



13th April 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development
Jane Rodens

20/03105/FUL – Fowlmere / Foxton (Mill Farm, Fowlmere Road, Fowlmere, SG8 6EZ)

Proposal: Construction of a single storey dwelling

Applicant: Mr Timothy Poulson, Poulson Architecture

Key material considerations:

- Principle of Development
- Character and Appearance of the Area
- Residential Amenity
- Ecology
- Drainage
- Highways

Date of Member site visit: None

Is it a Departure Application: Yes

Decision due by: 31st July 2020 (further Extension of time requested)

Application brought to Committee because: Referred to Planning Committee By : Fowlmere Parish Council

Presenting officer: Jane Rodens, Senior Planning Officer

Executive Summary

1. This application seeks full planning permission of one dwelling outside the development framework but is considered to be of exceptional quality in line with Policy H/15 of the adopted South Cambridgeshire District Council Local Plan 2018 and Paragraph 79 e) of the National Planning Policy Framework (NPPF).
2. Objections have been received from Fowlmere Parish Council and they have recommended that the application is to be called before Planning Committee if the Planning Officers are recommending approval. The application was considered at the Delegation Meeting on the 9th March 2021, where it was decided that this application is to be brought to Planning Committee for a decision.
3. The application is being recommend for approval by Planning Officers.

Relevant planning history

4. S/3782/19/FL - Construction of a new single storey house – Withdrawn

S/1970/04/F – Erection of Dwelling and Conversion of barn into garage/carport/workshop and store following demolition of 2 existing dwellings – Approved

S/0499/03/O - Erection of dwelling following demolition of existing dwelling - Approved

Planning policies

National Guidance

5. National Planning Policy Framework 2019 (NPPF)
6. National Planning Practice Guidance (NPPG)
7. National Design Guide (NDG)

South Cambridgeshire Local Plan 2018

8. S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
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
HQ/1 Design Principles

NH/2 Protecting and enhancing landscape Character
NH/4 Biodiversity
H/15 Countryside Dwellings of Exceptional Quality
H/12 Residential Space Standards
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

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
Affordable Housing SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010
Public Art SPD- Adopted 2009
Health Impact Assessment SPD – March 2011
Greater Cambridge Sustainable Design and Construction Supplementary Planning Document- Adopted January 2020

Consultation

10. Amendments and additional information was submitted through the planning process and further consultations has been carried out.
11. **Parish Council:** “ Fowlmere Parish Council recommends refusal of this application.

The application is outside of the village envelope so would be contrary to Policy S/7, unless it could be demonstrated to be supported by other policies detailed within national policy or the Local Plan. If this cannot be conclusively demonstrated then the application should be refused. There is the risk of setting a dangerous precedent if a building is permitted in the proposed location and it is not fully compliant with national and local planning policy. As we set out below, we do not believe that the necessary criteria for developing in the countryside are met by the proposal.

It is our understanding that the applicant is suggesting that the proposed development meets the standards set out in paragraph 79e of the NPPF, and by extension Policy H/15 in the Local Plan.

The NPPF states:

79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

e) the design is of exceptional quality, in that it:

- is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

SCDC Policy H/15 Countryside Dwellings of Exceptional Quality states Outside the Green Belt, single new bespoke dwellings of exceptional quality will be permitted in the countryside providing all of the following criteria are met:

- a) The dwelling would reflect the highest standards in architecture, being recognised as truly outstanding or innovative;
- b) The dwelling would significantly enhance its immediate setting;
- c) The nature and size of the site, and the design of the dwelling, its landscaping and location on site are sensitive to the defining characteristics of the local area and to wider views;
- d) That there are no existing dwellings on the site capable of being replaced under Policy H/14.

For the application to be compliant with both national policy and the Local Plan, the requirements of 79e of the NPPF and all the conditions set out in Policy H/15 would need to be met.

The application does not comply with Policy H/15 as this policy is only applicable to cases where there are no existing dwellings within the curtilage of the site. It is our understanding that the land currently forms part of Register Plan CB4151 and is within the historic curtilage of Mill Farm, which is currently occupied by the applicant. This would make the application incompatible with H/15d, and in fact the construction of a dwelling on this site should only be considered under Policy H/14 which would require this to be a one-for-one replacement of the existing residential dwelling at Mill Farm. The construction of an additional dwelling within the site is contrary to policy.

In terms of the tests within paragraph 79e of the NPPF, it is necessary to judge the application on both its design merits and whether it would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

The Parish Council do not feel qualified to offer a judgement on the architectural merits of the proposed building and will defer to the professional panels established to make such subjective judgements. However, we note that the applicant is a member of the South Cambridgeshire Design Enabling Panel. As a result, we would expect that officers would refer this application out to the design panel of a neighbouring authority for an independent assessment in order to mitigate against any perception of possible conflicts of interest.

Whilst we will not comment directly on the standards of design, the Parish Council believes that its local knowledge is crucial to determining the outcome on the second test regarding whether the dwelling would significantly enhance its immediate setting. We believe that at best the proposed structure might possibly be considered to be sympathetic to the setting, but are strongly of the view that

the development of this property could not be judged to significantly enhance the immediate setting. This is deliberately set as a very high bar in national policy. The proposed structure would also be out of keeping with the surrounding cluster of buildings and as such would not be sensitive to the defining characteristics of the local area.

The Parish Council also has particular concerns about the potential environmental impact of development on this site:

- We note that the site is adjacent to a Site of Special Scientific Interest (SSSI), and in the SSSI Impact Risk Zone (SSSI IRZ), as well as bounded by two important chalk stream water courses. Whilst aspects of environmental impact had been considered within the application, the assessments undertaken do not appear to be as detailed as would be expected for a site of such sensitivity.
- We note that the aquifer in the area is currently very low and the proposal for the development to further abstract from it should not be allowed in order to protect the water levels in the adjoining RSPB Fowlmere Bird Reserve, where the mere has dried out in recent years.
- Similarly, we have concern that the proposed package treatment plant would discharge into the adjoining river and the potential for this to lead to pollution incidents in a particularly sensitive location if not properly operated and maintained.
- We also have concern that the CorTen steel construction is design to rust in situ and would request that officers seek reassurance that this process has no risk of leaching contaminants into the local water courses.

The flood risk and previously known flooding history of the site are also a concern, and we note that the proposed access road passes through an area classified as Flood Zone 3, and that much of the site has historically flooded.

The Parish Council is also concerned about the traffic impact, both during construction and habitation. Mill Road, Fowlmere is single track with passing places, so access is not good. The proposed access road for the site is very close to a blind bend in the road, which raises significant safety concerns. Added to which, there are no existing pathways and no scope to construct footpaths to link with the nearby centres of rural population, so the development would be entirely reliant upon private car for access and therefore would be in conflict with Policy TI/2 Planning for Sustainable Transport.

As a result of these material factors, and most significantly the conflicts with a range of established planning policies, and the failure to meet the rigorous tests of NPPF 79e and SCDC Policy H/15, Fowlmere Parish Council recommends refusal.

If SCDC planning officers are minded to disagree and support approval, then Fowlmere Parish Council requests that there should be a site visit, and that the application should be sent for consideration by the SCDC Planning Committee given the particularly sensitive nature of the site under consideration and the conflicts with current planning policies.

2nd Comments: “Fowlmere Parish Council will not be submitting any further response to the documents recently uploaded on file for 20/03105/FUL. We do not believe that these impact on any of the material planning considerations that we have previously raised, and would ask that our previous comments continue to be taken into account when you review the merits of the case.”

12. **South Cambridgeshire District Council Trees Officer:** There are no arboricultural or hedgerow objections to this application. The trees on the site have a Legal protection through TPO & no statutory protection.

The hedgerows that boarder the site may qualify as important hedgerows under the Hedgerow Regulations 1997 and would therefore have statutory protection.

