South Cambridgeshire Local Plan 2018**
 - S/1 – Vision
 - S/2 – Objectives of the Local Plan
 - S/3 – Presumption in Favour of Sustainable Development
 - S/5 – Provision of New Jobs and Homes
 - S/7 – Development Frameworks
 - S/9 – Minor Rural Centres
 - CC/1 – Mitigation and Adaptation to Climate Change
 - CC/3 – Renewable and Low Carbon Energy in New Developments
 - CC/4 – Water Efficiency
 - CC/6 – Construction Methods
 - CC/7 – Water Quality
 - CC/8 – Sustainable Drainage Systems
 - CC/9 – Managing Flood Risk
 - HQ/1 – Design Principles
 - NH/4 – Biodiversity
 - NH/14 – Heritage Assets
 - H/8 – Housing Density
 - H/9 – Housing Mix
 - H/12 – Residential Space Standards
 - H/16 – Development of Residential Gardens
 - H/19 – Dwellings to Support a Rural-based Enterprise
 - SC/6 – Indoor Community Facilities
 - SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 - SC/9 – Lighting Proposals
 - SC/10 – Noise Pollution
 - SC/11 – Contaminated Land
 - SC/12 – Air Quality
 - TI/2 – Planning for Sustainable Travel
 - TI/3 – Parking Provision
 - TI/8 – Infrastructure and New Developments
 - TI/10 – Broadband

18. **South Cambridgeshire Supplementary Planning Documents (SPD):**
 - Sustainable Design and Construction SPD – Adopted January 2020
 - Cambridgeshire Flood and Water SPD – Adopted November 2016
 - Health Impact Assessment SPD – Adopted March 2011
 - Affordable Housing SPD – Adopted March 2010
 - District Design Guide SPD - Adopted March 2010
 - Landscape in New Developments SPD - Adopted March 2010
 - Biodiversity SPD - Adopted July 2009
 - Open Space in New Developments SPD - Adopted January 2009
 - Trees & Development Sites SPD - Adopted January 2009

19. **Neighbourhood Plan**

Consultation

20. **Waterbeach Parish Council** – Objects and refers to Planning Committee.

Waterbeach PC recommends refusal of this planning application and stands by its previous comments submitted in March 2020 (see below). Waterbeach Parish Council raised concerns regarding the additional impact of more traffic, both construction and residential, on an already congested road. The Council would like to request a Highways Assessment on the Bannold Road/Way Lane junction. In the event of the planning application being given approval the Council requests that all construction traffic uses Bannold Road and not Way Lane due to the risk of children using the road for access to the school.

21. The Council has also taken into consideration the comments from neighbours regarding loss of light, loss of privacy and the overbearing aspect on the proposed properties. Looking at the plans, the Council notes that there are site options to redesign the layout of the properties which may reduce the impact on neighbours.

22. The Council also has concerns about the long term maintenance of the ditch between the road and the property which is a vital part of the village storm water drainage and requests that this is clarified, and appropriate action taken, before any construction is allowed.

23. Previous Comments submitted in March 2020.

24. Waterbeach PC recommends refusal of this planning application as this area sits outside the village envelop (Local Plan S7 Development outside Development Framework). The current property has an agricultural restriction and would be the loss of a substantial property in the street scene of Bannold Road. Additional houses would put pressure on the local infrastructure including the water treatment and medical facilities.
The Council also concur with the Tree Officers comments.

25. **Contaminated Land Officer** – No objection, subject to conditions.

26. I wish to confirm that I have received a copy of the above application and have considered the implications of the proposals in relation to potential risks from contaminated land. Specifically, I have reviewed JPC Environmental Services Ltd 'Phase I Contaminated Land Assessment' dated 22nd August 2019.

27. The site is generally low risk in terms of contamination but is being developed into a sensitive end use so I agree with the findings of the report in that an intrusive site investigation should be carried out in order to further assess the identified risks. The investigation should target the areas of the site outlined within the Phase I report.

28. Recommend condition requiring a risk assessment, a remediation method statement, a verification report and the identification of any contamination not considered in the remediation method statement.

Ecology Officer – No objection, subject to conditions.

29. The site consists of a dwelling house and private garden, with wooded boundaries to the north, east, and west. The site sits within the Impact Risk Zone of a nearby statutory protected site; however, it does not meet the criteria that would require a consultation with Natural England. I am not aware of any non-statutory protected sites in the area that are likely to be affected by such a consultation. Species records show that amphibians, breeding birds, bats, and badger have all been recorded locally. I am also aware that large populations of common lizard and water vole have been recorded in the area to the north allocated as the new Waterbeach Town.