There are some concerns over the quality of the information that has been provided and it is recommended that the following conditions are applied to the application.

- Arboricultural Method Statement and Tree Protection Strategy
- Planting details of replacement trees for those lost to facilitate development.
- That the boundary hedgerows be retained in perpetuity.

13. **South Cambridgeshire District Council Urban Design:** The design of the proposed dwelling is considered to be of an exceptional quality, it is truly outstanding and would reflect the highest standards in architecture, help to raise standards of design more generally in rural areas. The proposals would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area, meeting the objectives of Paragraph 79e of the ‘National Planning Policy Framework’ (2019) and Policies HQ/1 (Design Principles) and H/15 (Countryside Dwellings of Exceptional Quality) of the ‘South Cambridgeshire Local Plan’ (2018).

It is recommended that the application is approved subject to conditions.

- Materials
- Sample Panel
- Sculptures
- Doors, Windows and Rooflights

14. **South Cambridgeshire District Council Landscape Officer:** The additional information has been provided as part of the application, this has overcome some of the concerns to the application. There is no objection to the application, subject to the following conditions:

- New soft landscaping
- New hard landscaping
- Boundary Treatments
- Lighting

15. **South Cambridgeshire District Council Ecology Officer:** There is no objection to the application subject to the following conditions

- Construction Environmental Management Plan (Biodiversity)
- Habitat Creation and Management Plan

- External Lighting

16. **Natural England:** There are amended Impact Risk Zones (IRZs) and planning applications for new residential development need to consider recreational pressure impacts to nearby sensitive SSSIs. There is a greater impact on SSSI's due to more people are accessing the natural environment than ever before for activities such as daily exercise, dog-walking and enjoyment of the countryside.

With the recent review of Cambridgeshire SSSI's there are many sites are already at recreational carrying capacity with limited opportunity for further access management measures to deal with additional visitors.

The amendments to the IRZs introduce a recreational pressure 'zone of potential risk' for SSSIs of either 2km or 5km. This is a best estimate of the distances people are travelling to access these sites regularly based on currently available information and anecdotal records, together with evidence 'in the field' of damage or disturbance to site notified features.

Whilst Natural England appreciates the need for LPAs to give due consideration to existing Local Plan policy, our advice is that risk to SSSIs, evidenced through the IRZs, should be rigorously assessed and adverse impacts appropriately avoided and mitigated. Amendments to the IRZs aim to help developers and LPAs to identify relevant residential development to enable a robust assessment and mitigation of recreational pressure impacts.

This aims to help you make planning decisions that are sufficiently informed to ensure development protects designated sites and contributes towards delivery of net biodiversity gains in accordance with paragraphs 170 and 175 of the NPPF3 and in accordance with your responsibilities under Conservation of Habitats & Species Regulations 2017 (as amended), Wildlife & Countryside Act 1981 (as amended), Town and Country Planning (Development Management Procedure) (England) Order 2015 and s40 of the NERC Act 2006.

The planning authority, as competent authority under the provisions of the Habitats Regulations, must ascertain that the project will not adversely affect the integrity of any European site before granting planning permission, for any plan or project that is likely to have a significant effect on that site (Regulation 61). Requirements are set out within Regulations 61 and 62 of the Regulations. The Government has produced core guidance for competent authorities and developers to assist with the Habitats Regulations Assessment (HRA) process, available on the Defra website.

17. **Cambridgeshire County Council Highways:** There is no objection to the application subject to the following conditions:
- Width of the access
 - Engineerred scheme of the access
 - Drainage of the access

2nd Comments: The amended Design Report Vol. 5 does not change the Highway Authority's comments of 20th August 2020. While detailing that a bound

material will be used at the entrance to the access road, the use of granite setts or resin bound gravel will not be acceptable within the adopted public highway and any such works must comply with the Housing Estate Road Construction Specification and therefore a detailed engineering design will still be required.

18. **Sustainable Drainage Engineer:** The development proposed is acceptable subject to a condition for finished floor site levels.
19. **South Cambridgeshire District Council sustainability officer:** The proposed scheme is supported in sustainable construction terms, subject to the conditions that are being recommended and details of the materials that are to be provided in the construction of the development and the heat coils.

2nd Comments: The further details that have been submitted include the sustainability of the materials, which is welcomed. Also the location of the heating coils for the ground source heat pump system, which are confirmed as being located within the building zone, which will help to minimise any impacts on the wider landscape setting. Details of the layout of infrastructure for elements including the Mechanical Ventilation with Heat Recovery system, the rainwater harvesting system and the drainage system have also been provided. These details are welcomed. The conditions are still to be applied to the application.

20. **RSPB:** There is no objection to the application, but it is requested that the RSPB is involved in any discussion regarding the habitat management plan, which we understand is due to be agreed with Natural England and South Cambridgeshire District Council to ensure no negative impacts occur on Fowlmere Nature Reserve (SSSI). Whilst we do not have any significant concerns regarding the proposal and welcome the idea of buffering and enlarging the reserve's wetland landscape, there is the potential for any habitat creation and later management to have implications on the reserve. Therefore, we would like to ensure that any habitat creation associated with the proposal is complementary to Fowlmere Nature Reserve and the RSPB are happy to provide advice to this end.
21. **Environment Agency:** We have no objection in principle to the proposed development, subject to the following condition.
 - The details of a scheme for the provision and implementation of pollution control of the water environment, including the disposal of foul and surface water.

Representations from members of the public

22. There have been a number of letters of objection and support received on this application. All comments can be found on the Councils website in full, a summary of the comments are below:
23. **Objections** – three letters
 - This development will harm the neighbouring livestock as the new dwelling is 50m away from it.
 - This development will impact on the view from the neighbouring properties as it is built along the boundary of the properties.

- The proposed access is normally under water
- This is not the vision of exceptional country house it is not what could be called the Concept of bird hide, bird hides are wooden and discreet, this is not.
- This application does not reflect the rural nature of the area.
- This would not be a private home due to the accommodation that is being proposed inside.
- Protecting the SSSI site and surrounding land should be left undisturbed.
- There are concerns that allowing this development may set a precedent.
- The development site is on a wildlife corridor connected to a SSSI, and therefore developing it would seem to be at odds with the government's 25 Year Environment Plan, which aims to expand existing sites for nature and to ensure that they are connected by corridors and stepping stones of habitat (as set out in the Lawton Report).
- There is no guarantee that the proposed wildlife will be maintained and retained on the site.
- The access to the site is on a dangerous bend and there are trees and hedges that are to be removed to accommodate this. There is only a few passing spaces on this road and cannot accommodate the new dwelling. There have been accidents on this road.

24. **Supports** – two letters

- This is similar to the application that was submitted earlier.
- It will only be slightly visible from the other properties in the surrounding area. The currently grassland which looks quite uninspiring and the architecture of the proposed building is exceptional and would actually have a positive impact and enhance the setting.
- The wetland and other habitat which will be incorporated into the development will attract additional wildlife.

25. There was a further consultation and four letters of objection were received, which are summarised below:

- The additional information makes no difference to the objections raised previously.
- There will be harm between the dwelling and the agricultural unit, due to the close proximity of the two conflicting uses.
- The application does not comply with Policy H/15 as this policy is only applicable to cases where there are no existing dwellings within the curtilage of the site, which is within the historic curtilage of Mill Farm, which is currently occupied by the applicant. Therefore should only be considered under policy H/14.
- This site is regally under water. Large trees have been uprooted owing to the wet conditions.
- A planning application was refused in Shepreth due to housed livestock near a proposed development site.
- The amendments do not make any difference to the appearance of the building. We do not consider it will have the wow factor in years to come can see people viewing and comment.
- This is already a dangerous road, and it will make it worse

- There has been a platform made in one of the tree for shooting wildlife deer etc. Any development on the site will be detrimental to the SSSI.
- The applicant has already built a house which he live in. The application for a new one which is twice the size of the one he lives in makes us wonder what are his future intensions for it, it is also of the same design of the proposed application, what makes it special.