30. In support of the application the applicant has submitted an Ecological Assessment (Hopkins Ecology, January 2020). The report has no evidence of bats within the building to be demolished, nor any likelihood of great crested newts being affected. I therefore have no reason to require further information to be submitted prior to determination. The report has recommended a non-licensable mitigation strategy to remove any residual risk of harming protected species, in addition to enhancement of any future landscape plans. I am in agreement with a majority of the report and would recommend the following two conditions are included in any decision notice issues, should the Case Officer be minded to recommend permission is granted.

Recommended conditions:

31.
 1. Construction Ecological Management Plan (CEcMP).
 2. Landscape and Ecological Management Plan (LEMP).

Local Highways Authority – No objection.

32. Recommend conditions relating to pedestrian visibility splays, driveway falls and levels, driveway material, access width, traffic management plan and the proposed arrangements for future management and maintenance of the proposed road. An informative relating to works to or within the public highway has also been requested.

Waste and Environment - Environmental Health No objection.

33. Recommended conditions:
34.
 1. Construction and delivery hours
 2. Construction environmental management plan

Informatives:

35.
 1. Demolition notice

2. Air source heat pumps

Trees Officer – No objection.

36.

Trees on or adjacent the site have no statutory protection.

37.

The Preliminary Impact Assessment Report (dated November 2019) is sufficient for this site and development – this can be an approved document.

38.

39.

The roadside boundary hedge is an important feature of the site and street-scene and should be retained throughout. Ideally this hedgerow should be protected in perpetuity.

40.

Any areas which are privately owned public open space will require an indication of who will own them, a planting plan / specification and a future management plan.

43. **Sustainable Drainage Officer** – No objection.

44.

The proposals are not in accordance with South Cambs adopted Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage as they have not demonstrated suitable surface water and foul water drainage provision for the proposed development therefore the following conditions are required.

45.

Recommended conditions

1. Surface water and foul water

Representations

46.

12 representations from 9 residents and 1 Councillor have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

- The land has an Agricultural Occupancy Condition and it has not been demonstrated that there is no requirement for the dwelling within the region. This condition should not be relaxed for overdevelopment.
- Construction disruption (local environment, roads, parking pressure and amenity).
- Does not fall under the presumption of sustainable development where there are less than 30 houses in a Minor Rural Centre, as it falls outside the development framework of Waterbeach.
- Land not under-utilised as extensive development in the surrounding area and the presence of the existing dwelling on site.
- Overdevelopment of the site

- The proposed building line is too close to Bannold Road and would not be in keeping with the surrounding developments which have all been stepped back.
 - Impact on biodiversity / loss of habitat (conflict with policy S/2(b)).
 - Impact on surface water drainage, foul drainage systems and flood risk.
 - Inadequate amount of visitor parking.
 - Layout is out of keeping with current property lines which are set back (conflict with policy H/16).
 - Loss of light, loss of privacy, overbearing impact to Barnfield Close and Star Drive properties (conflict with HQ/1 and H/16).
 - Loss of openness along Bannold Road and Barnfield Close
 - Loss of garden land
 - Loss of trees.
 - The Arboricultural survey is not clear whether the trees on the north-western corner have been considered or will be removed.
 - The Biodiversity report has deficiencies as it leaves out local ponds and the bat survey is limited. Biodiversity net gain is required.
 - No references to climate change construction techniques or adaptations / mitigations (including promotion of active travel).
 - Parking pressure on Bannold Road (adequate parking is not provided) and consequent impact on traffic flow.
 - Highway safety, due to the increase in vehicular movements, and increased traffic.
 - Disproportionate use of motor vehicles encouraged due to parking provision on site.
 - Extra emissions will have a negative impact on air quality.
 - Piecemeal development (contrary to DP/5)
 - Plot is not big enough for 5 houses.
 - Dwelling mix does not meet local need.
 - Site is outside of the development framework (conflict with policy S/6 and S/7).
 - Site plan does not show location of windows, these should not be on the side elevation to preserve amenity of neighbours.
 - Waterbeach surgery is over capacity.
 - Impact on broadband capacity.
 - The granting of outline permission with both layout and scale as reserved matters is not appropriate.
47. Extensive correspondence has taken place with Fewes Lane Consortium Limited, for reference see appendix 2.