The site and its surroundings

26. The proposal site is located outside of a development framework, the nearest development frameworks as defined by Policy S/7 are the following (as the crow flies). To the north east is Shepreth which is 983m away, to the east is Fowlmere which is 1422m away and to the south west is Melbourn which is 1362m away.
27. The application site is meadowland and the land is currently not vacant in accordance with the Application form as it is owned and used by Mill Farm. The area of the application site is 1.6 hectares.
28. Running along the north eastern boundary is the River Shep and the rear residential gardens of Mill House, Mill Fram and Springfields, the application site is adjacent to a cluster of dwellings. The land rises towards this boundary of the site from the south western boundary.
29. Along the south west boundary of the site is Guilden Brook. There is also land belonging to Foxfields. This boundary contains mature trees and hedgrows.
30. The proposed dwelling is located within Flood Zone 1 and in close proximity to Flood Zones 2 and 3. Flood Zones 2 and 3 are located to the south and east of the site, predomintly where the proposed access and garden areas are to be. The land rises towards the eastern boundary and the common boundary with Springfields, locating the dwelling on the highest part of the site.
31. To the south of the site is the Fowlmere Watercress Beds Site of Special Scientific Interest (SSSI) which is a RSPB managed nature reserve. The boundary is of mature trees and hedgrows
32. Surrounding and within the site is a mixture of mature hedges and trees. There is a Public Rights of Way Ref: 200/11 to the north of the site across the main highway of Fowlmere Road. There are no TPO's within the site.
33. At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010

The proposal

34. The proposal is for the development of one single storey market dweling, that is accessed off of Fowlmere Road, via a new access which is to the north west of the site. The new access is opposite Paddlesworth (Neighbouring Dwelling) and

would be created through the current mature hedge by part of its removal and removal of some trees.

35. The proposed single storey dwelling has a flat roof and located in the south eastern corner of the site, on an area of higher ground. As the ground raises towards this corner of the site. The external dimensions of the dwelling excluding the colonnade are 21.8m x 21.8m, including the colonnade are 23.8m x 23.8m. The external dimensions of the enclosure including the piazza but excluding the colonnade are 41.8m x 21.8m. The height of the building is to be 3.5m.
36. The proposed dwelling is to contain four large bedrooms and living area, all situated around an internal courtyard, that has a roof that opens. To the north east of the dwelling is an external area of parking and then a garage with ancillary space for the main dwelling. There is to be a total of five parking spaces. Therefore creating two buildings on the site to create the dwelling.
37. Along the north eastern flank boundary of the parking area is proposed to be a CorTen screen. Within the parking area is a water garden that crosses the primary entrance of the dwelling and then into the wider landscape.
38. Surrounding the building there are multipul doors and windows. On the south western elevation there are “fins” that will provide screening to the windows and doors on this elevation.
39. The proposed materials of the building and the boundary treatments are to be
 - CorTen self weathering steel structural frame and wall cladding
 - Raised seam zinc panels with integrated thin film photovoltaic solar collectors
 - Powdercoated aluminium window frames to colour RAL 7043
 - Aluminium and wood doors to RAL 7043
 - Permeable paving to the new access lane comprising an eco grid structure and granite aggregate. Hardstanding is natural Limestone paving
 - Low level downward facing LED light fittings
 - Additional boundary treatments including natural hawthorn and mixed variety hedges – as exisiting
40. Within the landscaping of the site there is to be a new residential garden, a Ditch/rill, Wet woodland, retained and new planting. Along with boundary treatments to both the River Shep banks and Guilden Brook.

Planning assessment

41. The key considerations in this application are:
 - Principle of Development
 - Character and Appearance of the Area
 - Residential Amenity
 - Ecology
 - Drainage
 - Highways

Planning balance and conclusion

Principle of Development

42. Policy S/2 of the adopted South Cambridgeshire District Council Local Plan 2018 states the objectives of the Local Plan. Part b) of the policy states that developments will aim to protect the character of South Cambridgeshire, including its built and natural heritage. New development should enhance the area, and protect and enhance biodiversity. Part c) of the policy ensures that land for housing is in sustainable locations that meets local needs and aspirations. Finally part d) aims to deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
43. This application is not located in a Development Framework Boundary as defined by Policy S/7 of the adopted South Cambridgeshire District Council Local Plan 2018 and therefore is located in the Countryside.
44. Policy S/7 part 2, allows for the development in the countryside where it meets the following exceptions;
 - Allocations within a Neighbourhood plan
 - Development for agricultural, forestry, outdoor recreation and other uses that need to be located in the countryside.
 - Where supported by other policies in the adopted South Cambridgeshire District Council Local Plan 2018.
45. This application has been submitted on the basis of being a dwelling in the countryside of exceptional quality, therefore Policy H/15 of the adopted South Cambridgeshire District Council Local Plan 2018, is to be applied to the application.
46. In addition, Paragraph 79 e) of the National Planning Policy Framework allows for the development of a dwelling in the Countryside where it is considered to be of exceptional quality and it meets the following criteria:

“the design is of exceptional quality, in that it:

 - *is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area. “*
47. Subject to the criteria of the policy being met the application will be considered as acceptable in principle and in accordance with Policies S/1, S/7 and H/15 of the adopted South Cambridgeshire District Council Local Plan 2018 and the NPPF paragraph 79 e). This is to be considered below, in the rest of the Committee Report.

Character and Design

48. This application has been submitted under Policy H/15 of the adopted South Cambridgeshire District Council Local Plan 2018 and the NPPF paragraph 79 e). The issue is therefore whether the proposed development can be justified as being in accordance with the above and which would justify a departure from the spatial strategy.
49. Policies S/2, HQ/1 and NH/2 in the adopted South Cambridgeshire District Council Local Plan 2018 are also applicable to this application which ensure that there is a high quality of design that has a bulk and scale that respects the character of the area that it is to be situated. Taking into account important natural and built forms, whilst enhancing and retaining local character and distinctiveness of the landscape.
50. The NPPF refers to how design can be considered in a planning application and how it should be considered. Paragraph 124 refers to the creation of high-quality buildings and places, good design is a key aspect of sustainable development. Paragraph 127 sets out the detail of what decisions should consider as good design. Paragraph 128 says that design quality should be considered throughout the evolution and assessment of individual proposals and early discussions are important. Where there is access to tools and processes (such as design workshops and design reviews) for assessing and improving the design of development, Local Planning Authorities should use them, in accordance with Paragraph 129.
51. Where an application has failed to improve the character and quality of an area and the way it functions it should be recommended for refusal, in accordance with Paragraph 130, however, the same paragraph also states that where the design of a development accords with clear expectations in plan policies, design should not be used by as a valid reason to object to development.
52. Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
53. The South Cambridgeshire District Council Urban Design Officer and Landscape Officers have both commented on the application, their comments are included in the below discussion on the application. The South Cambridgeshire District Council Urban Design Officer Comments are in Appendix 1 of this committee report.

Truly Outstanding and Innovative:

54. Policy H/15 part a) states:
The dwelling would reflect the highest standards in architecture, being recognised as truly outstanding or innovative;
55. The NPPF Paragraph 79 e) part 1 states:

is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

56. In regards of the design of the application of this nature it is understood that there is a high bar that needs to be met and for both the Local Plan Policy and the NPPF.
57. The supporting information describes the concept of the proposed dwelling as “The concept is essentially for a single entity incorporating all the essential amenities for a country dwelling, expressed within a simple monolithic form both unified and homogeneous, rather than the more common style expressed in a range of building forms.”
58. To ascertain an understanding if this bar had been met, this application was reviewed by the South Cambridgeshire District Council’s Design Enabling Panel (DEP) on the 19th November 2020 (Appendix 2) and then again on the 17th December 2020 (Appendix 3).
59. During the November meeting it was considered that the dwelling being presented was of high quality, but it had not met that bar of exceptional quality and further information was requested.
60. This was for the following reasons, summarised from the November report (Appendix 2). This was the fourth review of the scheme by the DEP and the scheme had moved on, and was further developed by following the previous discussions. Further details were requested on the structure, construction and the materials that are being used. Also dimensioned drawings of the dwelling and details on the flexibility of the internal layout and integration of services being proposed. Corten is to be heavily used in the development of the scheme, further information was requested on the details of how the structure is to work and the sustainability of the material that is to be used. How the rain water disposal and drainage is to be incorporated into the scheme. The panel at this point was not able to endorse the scheme.
61. Further information was provided in Volume 4 and presented to the DEP in the December meeting (Appendix 3). Some minor concerns were raised regarding how the Corten Panels are going to be joined together and that a full sized trial panel should be erected with the complete external wall build up, detailing to demonstrate the robustness of the concept, which would be provided through a condition.
62. DEP members concluded at the end of the second meeting that they were confident that the applicant, who is also an architect and would be the owner of the dwelling, will seek and can deliver the highest standards of design detail. The scheme has been considered by the DEP to have reached the standard required to satisfy Paragraph 79 e) of the NPPF and Policy H/15 adopted South Cambridgeshire District Council Local Plan 2018.
63. As demonstrated in Volume One of the Design and Access Statement submitted as part of the application, the design has been through a series of design

development. Which has been influenced through the various iterations at the DEP and through the pre-application process with South Cambridgeshire District Council Planning Officers and Urban Design Officer. The document explores how different built forms, based on classical architectural proportions, would respond to the site context, underpinned by the concept of achieving a minimalist modern design. There is evidence of rigour in the design evolution process.

64. The proposed house would form part of a small, slightly dispersed cluster of buildings which include the existing Mill Farm, Mill House and Springfields, along the north eastern boundary, where it is closely related to. It is therefore not an isolated building, but an addition to the small cluster of buildings with a consistent modern architectural character.
65. The geometry of the proposed house and its landscape setting have been designed as one, this is apparent in the following design ideas that have gone through the evolution of the building:
 - the siting of the building just above the level of the wetland (as a bird hide would relate to a wetland within a nature reserve);
 - the alignment and design treatment of the building axes as they extend into the landscape;
 - the approach to the building along the drive;
 - the interfaces between the building and the landscape.
66. The approach and access to the house would provide an element of surprise. The rationale of introducing visitors and vehicles into the piazza via a curved access route through the landscaped space is supported, as this would create an interesting spatial experience and a strong sense of arrival. Both through the natural environment and the additional planting and landscape features that are being proposed.
67. The entrance through an enclosed courtyard from the access road would provide an element of enclosure. Which then leads to an open plan space within the dwellings and carefully framed views that provides further drama. This is onto the proposed ornamental pool in the piazza, rainwater collection from the building and the open water 'rill' in the landscape are linked into a single system and form a symbolic river across the site. The Views within the dwelling would be across the informal park land and meadows to the north of the site and western boundary of the dwelling. The created wet grassland in the southern part of the site, which is crossed by the ditch/rill to create an open area of water, this then leads to a wet woodland area along the western and southern boundary of the site along Guilden Brook. It has been proposed in the application that there are sculptures within the site, this is located along the ditch/rill.
68. The built form and layout whilst large display rigour, symmetry and simplicity. The concept is essentially for a single entity incorporating all the essential amenities for a modern dwelling, expressed within a simple monolithic form. The Urban Design Officers welcome the clear expression of the house through the use of a unitary enclosure with a simple internal layout. Officers also welcome the use of simple construction methods and modern techniques to achieve a refined and considered piece of architecture. Details of which have been refined and

explained through the further submissions on this application, as part of the DEP review process.

69. The internal planning is well considered and clearly illustrates the concept of rooms set in a natural landscape. The plan of the dwelling is a simple symmetrical form which has been informed by the classical plan of the Villa Rotunda. The proposed central winter garden court relates well to the surrounding living spaces and would provide a pleasant amenity space; this 9m square space has its centre part being openable to the sky. The proposed layout responds to the sun's movement around the building. The external colonnade and loggia are located on the South East and the South West elevations of the dwelling where the structure is able to contribute to solar shading while at the same time complementing the adjacent living spaces.
70. Policies S/2 and H/15 and the NPPF detailed above both refer to the dwelling needing to be innovative. The application has been commented on by the South Cambridgeshire District Council Sustainability Officer. Parts of this proposal include an energy nanogrid, which links together photovoltaic panels, heat pumps (ground and air source pumps), battery and thermal storage. The design and location of the features detailed above are of a design that will be part of the dwelling and not highly visible. The South Cambridgeshire District Council Sustainability Officer has stated that the nanogrid approach, will exceed the Council's requirement for a 10% reduction in energy using onsite renewable energy by some margin. This is accepted and it is recommended that a condition is applied to the application to secure implementation of the nanogrid.
71. With regards to the wider approach to sustainability, it is noted that some consideration has been given to building materials. It is proposed to utilise a high proportion of cement replacement ground granulated blast furnace slag (GBBS) to lower the embodied carbon of the concrete used in the project. While steel has high embodied carbon, the use of corten steel is a more sustainable option as its corrosion resistance means that carbon intensive coatings can be avoided throughout the life of the project giving it a long lifespan and a greater potential for recovery and reuse or recycling. The South Cambridgeshire District Council Sustainability Officer also welcomes the adaptability that has been designed into the internal structure of the dwelling, allowing for the layout of the building to be more easily changed in the future.
72. The design of the external colonnade and loggia on the south east and south west elevations also has a climate related role, in that in addition to providing visual screening, it also provides solar shading. The spacing allows for solar gain in the winter but helps to limit internal solar gains in the summer months.
73. With regards to water efficiency and meeting the requirements of policy CC/4, a range of measures are proposed including best practice water efficiency measures and rainwater harvesting. The Energy and Sustainability Statement references a 25% reduction in water use, with a total per day water use of 470 litres, which equates to water use of 94 litres/person/day on an occupancy of 5 people. This approach, which provides a greater level of efficiency than that required by policy CC/4 is welcomed. Through further submissions of documents

during the application process, details have been given on the location of the heating coils which are to be located in the building zone which will help to minimise the impact on the wider landscape. Details have been provided on the the layout of infrastructure for elements including the Mechanical Ventilation with Heat Recovery system, the rainwater harvesting system and the drainage system, which are all acceptable in meeting the aims of Policies CC/3 and CC/4 of the adopted South Cambridgeshire District Council Local Plan 2018.

74. It is recommended by the South Cambridgeshire District Council Sustainability Officer that a condition to require submission of the detailed water efficiency specification is submitted prior to occupation and the details in Design and Access Statement Volume 2, Appendix 7: Energy and Sustainability, Poulson Architecture, July 2020, shall be fully installed and operational prior to the occupation of the development and thereafter maintained.
75. In regards of the innovative elements of the design it would provide a greater level flexibility to the internal layout and allows it to be modified to meet the needs of the occupants, this is demonstrated through the Lifetime homes diagrams (16 criteria). All the primary living areas are planned as a single volume with freestanding furniture, book stacks and storage elements which may be re-arranged at will.
76. Neighbour comments have been provided on the application, it has been stated that this is not the vision of an exceptional country house and it is not what could be either called a bird hide.
77. The design rational has been provided as part of the application process and the evolution of the design, one of the concepts that has been considered is the traditional country house, which have a nod to vistas, access along the extensive driveway to the dwelling where the dwelling is revealed. Which has been considered as part of this application in the details that have been submitted.
78. In regards of the name of the dwelling, this is subjective and up to the applicant and owner of the site. There is no comment on the name of the site.
79. On balance of the details above and the submitted information it is considered that the house is considered to be of a high-quality minimalist design that reflects the design philosophy of Mies van der Rohe – Form follows function, responding well to the site context. It has met the bar of Policy H/15 part a) and NPPF paragraph 79 e) part 1. That the design of the dwelling is truly outstanding and innovative. Urban Design Officers consider the these design features, collectively, would create a design that is truly outstanding and innovative, and represents the highest standards in architecture. The sustainability of the building also exceeds the Policies in the Local Plan. The conditons that have been proposed by the consultees are to be applied if recommended for approval.