Planning Assessment

Site and Surroundings

48. The application site is located just outside of the development framework boundary of Waterbeach with the framework boundary abutting the southern boundary of the application site. The site lies predominately within Flood Zone 1 (low risk) while a small northern section of the site is identified as an area of

surface water flooding of 1 in 1,000. Over 350 metres from the site is the edge of Waterbeach Conservation Area and no listed buildings are located within the vicinity.

49. The site is surrounded by existing residential development. To the south of the site, within the development framework boundary, are properties along Bannold Road. To the north, east and west of the site, areas outside of the development framework boundary, are residential properties on Star Drive (north), Barnfield Close (east) and Bannold Road and Mason Road (west). There is a small vacant field approximately 37 metres in width between the western boundary of the site and the properties of Mason Road. This parcel of land recently gained consent for 21 dwellings via appeal against the Council's decision to refuse the application (S/4744/18/FL). A subsequent application for residential development, reference 20/02460/FUL, is currently under consideration by Officers.

Proposal

50. This application seeks outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings. An indicative site layout plan is submitted in support of the proposal showing five detached properties located within the site and a private access road running up the central west section of the site serving a turning head and parking areas.

Background

51. A previous planning application for this site was submitted to the Council (ref 20/01138/OUT) and withdrawn prior to it being presented to Planning Committee. The current application is similar to this previously withdrawn application but additionally includes the access connecting the site to the adopted highway at Bannold Road. A Judicial Review pre-action protocol notification was formally submitted to the Council regarding the necessary extent of the red line plan. After receiving Counsel's legal advice, officers consider that the red line as currently submitted is sufficient and that all necessary visibility splays as required by the Highway Authority are either within the red line or within land which is the adopted highway. There remains an ongoing dispute as to the red line location plan and whether the red line includes all of the land to which the application relates. Attached to this report is extensive correspondence with Few's Lane and which correspondence remains unresolved. The legal officer will be available to answer any questions at Planning Committee.

Key Issues

52. The key issues to consider in the determination of this application are the principle of development, housing provision, access, highway safety and parking provision, character / visual amenity, residential amenity, biodiversity, trees / landscaping, flood risk and drainage, contamination, renewables /

climate change, agricultural occupancy condition, developer contributions and other matters.

Principle of Development

53. The Council's strategy for managing housing growth is set out in Chapter 2 'Spatial Strategy' of the South Cambridgeshire Local Plan 2018.
54. The strategy outlines the settlement hierarchy where lastly development is focused on existing settlements using defined development frameworks. The principal reasons for this are two-fold: to prevent development encroaching upon the countryside and to prevent unsustainable growth in areas where there is insufficient infrastructure to support such development.
55. Policy S/7 (criterion 2) of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
56. The site is located outside of the defined village development framework of Waterbeach and is therefore technically within the countryside. This proposal for residential development would therefore be contrary to policy S/7 as a matter of principle.
57. Despite the in-principle conflict with policy S/7, the site is surrounded by residential development, which acts as a buffer to the countryside beyond. The only exception to this is the site adjacent to the west, a vacant field. This vacant plot west of the application site recently gained consent at appeal where the Inspectorate stated that by virtue of the existing developments to the west and east of the site, the character of the area had substantially changed and thus the site had more affinity to these suburban existing developments and contributed less to the character of the countryside. The Inspector stated that "the countryside should not be protected for its own sake, rather paragraph 170 of the NPPF states recognition should be given to the intrinsic character and beauty of the countryside". This appeal reinforces Officers' view that due to the residential development surrounding the development site in question, the immediate surroundings do not substantiate countryside and therefore, the development would not be contrary to the first aim of the housing growth strategy and would not represent a form of development encroaching into the countryside.
58. The second aim of the strategy guards against piecemeal unsustainable growth. Policy S/9 designates Waterbeach as a Minor Rural Centre and states that residential development and redevelopment within the development framework of Minor Rural Centres will be permitted up to an indicative maximum of 30 dwellings.
59. The supporting text to the policy details in paragraph 2.59 that Minor Rural Centres have a lower level of services, facilities and employment than Rural

Centres, but a greater level than most other villages in South Cambridgeshire, and often perform a role in terms of providing services and facilities for a small rural hinterland. While the application site is situated outside of the development framework boundary and therefore technically policy S/9 is not engaged, the scale of the development (5 dwellings, net gain of 4) would align with the scale of development permitted by S/9. The site is within a reasonable distance to a range of services and facilities within the village, including sustainable transport modes which provide regular train and bus services to surrounding centres. Furthermore, once Waterbeach New Town (policy SS/6) is developed, the site would be within close proximity to further services and facilities which occupants would have access to.