Setting and Character of area

80. Policy H/15 part b) states:
The dwelling would significantly enhance its immediate setting

81. Policy H/15 part c) states:
The nature and size of the site, and the design of the dwellings, its landscaping and location on site are sensitive to the defining characteristics of the local area and to wider views.
82. The NPPF Paragraph 79 e) part 2 states:
would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
83. At National Level the site is situated within the National Landscape Character Area (NCA) 87: East Anglian Chalk. As defined within the Character Areas the area has a strong rural character with a distinctive landform of smooth rolling chalk hills and gently undulating chalk plateau. A few isolated farm buildings are sited at track ends, often hidden by groups of mature trees or shelterbelts.
84. At local level the site is situated within The Chalklands as assessed by SCDC within District Design Guide SPD March 2010. The site lies in an area which has no specific local designations and as such does not fall within the scope of valued landscapes under Paragraph 170 of the National Planning Policy Framework. The site is located outside the existing village development framework boundary and does not form part of the Greenbelt.
85. The application site is located along a rural road between the villages of Melbourn and Fowlmere. The field that is to contain the proposed development is an open meadow with a variety of native trees and aged spruces. The ground is considered to be uneven and has areas of wetland due to the highwater table. To the south of the site is the RSPB managed SSSI.
86. There is to be a sweeping driveway that allows for the gradual reveal of the building and the landscape, the driveway then straightens as it approaches the building, this is the creating of a sense of arrival that is being proposed as part of this application. Which is the element of a country estate that has indicated in the application, and according to the applicant has been brought up to date through the design of the building and the landscaping around the site.
87. The submitted Volume 5 of the DAS, indicates the landscape strategy that would integrate the proposed house into the landscape and enhance the natural characteristics of the site. The landscape strategy proposes for nine zones is well considered and would create a design that is sensitive to the defining characteristics of the local area:
- Zone 1 Informal parkland and meadows.
 - Zone 2 New dwelling and domestic landscape.
 - Zone 3 River Shep banks. Unaltered except for a small number of new trees and shrubs along top of the bank.
 - Zone 4 Small copse to extend Nature Reserve and define corner of the site.
 - Zone 5 Scrapes to create wet grassland and seasonal standing water to give habitat diversification and enhance wetland setting to dwelling.
 - Zone 6 Ditch/rill to create area of open water for species diversification and to link dwelling to the landscape via a formal viewline.

- Zone 7 Wet woodland, retained new planting and grassland mosaic.
- Zone 8 Guilden Brook. Plans to conserve the chalk stream to improve the habitat for native wild trout and river bank diversity.
- Zone 9 Access Lane on low embankment with grass verges

88. The 'Hide' proposal is informed by the earlier design studies but also on the suggestion by the DEP, to discover an architectural form for the basic concept within the defining characteristics of the site and the local area. The site is wetland and chalkland adjoining the RSPB Nature Reserve and there is a clear correlation between the aims of a bird hide and the aspiration for a dwelling, placed within the natural landscape, where the occupants would be able to enjoy the panorama of the landscape, but hidden within the landscaping and the siting of the building.
89. It has been stated in the supporting information of the application that there should be a relationship between the building and the garden and the neighbouring RSPB site. All of which would be visible and have specific sight lines through the development.
90. The wetland landscapes within the site are design to mirror the RSPB site and habitats, through the management of these areas of the site it is expected that the habitats would become more diverse and reflective of the wild habitat of the neighbouring RSPB site. The direr slopes that are closer to the house will be managed an unimproved grass land and further to the house and up the slope will be an area of orchard, vegetable and lawn. This would be in a form that reflects the main dwelling on the site.
91. The location for the building within the site is informed by the topography, the landscape characteristics, the ecology and the varying geology. The site selected for the proposed house is on the higher part of the land towards the Northern boundary and the principal stream of the River Shep (in Flood Zone 1), taking into account water levels.
92. The proposed house would enhance its immediate setting through the character and quality of its design, which is consistent with the character of the existing Mill Farm and Mill House, and the way it 'sits' in its immediate setting - a 'hide' overlooking the wetland habitats that are both to be created through this application and that of the neighbouring RSPB site. The external structure and cladding will be fabricated in Corten steel which will oxidise naturally to form a rust brown patina. Its recyclability and low maintenance requirements are justified through the information provided in Volume 5 of the DAS. Design Officers agree that the rustic colours of the Corten would relate well to the landscape character. The cladding material would complement the architecture and would significantly enhance the site's immediate setting.
93. The landscape enhancement will be achieved through the overall design concept and through enrichment of the landscape drawing on natural and cultural references within the local area. The proposals include an area of wetland to encourage bio-diversity to enhance the wildlife habitat, consistent with the aims of the adjacent RSPB reserve. In addition, the proposals would also include an

orchard and meadow to deliver a mosaic of diversity value for a sustainable development.

94. The design would significantly enhance its immediate setting through both the design of the proposed house and the landscape scheme, which includes habitats and cultural landscape references. The design responds well to the site topography. The proposal shows a sensitive consideration of the building and site levels, the approach and setting of the house, elevational treatment, ancillary spaces and landscape.
95. During the DEP meetings and reports it was considered that the application is sensitive to the location of the development and the building and site levels. The impact of the development was also considered on the setting of the landscape and the unity of building with the nature. There is a sense of order that is taken out into the landscape and how it enhances the site.
96. It has been raised by the Parish Council and the third party comments that the design of the application does not reflect the rural nature of the area and at best the proposed structure might possibly be considered to be sympathetic to the setting, but are strongly of the view that the development of this property could not be judged to significantly enhance the immediate setting. The proposed structure would also be out of keeping with the surrounding cluster of buildings and as such would not be sensitive to the defining characteristics of the local area.
97. The detail given above in regards of the justification of the building and how it conforms with the relevant policies have been supported by the Urban Design Officer and the DEP and how it has been thoroughly reviewed. It is understood that design is subjective and may be considered “marmite”. However, this decision has been reached the tools that are available, as required by the NPPF paragraph 129. When considering design schemes there should be the appropriate use of, tools and processes for assessing and improving the design of development. These are of most benefit if used as early as possible in the evolution of schemes. The application has been reviewed by the DEP four times, which has influenced the design of the building and its landscape.
98. It is considered that the proposal would respect, retain and enhance the local landscape character and comply with Policies S/2, NH/2 and HQ/1. Also the application would significantly enhance the site and be sensitive to the characteristics of the local area and comply with Policy H/15 of the Local Plan. This is subject to hard and soft landscape detail conditions that are to be applied to the application. Which has been confirmed by the South Cambridgeshire District Council Landscape Architect.

Policy H/15 part d)

99. It has been raised by the Parish Council and third party representations that the application does not comply with Policy H/15 as the land forms part of the curtilage of Mill Farm. Part d) of the policy states:

That there are no existing dwellings on the site capable of being replaced under Policy P/14.

100. As detailed on the submitted plans this dwelling would have its own redline and therefore curtilage that is separate from Mill Farm. The Curtilage of Mill Farm was defined through the planning application that allowed that dwelling. Also due to the separation of this development from Mill Farm, through the new access and separation of boundary treatments would be considered as a new dwelling and part of its own site.
101. In summary, this application would meet the requirements of Policy H/15 and Paragraphs 79, 128, 129, 130 and 131 of the NPPF the proposal would be of an outstanding quality and of an innovative design.
102. Unlike other Paragraph 79 houses that have received planning permission but was never built due to misalignment on cost and design intent, in this application, the applicant has given officers the confidence that the proposals are achievable, with the applicant showing previous experience of delivering high-quality design, and the commitment the applicant has given to developing the current proposals with officers and his team of specialists.
103. The conclusions of the independent design review body DEP, that the proposals have reached the standards required by Paragraph 79e of the NPPF, should be taken into account and be given significant weight in the consideration of this application, as per the objective of Paragraph 129 of the NPPF. In addition, great weight should be given to the outstanding and innovative design of the proposals as per the objectives of Paragraph 131 of the NPPF, thus justifying a departure from the spatial strategy in this instance.
104. Due to the nature of the development and the high quality that is being achieved through the proposal, it is recommended that the following Permitted Development Rights as detailed in the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2 as detailed in the are removed from the development:
 - Part 1
 - Class A - enlargement, improvement or other alteration to the dwelling
 - Class AA – Additional Storey
 - Class B - enlargement consisting of an addition to the roof
 - Class C - alteration to the roof
 - Class D - erection of a porch
 - Class E - provision of any building or enclosure
 - Class F - any hard surface
 - Class G - provision of a chimney, flue, soil or vent pipe
 - Class H - installation, alteration or replacement of an antenna
 - Part 2
 - Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure

Residential Amenity

105. In regards of residential amenity both of the future residents of the site and the neighbouring residents of the site each of the plots are to be assessed below. This will be in regards of Policy HQ/1, H/12 and the District Design Guide.
106. Policy HQ/1 states in part n) that the proposal would not create overlooking to the neighbouring properties, nor would it create a dominating effect. It also requires the development not to have a harmful effect on the amenity of the future residents of the site. Paragraph 127 f) of the NPPF states that there should be a high standard of amenity for future and existing users.
107. The bedroom spaces are the following
- Study / bedroom 4 17m²
 - Bedroom / dressing room 41m²
 - Master bathrooms 11m²
 - Bedroom 2 13m²
 - Bedroom 3 13m²
108. All of these bedrooms meet the requirements of Policy H/12. In regards of the internal floor space of the whole dwelling this is 417m² and therefore exceeds the 74m² that is required in accordance with Policy H/12 of the adopted South Cambridgeshire District Council Local Plan 2018.
109. Paragraph 6.68 of the Council's District Design Guide details that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary.
110. The main dwelling is approximately 23m away from the north eastern boundary at the closest point and 38m at the furthest point as it is set at an angle from the boundary of the site. On this elevation of the dwelling are the windows for bedrooms 2 and 3, these will be the only windows for these rooms. Also a window for the dressing room of bedroom 1. As this is greater than the 15m required by the Design Guide between the dwelling and the property boundary. None of the other distances are considered to be applicable as the dwelling is 3.5m in height and therefore not a two storey property.
111. There will be some glimpses of the property from Springfeild as this is the closest dwelling to the site, there is landscaping proposed between the dwelling and the neighbouring property, this is to be further conditioned and therefore will lead to further control. Due to the height of the property and the further rise of the land to the rear of the site and the neighbouring property it is considered that these glimpses would be minimal.
112. Concerns have been raised in regards of the harm that would be caused between the new dwelling and the agricultural buildings that are located within land under

the ownership of the neighbouring property. The dwelling would be located at a reasonable distance away from the boundary of the site to not result in any significant adverse impacts upon the amenity of this neighbouring property. The applicant is fully aware of the neighbouring property and the agricultural unit that is used in association with the farming activities on the neighbouring site. As the dwelling is within the countryside, it is expected to have countryside activities located within the near vicinity and therefore this is not a reason to refuse the application on these grounds. Despite this, the distance between the dwelling and the agricultural unit within the neighbouring site is approximately 50m which is considered to be a reasonable distance away to not result in any significant harm upon the amenity of the proposed dwelling.

113. In regards of the other way around, it is also considered to be minimal as the separation distances are between 23 and 38m away. Also the windows on the flank elevation facing the agricultural unit are small and would not create a large light spill. As this is only one dwelling the noise impact would also be minimal also.
114. On that basis it is considered that there would be no harm to the future residents of the site and the neighbouring residents. The application is therefore considered to be in conformity with Policies HQ/1 and H/12 of the adopted South Cambridgeshire District Council Local Plan 2018 and paragraph 127 f) of the NPPF.

Highway Safety and Parking Provision

115. The application is to create a new access to the proposal site from Fowlmere Road, which is along the western side of this boundary with the main highway. There is to be the removal of a part of the mature hedge and a tree to be able to accommodate the proposed access.
116. Details have been provided in the application and the supporting documents in regards of the visibility splays that can be provided, the access onto the site and additional speed surveys, are in volume 1.
117. These have been reviewed by the County Council Highways Authority Officers, who have considered that the visibility splays are acceptable along with the speeds along the road. They have stated that there have been no plans detailing the design and construction of the access onto Fowlmere Road.
118. On that basis it has been recommended that the following conditions are to be applied to the application, subject to the application being recommended for approval:
 - Width of the access
 - detailed engineering scheme of the access
 - Drainage measures of the access
119. Further information has been provided on the access in the additional information that has been submitted through the application process. It has been stated by the Highways Officer that the details of the materials that are to be used in the

public highway are not acceptable and therefore would still need to be provided in the detailed engineering scheme of the access, as previously requested therefore a condition is still required.

120. In regards of the parking that is being provided on the site, there is sufficient room for several vehicles to park in the front of the house and the proposal provide undercover parking for 5 cars, it is therefore considered to meet the requirements of Policy TI/3 of the adopted South Cambridgeshire District Council Local Plan 2018. This policy requires the provision of two parking spaces for the dwelling. It is acknowledged that this is an overprovision of car parking however, policy TI/3 states that the minimum standards are indicative only and therefore officers do not consider this to be a reasonable reason to refuse the application in this instance.
121. On that basis and subject to conditions it is considered that the application is acceptable in regards of the Highways Matters.
122. Matters have been raised by the Parish Council in regards of the following, matters:
 - Construction traffic,
 - Location of the access,
 - Location of footpaths,
 - Conformity with Policy TI/2 of the adopted Local Plan.
123. In regards of the Construction traffic it is recommended that a Traffic Management Plan is conditioned to ensure that it is submitted prior to the commencement of the development on the site.
124. The location of the access has been agreed by the Local Highways Authority and it has been considered to be acceptable in this regard and the details have met the requirements of safety both of the adopted Local Plan and the NPPF.
125. The Parish Council has raised the concerns with the conflict with TI/2 as there is no footpath and the development will be highly reliant on car travel which is not in accordance with sustainable travel as identified by the above Policy.
126. It is agreed that there would be some conflict with Policy TI/2 as there would be no footpath created by this development as there is no space to do so. However, on the application side of the road there would be no space and there is no footpath that runs alongside the road to link this development to. Also the material increase in travel demand is to be considered as part of the policy and the supporting text. The increase is considered to be minimal as it is for one additional dwelling. Therefore there is some conflict with Policy TI/2 as detailed by the Parish Council but due to the constraints of the site this cannot be overcome and the development therefore on balance is considered to be acceptable on this matter.