60. Taking the above into account, Officers consider that a departure from policy S/7 of the Local Plan would be justified in this instance as the proposed development would not conflict with the overarching aims and objectives of the housing strategy which the policy seeks to protect. Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004). This is a clear case, reinforced by the recent decision of the Inspector, where officers advise that material circumstances indicate otherwise and the principle of the redevelopment of the site for housing should be supported.

Housing Provision

61. The application seeks outline planning permission with all matters reserved except for access for the demolition of the existing house and the erection of five dwellings.

Housing Density

62. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Minor Rural Centre villages but that the net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.
63. The overall site measures approximately 0.23 hectares in area. The development of 5 dwellings on the site would equate to a density of approximately 18 dwellings per hectare.
64. Therefore, the density of development on the site would be below the requirement of an average net density of 30 dwellings per hectare. Yet the proposed density is considered to be in character with the area, given that the adjacent development of Barnfield Close has a comparable density of approximately 21 dwellings per hectare.
65. Officers also acknowledge that the development of Anglers Way and Barnfield Close to the east of the site all have properties set back from the public

highway; a higher density on the site would likely require dwellings sited closer to the public highway.

66. The proposed density is therefore justified and there is no conflict with Policy H/8 of the Local Plan.

Housing Mix

67. Policy H/9 of the Local Plan requires 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, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities. For development on sites of 9 homes or fewer, the mix of market homes will take account of local circumstances (criterion 3). 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property (criterion 4).
68. The proposed 5 dwellings would therefore need to provide a range of dwelling types and sizes to account of local circumstances to comply with Policy H/9. As the application is currently at outline stage with all matters reserved apart from access, it is considered that the exact mix of the market dwellings could be agreed at the reserved matters stage. A condition is recommended to secure this. Officers consider it reasonable and necessary to impose a condition that requires details of the housing mix to be submitted as part of any reserved matters application to ensure compliance with policy H/9 of the Local Plan.

Affordable Housing

69. The proposal would result in a net increase of four dwellings.
70. Policy H/10 of the Local Plan states that contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floor space of no more than 1,000 square metres. This reflects the Written Ministerial Statement (WMS) issued in 2014.
71. The NPPF 2019 paragraph 63 states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). This is a material consideration.
72. No affordable housing is provided within the development. The development of five dwellings would fall below the numerical threshold for affordable housing

73. and is very unlikely to exceed 1,000 square metres. There are no other policy requirements for this scale of development.
74. The need for affordable housing as per policy H/10 and NPPF 2019 guidance does not arise from the proposal.

Residential Space Standards

75. 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. Officers consider it reasonable and necessary to impose a condition that any future reserved matters application accords with the requirements of policy H/12.

Access, Highway Safety and Parking Provision

76. The existing site has a vehicular access directly onto Bannold Road. This access is retained and expanded as part of the proposal. An access plan has been submitted in support of the application which shows the required vehicular visibility splays of 43 metres by 2.4 metres. The plan also demonstrates an access width of approximately 5 metres which would allow two vehicles to pass one another clear of the adopted public highway.
77. The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposed development. The proposed development has therefore demonstrated that it will achieve safe and suitable vehicular access to the site which will not result in significant harm to highway safety.
78. In consultation with the Local Highways Authority, officers consider it reasonable and necessary to impose conditions for driveway falls and levels, driveway material and traffic management to ensure the development does not result in significant harm to highway safety. An informative relating to works to or within the public highway is also considered appropriate. Highways ask for a condition relating to pedestrian visibility splays also. Officers recommend condition 9 to control boundary treatment details so that visibility splays within the applicant's direct control (on land within their ownership) on that part of the site adjoining the adopted highway are achieved as necessary.
79. Subject to the recommended conditions, the proposal is not considered to result in significant harm to highway safety and to accord with policies H/16(b.iv) and TI/2 of the Local Plan and paragraphs 108 and 110 of the NPPF.
80. Policy TI/3 of the Local Plan requires car parking provision to be provided through a design-led approach in accordance with the indicative standards of 2 spaces per dwelling (1 space to be allocated within the curtilage), noting that additional provision may be needed for visitors, service vehicles and salesmen. Although illustrative, the layout plan submitted demonstrates that sufficient

parking would be provided, for both residents and visitors of the site. Officers are satisfied that the site is of sufficient size that appropriate levels of off-road parking could be achieved, which would be detailed at reserved matters stage. The proposal would therefore accord with policies H/16(b.v) and TI/3 of the Local Plan.

81. Please see comments under paragraph 51 sub-heading background and the correspondence in appendix 2 as to a dispute raised by Few's Lane Consortium Ltd as to whether the red line contains all land to which the application relates.

Character / Visual Amenity

82. The existing dwelling on the site is a detached two storey residential property located within a spacious plot. The area surrounding the application site is predominately developed with residential dwellings with the exception of the land bordering the site to the west. The area to the south of the site is characterised by two storey semi-detached properties fronting and relatively close to Bannold Road. To the east of the site is the new residential development of Barnfield Close which comprises a mixture of detached and semi-detached two storey residential properties. To the north are more two storey detached and semi-detached residential properties on Star Drive. Immediately to the west of the site is a vacant parcel of land, gained consent for two storey dwellings and beyond which lies more residential development of a two storey scale.
83. An illustrative site layout has been submitted as part of the application but the precise siting of the dwellings is a reserved matter which will be considered at a later stage. Nonetheless, officers are satisfied that five dwellings could be accommodated within the site in a manner which would respect the character of the area, noting that development to the east of the site is stepped back from the public highway.
84. The introduction of five dwellings on the site is not considered to result in significant harm to the character and appearance of the area, given the surrounding existing and consented dwellings, providing a suitable scheme is presented at reserved matters stage, including details of the landscaping of the site. The existing building is a two storey property and the development surrounding the site is two storey. However, no details are provided of the heights of the buildings at this stage and this will be considered further at the reserved matters stage. This is an outline application and whilst the design and layout details of the scheme are not submitted for approval, given the low density of the proposal, officers are satisfied a reserved matters application could come forward and easily satisfy policies HQ/1 and H/16(b.i and b.iii) of the Local Plan.

Residential Amenity

85. The application is in outline form with matters of scale, layout, landscaping and appearance reserved for later approval, therefore the final layout of the site

and the scale and appearance (i.e. fenestration details) of the properties is not known. The application is supported by an indicative site layout to demonstrate that five dwellings could be arranged within the bounds of the site.

86. Officers acknowledge the concerns raised by third parties with regards to a potential overbearing impact, loss of privacy and loss of light from the proposed development, particularly as arranged in the indicative site layout plan.
87. Given the extent of the site, noting a density of approximately 18 dwellings per hectare, officers are satisfied that five dwellings could be accommodated on site in a manner which would not result in significant harm to neighbouring properties through an unduly overbearing mass, significant loss of light or privacy. These matters would be considered further at the reserved matters stage.
88. Given the siting of the access and number of units proposed, the proposed development is not considered to lead to an unacceptable level of noise and disturbance to neighbouring properties.
89. The proposal is considered to accord with policies HQ/1(n) and H/16(b.ii) of the Local Plan.

Biodiversity

90. An Ecological Assessment (including bat surveys) has been submitted in support the proposed development. The Council's Ecology Officer has been subject to formal consultation.
91. The Council's Ecology Officer notes that the report states that there is no evidence of bats within the existing building proposed to be demolished, nor any likelihood of great crested newts being affected, therefore no further information is required at this stage.
92. The Council's Ecology Officer has recommended a condition to be imposed as part of any consent. This condition requires the submission of a Construction Ecological Management Plan (CEcMP) to protect existing habitats and protected species on site and enhance biodiversity on site.
93. Subject to the recommended conditions, officers consider that the proposal would accord with policies NH/4 and H/16(b.vii) of the Local Plan and paragraphs 170, 174, and 175 of the NPPF which requires development to enhance, restore and add to biodiversity with opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.

Trees / Landscaping

94. Several mature trees are sited along the western and northern boundaries of the site, with hedgerows present along parts of the eastern and southern boundaries. Domestic planting and landscaping is also within the site. A

preliminary Arboricultural Impact Assessment Report has been submitted in support of the application and has been subject to formal consultation with the Council's Trees Officer who raises no objection.