Drainage and Flooding

127. Running along the north eastern boundary is the River Shep and along the south west boundary of the site is Guilden Brook. The proposed dwelling is located within Flood Zone 1 but in close proximity to Flood Zones 2 and 3. Flood Zones 2 and 3 are located to the south and east of the site, predominantly where the access is to be located and the garden area. The land rises towards the eastern boundary and the common boundary with Springfields.
128. The NPPF paragraph 163 ensures that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Applications should be supported by a site-specific flood-risk assessment. Developments should only be allowed in areas of flooding where, the most vulnerable development is located in areas of lowest flood risk. The development is appropriately flood resistant and resilient and it incorporates sustainable drainage systems. If there is any residual risk it can be safely managed and safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
129. The supporting information that has been submitted as part of this application includes the drainage and flooding information, which has been reviewed by the South Cambridgeshire District Council Sustainable Drainage Engineer and the Environment Agency (EA).
130. The South Cambridgeshire District Council Sustainable Drainage Engineer has commented on the application in light of the information that is contained in the supporting information. A condition has been recommended for finished floor levels and site levels. Policy CC/9 of the adopted South Cambridgeshire District Council Local Plan 2018 states that in order to minimise flood risk, development will only be permitted where floor levels are 300mm above the 1 in 100 year flood level plus an allowance for climate change where appropriate and where appropriate and practicable also 300mm above adjacent highway levels. It is not clear if the finished floor levels (FFLs) are above this level therefore this condition is to be applied to the application if it is to be recommended for approval.
131. The Environment Agency has no objection to the application in principle subject to conditions and informatives, that have been recommended. The submitted Flood Risk Assessment (FRA) has been reviewed and is considered to be acceptable for the scale and nature of the proposed development.
132. The submitted FRA demonstrates that the proposed dwelling is located within Flood Zone 1 but in close proximity to Flood Zones 2 and 3. There are proposed to be raising of the floor levels, flood resilient measures should be incorporated into the design of the proposed dwelling to ensure the dwelling remains safe for its lifetime. It is recommended that this is conditioned as part of the application, informatives have been applied to the application in respect of the above.
133. The Environment Agency have also commented on the Pollution Prevention as part of the application. The energy centre that is being provided as part of this application which includes ground source heat pumps, air source heat pumps and

solar panels to generate energy. Excess energy will be stored in batteries for use when supply is not available. Suitable protection measures should be considered to protect against fire, the spread of fire and the collection and containment of polluting firewater in the event of a fire. On that basis a condition has been recommended for the pollution control of the above.

134. In regards of the connection to foul water drainage it has been stated by the EA that other than very exceptionally, providing non-mains drainage as part of the Planning or Building Regulation application will not be allowed unless it can be proven that a connection to the public sewer is not feasible. Non-mains drainage systems are not considered environmentally acceptable in publicly sewered areas. Please note that the existence of capacity or other operating problems with the public sewer are not valid reasons for non-connection where this is reasonable in other respects.
135. Where connection to the public sewer is feasible, agreements may need to be obtained either from owners of land over which the drainage will run or the owners of the private drain. The applicant should be aware of their responsibility to maintain the system to the manufacturer's requirements and environmental regulations. Informatives have been included in regards of the above comments.

Ecology

136. Fowlmere Nature Reserve is located along the southern boundary of the development site and is designated Site of Special Scientific Interest (SSSI), which is managed by the RSPB, representing one of the few remaining relic fen habitats. Its provision of various habitats has led to a diverse richness of birds for which the site is noted. The former watercress beds provide valuable feeding areas for ducks and migratory waders, and the reedbeds and scattered scrub provide nesting and breeding habitats for warblers including blackcap, green warbler, white throat and lesser white throat. The site is managed for its reedbed, fen, chalk grassland and scrub, which are home to breeding turtle dove, water rail and barn owl, with reed bunting roosting over winter.
137. Natural England have commented on the application and have directed the Local Planning Authority to Natural England's Impact Risk Zones (IRZ) and how development can put additional pressure on SSSI's. This development is next to the Fowlmere Watercress Beds which is in a Higher Zone of potential risk. The guidance that has been submitted with the Natural England comments refers to when a development can be screened out and the overall impact can be mitigated against. This would be 50 dwellings and if in the LPA, a smaller proposal closer to a SSSI(s) is considered likely to have significant effect, impacts should be assessed.
138. This application is for one dwelling on land that is currently managed by the owner of the site the site currently consists of grassland, wooded areas, wooded boundaries, and standing trees. The RSPB have commented on the application and they have no objection to the proposal and welcome the biodiversity measures that are being proposed as part of the application and welcome the idea of buffering and enlarging the reserve's wetland landscape, there is the

potential for any habitat creation and later management to have implications on the reserve. The RSPB would like to be consulted on the habitat management plan, which is due to be agreed with Natural England and South Cambridgeshire District Council to ensure no negative impacts occur on Fowlmere Nature Reserve (SSSI).

139. Therefore on that basis it is considered that the development of one dwelling can be mitigated against and the impacts on the SSSI's would be minimal and the landscaping and biodiversity improvements that are being recommended are acceptable on that basis.
140. the Preliminary Ecological Appraisal V003 (MKA Ecology, October 2019), Reptile Survey report (MKA Ecology, October 2019) and letter dated 1 November 2019 from MKA Ecology (bat survey findings) have been submitted as part of this application and reviewed by the South Cambridgeshire District Council Ecology Officer. They have stated that there is no objections to the application subject to the following conditions.
 - Construction Environmental Management Plan (Biodiversity) (CEMP)
 - Habitat Creation and Management Plan
 - External Lighting
141. The Ecology surveys remain valid for 18 months to 2 years before planning decisions; the survey findings are acceptable in this instance, even though the surveys were completed at the end of the survey window. The surveys confirm that the site comprises predominantly regularly mown and less frequently mown/longer species-poor semi-improved grassland. There are also hedgerows, scattered trees, a small area of plantation woodland, tall ruderal habitats and adjacent woodland to the south-east.
142. The submitted reptile survey did not find evidence of any reptiles (or amphibians) using the site, although the precautionary approach to works is welcomed and will need to be secured by condition.
143. The submitted bat activity survey identified use of the northern boundary of the site by at least four species (common and soprano pipistrelle, brown long-eared and noctule bats). A sensitive lighting scheme will need to be secured and is conditioned.
144. There are several additional surveys identified in the PEA which have not been completed, although some may no longer be necessary as follows:
 - 1) Breeding bird surveys: much of the trees and boundary vegetation will be retained with species-poor grassland being the predominant habitat within the development. Therefore, lack of detailed breeding bird surveys, given no net loss and net gain of habitat, is acceptable.
 - 2) Bat tree roost assessment: Only four trees will be removed. None of these trees were identified in target notes as being of particular suitability for roosting bats. All identified trees with bat roost potential will be retained. A detailed tree assessment for roosting bats is no longer required.

3) Great crested newt survey: An eDNA assessment was recommended for a pond within 50m of the site. This does not appear to have been completed despite opportunities at a suitable time of year since the baseline survey. On balance, it is not considered 'reasonably likely' that GCN will be present and impacted because there are no records for the species within 1km including on the adjacent SSSI and the pond scores 0.53 i.e. 'Below Average' suitability in a Habitat Suitability Index assessment. In addition, no GCN were found under the 196 refugia during the reptile survey. It may still be prudent to complete the eDNA assessment or further investigations to confirm absence but surveys are only required to inform planning decisions if there is 'reasonable likelihood' of presence and impacts. The precautionary methodology for reptiles will also avoid an offence being committed in relation to GCN and further information can be secured through the CEMP.

4) Water vole surveys: The agent has confirmed that these have been completed and no evidence of water vole was found. However, evidence from an ecologist/survey report has not been provided. Water vole surveys are usually only required if there will be works within 5-10m of suitable watercourses. Therefore, providing a standoff zone of at least 5m and ideally 10m can be provided, detailed survey information is not required in this instance. The stand-off zone or a pre-commencement survey should be secured by condition.