95. The Council's Tree Officer emphasises the importance of the roadside boundary hedge within the street scene, stating this should ideally be retained and protected in perpetuity. Officers' note that as the application is outline only with matters of layout and landscaping reserved, a further assessment will be carried out once the precise layout is known at the reserved matters stage.
96. Officers consider it reasonable and necessary to impose a condition that any reserved matters application is supported by an Arboricultural Method Statement and Tree Protection Plan. Detailed landscape plans, including planting specifications, would be expected to be submitted to address the matter of 'landscape'.
97. While landscape is a reserved matter, officers consider it reasonable and necessary to impose a condition that all hard and soft landscape details are carried out in accordance with the approved details, which are to be submitted and considered as part of a reserved matters application.
98. Subject to the recommended conditions, the proposal is considered to accord with policies HQ/1, NH/4 and H/16(b.vii) of the Local Plan.

Flood Risk and Drainage

99. As the application site is in Flood Zone 1, the site is considered as having low probability of flooding. A small northern section of the site is identified as an area prone of surface water flooding.
100. The development is not considered to increase the risk of flooding to the site and surrounding area, subject to an acceptable scheme of surface water and foul drainage that is maintained for the lifetime of the development. Officers therefore consider it reasonable and necessary to impose a condition for details of foul water and surface water drainage that can be maintained for the lifetime of the development to ensure the development is acceptable in terms of flood risk and drainage.
101. Subject to the recommended condition, the proposal would accord with policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Contamination

102. The application is supported by a Phase I Contaminated Land Assessment and has been subject to formal consultation with the Council's Contaminated Land Officer.
103. The Council's Contaminated Land Officer notes that the site is generally low risk in terms of contamination but is being developed into a sensitive end use and agrees with the findings of the report in that an intrusive site investigation should be carried out in order to further assess the identified risks; the investigation should target the areas of the site outlined within the Phase I report.
104. The Council's Contaminated Land Officer has recommended a condition be imposed requiring a risk assessment, a remediation method statement, a verification report and the identification of contamination identified on site that was not considered in the remediation method statement.
105. Subject to the recommended conditions, officers consider that the proposal would accord with policy SC/11 of the Local Plan

Renewables / Climate Change

106. Policy CC/3 of the Local Plan states that proposals for new dwellings will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.
107. Policy CC/4 of the Local Plan states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day
108. Officers consider it reasonable and necessary to impose conditions requiring a scheme to demonstrate a minimum reduction of 10% of carbon emissions and that the dwellings achieve a minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016).
109. Subject to the recommended conditions the proposal would accord with policies CC/4 and CC/5 of the Local Plan.

Agricultural Occupancy Condition

110. The existing property is subject to an agricultural occupancy condition imposed under planning consent S/1364/83/F with condition 1 stating:

'The occupation of the dwelling shall be limited to a person solely or mainly employed in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry

(including any dependants of such person residing with him), or a widow or widower of such person.'

111. Under the current adopted plan, policy H/19 of the Local Plan details support for dwellings to support a rural-based enterprise (i.e. residential development outside of a development framework boundary for an identified and specific need). Policy H/19 states that proposals for permanent dwellings in the countryside for full-time workers in agriculture or forestry or in another business where a rural location is essential, will be permitted if special circumstances can be demonstrated by it meeting all five criteria set out within the policy.
112. Policy H/19(3) details that where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, forestry or in another business where a rural location is essential, or a surviving partner of such a person, and to any resident dependents.
113. Policy H/19(4) of the Local Plan addresses the relaxation of the occupancy condition and details that the relaxation of an occupancy condition will only be permitted where it can be demonstrated that a) there is no longer a continued need for the dwelling on the site; b) there is no long term need for a dwelling with restricted occupancy to serve need in the locality, c) the property has been marketed locally for a reasonable period (minimum 12 months) at a price which reflects the existence of the occupancy condition.
114. Therefore, policy H/19 of the Local Plan focuses on proposals for new dwellings to support a rural enterprise and supports removal of related occupancy conditions subject to specific criteria. In this instance, the application proposes the demolition of the existing property and the redevelopment of the site, rather than the specific removal of the condition to allow the existing property to be marketed at full market value. Officers are therefore of the view that the proposal would not conflict with the aims and objectives of policy H/19, noting the limited extent of the site which could not be occupied as a smallholding and that the site now falls within a built up area of the extended village of Waterbeach.
115. The proposal is not considered to conflict with policy H/19 of the Local Plan.

Developer Contributions

116. Policy TI/8 of the Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements towards the

provision of infrastructure necessary to make the scheme acceptable in planning terms.

117. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is –
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.

In this case, the need for contributions are not considered necessary to make the development acceptable due to the Written Ministerial Statement dated 28 November 2014 that states contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

Other Matters

Broadband

118. Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively. Officers consider it reasonable and necessary to impose a condition to require that the requirements of policy TI/10 are satisfied.

Development of Residential Gardens (Policy H/16)

119. Policy H/16 of the Local Plan supports the development of land used or last used as residential gardens subject several criteria. Most of the criteria have been assessed above but the other criteria are considered below.
120. Policy H/16(a) is not applicable to this proposal as the development is not for the one-to one replacement of a dwelling in the countryside under policy H/14 of the Local Plan.
121. Policy H/16(b.vi) requires consideration of the impact on heritage assets; the site is not in close proximity to Waterbeach Conservation Area or any listed buildings and therefore accords with policy H/16(b.vi).
122. Policy H/16(b.viii) seeks to ensure that the form of development would not prevent the development of adjoining sites. Officers do not consider that the proposal would prevent the development of adjoining sites and therefore accords with policy H/16(b.viii).

Noise & Lighting

123. Officers consider it reasonable and necessary to impose conditions restricting the hours of works on site and the installation of external lighting along with informatives for burning of waste, driven pile foundations, minimising disturbance to neighbours, demolition notice and air source heat pumps.

124. Subject to the recommended condition, the proposal would accord with policies HQ/1 and CC/6 of the Local Plan.

Rural Exception Site Affordable Housing

125. Policy H/11 of the Local Plan sets out the Council's policy for rural exception sites where affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary will be supported, subject to satisfying several criteria. Such developments are found in a countryside setting, beyond a development framework boundary.
126. The application site is located outside the development framework boundary of Waterbeach but does adjoin the framework on the southern boundary of the site. Therefore, the site has the potential to qualify for development under policy H/11 of the Local Plan, should a development for affordable housing be proposed.
127. However, the application submitted is not for the development of affordable housing and has been made for market housing, falling outside of the scope of policy H/11. This is because, as detailed in paragraphs 34 to 38 of this report, although the site is outside of the development framework boundary it is surrounded by residential development which effectively separates the site from the open countryside beyond, materially changing the context of the site. As noted above, officers are of the view that the site and its immediate surroundings cannot be categorised as being 'countryside' to which the proposal would 'encroach into'. Therefore, an application for market housing is considered acceptable within this context for the reasons set out in this report.

Third Party Comments

128. The comments made in third-party representations are noted, with many points already considered in the report. Comments have been raised which relate to layout and design, these matters are reserved and will be fully assessed at reserved matter stage. The remaining matters raised are considered below.
129. One representation states that the application represents piecemeal development in conflict with policy DP/5. Policy DP/5 was an adopted policy under the Local Development Framework (2007) and is not a current adopted policy as part of the South Cambridgeshire Local Plan 2018. Therefore, this carries no weight.
130. One representation noted that the land was not under-utilised given the extensive development surrounding the application site and the dwelling currently present. Officers consider that the proposal results in an enhanced use of land in terms of housing delivery whilst respecting the surrounding settlement pattern.

131. One representative states that the granting of outline permission with both layout and scale as reserved matters is not appropriate. Outline permission which reserves both layout and scale is common and appropriate.
132. One representative has raised concerns regarding disruption resulting from the construction phases of development. To mitigate against harmful noise and disturbance to residential occupiers, a construction and delivery hours condition is recommended and is considered reasonable and necessary to impose. Parking of construction vehicles is likely to occur; however, officers consider that this will not be significant as it will be for a temporary period and a relatively minor development. Concerns were also raised relating to additional carbon emissions arising from the development impacting upon air quality. Yet, given the proposal is for five residential dwellings, officers consider that the proposal will not generate significantly increased traffic movements to result in a harmful air quality, especially given the existing and proposed amenities within Waterbeach and Waterbeach NT.
133. The impact on broadband capacity has been raised as a concern by a third-party representative. Policy TI/10 requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the district. To ensure compliance with policy TI/10 and not compromise the broadband of neighbouring properties, a condition is recommended. Concerns were also raised in relation to capacity at the Waterbeach GP surgery. Given the minor increase in population this development would cause, officers consider that this development would not overwhelm the existing services to a significant degree.

Planning Balance and Conclusion

134. Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004). This is a clear case, reinforced by the recent appeal decision of the Inspector, where officers advise that material circumstances indicate otherwise and the principle of the redevelopment of the site for housing should be supported.
135. Whilst the proposal would be contrary to policy S/7 of the adopted Local Plan as a matter of principle, there would be limited harm caused to the main aims and objectives of this policy in terms of encroachment into the countryside or the sustainability of the development.
136. For the reasons set out in this report, officers consider the outline planning application to be acceptable subject to conditions and the application is recommended for approval.

Recommendation

137. Officers recommend that the Planning Committee **APPROVE** the application subject to the following conditions:

Conditions

- 1 Approval of the details of scale, layout, appearance and landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
(Reason - The application is in outline only.)
- 3 The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
- 4 No development shall take place until:
 - a) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
 - b) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.
- 5 Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers,

neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

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

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

- 7 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:

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

The approved CEcMP shall be ahead to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

(Reason - To protect existing habitats and protected species on site and to enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.)

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

- i) Description and evaluation of features to be managed.

- ii) Ecological trends and constraints on site that might influence management.
- iii) Aims and objectives of management, including how positive gains in biodiversity will be achieved.
- iv) Appropriate management options for achieving aims and objectives.
- v) Prescriptions for management actions.
- vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- vii) Details of the body or organisation responsible for implementation of the plan.
- viii) Ongoing monitoring and remedial measures.

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

(Reason - To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.)

- 9 Where that part of the frontage of the site adjoins the adopted highway, two pedestrian visibility splays of 2 metres x 2 metres either side of the vehicular access measured from and along the front of the site where it adjoins the adopted highway shall be provided prior to the occupation of the dwellings and retained as such. The splays shall thereafter be maintained free from any obstruction exceeding 0.6metres and shall be shown on the landscaping plans which form part of the relevant reserved matters application.

(Reason - To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

- 10 The proposed access 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.

(Reason - To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

- 11 The proposed access shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

(Reason - To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

- 12 The access shall be a minimum width of 5m, for a minimum distance of 10m measured from the near edge of the highway boundary as shown on submitted drawing titled: visibility splay & access width.

(Reason: In the interests of highway safety in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

- 13 No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local 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
- ii) Contractor parking
- iii) Movements and control of all deliveries
- iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

Works shall be carried out in accordance with the approved details.

(Reason - In the interests of residential amenity and highway safety in accordance with Policies HQ/1, CC/6 and TI/2 of the South Cambridgeshire Local Plan 2018).

- 14 No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed road within the development has been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a Private Management and Maintenance Company has been established).

(Reason: To ensure satisfactory development of the site and to ensure the road is managed and maintained thereafter to a suitable and safe standard in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

- 15 No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-180 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public Holidays.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

- 16 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to and approved by the Local Planning Authority. Details shall provide the following, which shall be adhered to throughout the period of development:

a) Full details of any piling technique to be employed, if relevant

b) Contact details for the site manager, including how these details will be displayed.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

- 17 As part of any reserved matters application an Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with the policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan.)

- 18 No development shall take place until a scheme for the disposal of surface water and foul water drainage that can be maintained for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

(Reason - To ensure a satisfactory method of surface water drainage and foul water drainage to prevent the increased risk of flooding and pollution to the water environment in accordance with policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.)

- 19 The market mix of the dwellings shall comply with Policy H/9 of the Local Plan and a justification of the local circumstances demonstrated through the provision of evidence within the submission of any reserved matters application.

(Reason - To ensure an appropriate mix of market housing in accordance with policy H/9 of the adopted Local Plan 2018).

- 20 All dwellings shall comply with the Residential Space Standards set out under Policy H/12 of the Local Plan and demonstrated through the provision of floorspace details within the submission of any reserved matters application.

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

- 21 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing 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, NH/4 and NH/8 of the South Cambridgeshire Local Plan 2018).

- 22 No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the development.

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

- 23 The dwellings hereby approved shall not be occupied until the dwelling to be occupied has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

(Reason - To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

- 24 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. The lighting shall be installed prior to the occupation of the development and thereafter retained.

(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).

25 The dwellings hereby approved shall not be occupied until the minimum water efficiency consumption of 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016) has been complied with.

(Reason - To improve the sustainability of the dwelling and reduce the usage of a finite and reducing key resource, in accordance with policy CC/4 of the south Cambridgeshire Local Plan 2018.)

Background Papers

None

Appendices

Appendix 1: Inspector's Decision

Appendix 2: Fews Lane Consortium Correspondence

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