145. Otter, hedgehog and brown trout are also likely to be present. Habitat creation will include creation of reedbed, open water, orchard and species-rich meadow/calcareous grassland.
146. The proposals also involve installation of at least 15 bird boxes, an artificial otter holt, log piles and bug bricks. Inclusion of integrated bat roost/bird nesting features in the building are requested to meet South Cambridgeshire District Council's Biodiversity SPD. The site should achieve net biodiversity gain in accordance with NPPF paragraph 170, 174, and 175, the Adopted South Cambridgeshire District Council Local Plan Policy NH/4 and emerging UK Government Policy.
147. The River Shep and the Guilden Brook (chalk stream) which are of ecological importance, border the site to the south-west. These habitats are not designated in their own right but are directly linked to County Wildlife Sites and the adjacent Fowlmere Watercress Beds SSSI. Therefore, a stand off zone of at least 5m and ideally at least 10m from these features will need to be retained, including no access or storage of waste or materials during construction, with no pollution from discharge to this watercourses. This standoff zone will be included in the condition request of a Construction Environmental Management Plan. Any landscaping within the buffer areas will need to be very carefully considered; for example, over shading by additional tree or shrub planting may deter use by water vole.
148. The Habitat Creation and Management Plan will need consultation with the RSPB and the Wild Trout Trust in relation to enhancements to watercourses and the neighbouring RSPB site.

Landscaping and Trees

149. The impact that this development would have on the landscaping it is considered that it would enhance the site and its surrounds, subject to the conditions that have been recommended by the Landscape Architect and Design Officer. Which has been discussed above.
150. In regards of other landscaping matters on the site is considered that a condition is applied to the application to ensure that the lighting can be ensure there is no harm to the ecology on the site and the wider design of the scheme, as this can have an impact on the design of the site.
151. The South Cambridgeshire District Council Trees officer has commented on the application. There is no objection to the application subject to the following conditions
 - Arboricultural Method Statement and Tree Protection Strategy
 - Planting details of replacement trees for those lost to facilitate development.
 - That the boundary hedgerows be retained in perpetuity.
152. The trees on the site have no legal protection through Tree Protection Order (TPO) & no statutory protection. The hedgerows that are adjacent to the site and that will be removed as part of the access may qualify as important hedgerows under the Hedgerow Regulations 1997 and would therefore have statutory protection.
153. From the first comments from the South Cambridgeshire District Council Trees officer Volume 5 had been submitted which provides more detail on the application and appears to have answered some of the questions that had been raised at the time. The Officer has not commented on this additional, but the below recommendations are made in light of the previous comments and volume 5.
154. The Site compound, store, facilities and contractor parking the location, as previously requested by the officer will be provided in the traffic management plan that has been requested through a condition.
155. Volume 5 goes into greater detail in regards of the no dig road and the location of the services that are to be provided. Also the tree protection of the trees that would be within the service road. This is considered to an acceptable level of detail.
156. On that basis it is considered that the impact on the trees can be mitigated through the conditions that are being recommended.

Contamination

157. On the South Cambridgeshire District Council GIS records there are no records of contaminated land adjacent to or within 500m of the site in the red line boundary. Therefore in regards of contamination of the site it is considered that it is

appropriate to apply a condition to the application to ensure that any unknown contamination to be reported to the Local Planning Authority, to be in conformity with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

Other matters

158. Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively; the application does not provide details of any of the above. It is therefore considered reasonable and necessary to impose a condition to require that the above policies are satisfied, if the application is to be recommended for approval.
159. It has been raised through the comments on this application about the applicants involvement within the DEP, who have provided comments on this application and their reports are in Appendix 1 and 2 of this Committee Report.
160. It has been confirmed by the South Cambridgeshire District Council Urban Design Officers who organise the DEP meetings that the applicant has never been a Chair or Vice chair of the DEP. If they are the chair or vice chair they receive an remuneration, which the applicant has not received, the rest of the Panel members support out DEP on a voluntary basis.
161. The applicant has only been invited to provide critique on two occasions on other schemes, and those two meetings took place two to three years before the application was submitted as a pre-application with the Local Planning Authority.
162. In the Terms of reference for the Panel Members, it states that the Panel Members can present their own schemes as long as they declare that they are a member of the DEP, there is no objection from the Panel, and that they do not sit on the same panel for obvious reasons.
163. Due to the large pool of designers/architects on the DEP panel, it is inevitable that they sometimes present their own schemes on behalf of their practice and client. It would be unfair to exclude them from presenting to our panel. Otherwise it would be difficult to invite any experienced architects to join the panel.

Conclusion

164. Policy H/15 and NPPF paragraph 79 e) refer to dwellings in the countryside that are of exceptional quality that is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas Also it would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
165. This application has been reviewed by the DEP on several occasions and the scheme now has their endorsement in regards of the standard of design.
166. The South Cambridgeshire District Council Urban Design Officer and Landscape Architect have no objections to the application and both have supported the

design of the development and the landscaping that is being proposed is acceptable and would enhance its setting.

167. There have been no objections to the application from the Consultees of the application and they have recommended conditions to the application, which are being applied to the proposal.

Recommendation

168. Officers recommend that the Committee Approve the application, subject to the below conditions.

Background Papers

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)

Appendix

Appendix 1: Council Urban Design Officer Comments

Appendix 2: South Cambridgeshire District Council's Design Enabling Panel Report - 19th November 2020

Appendix 3: South Cambridgeshire District Council's Design Enabling Panel Report - 17th December 2020

Report Author:

Jane Rodens - Senior Planning Officer
Telephone Number - 07704 018 433

Recommended Conditions

Time limit

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.

Plans

The development hereby permitted shall be carried out in accordance with the approved plans.

17th July 2020

Volume 1

Volume 2

6th August 2020

Location Plan

Tree Survey and protection plan

Topographical plans

Structural Layout

Site Plan and Landscape

Roof plan

Orientation and solar path

North South Section

House plan

Ground Level plan

Floor Plan of Piazza and Ancillary Areas

Volume 3

Elevations

Ecological Survey Plan

22nd February 2021

Volume 4

Volume 5

Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

Materials

No development shall take place above ground level, until details of all the materials for the external surfaces of building to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include the images, specifications and manufacturer of the materials. Development shall be carried out in accordance with the approved details.

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

Finished floor levels and site levels

No development hereby permitted shall be commenced until finished floor levels (FFLs) and site levels, in accordance with South Cambridgeshire District Council local plan policies, have been submitted to and approved in writing by the local planning authority. The FFLs and site levels shall subsequently be implemented in accordance with the approved details before the development is occupied.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CC/9 of the adopted South Cambridgeshire District Council Local Plan 2018.

Pollution control – water

The development hereby permitted shall not be commenced until such time as a scheme for the provision and implementation of pollution control of the water environment, including the disposal of foul and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: The site is located close to the river. The application states water from the development will be from a borehole and that waste water discharge will be via a package treatment plant and reed bed. The applicant will need to apply for a permit for the discharge of effluent from the treatment plant. The location of the treatment plant and borehole will need to be considered in conjunction with one another and any drainage field will need to be located 50m away from the proposed abstraction and preferably hydraulically down gradient

Sample Panel

No development shall take place above ground level, until a sample Corten cladding panel of the dimensions 2.7m x 1m has been erected with the complete external wall build up detailing to demonstrate the robustness of the concept. The LPA shall be notified of the cladding panel and external wall build up once erected in order that an inspection can be carried out. This evidence shall then be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with approved details.

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

Sculptures

Prior to the submission of external materials condition, the details of the proposed permanent sculptures located to the SE and SW of the site shall be submitted to and approved in writing by the Local Planning Authority. The proposed sculptures shall either be provided in accordance with the agreed details prior to the occupation of the dwelling or in accordance with an agreed alternative timescale being no later than one year post occupation of the dwelling.

Reason - To ensure that the design of the sculptures is appropriate and would complement the house and the landscape in accordance with Policies HQ/1 and HQ/2 of the 'South Cambridgeshire Local Plan' (2018).

Doors, Windows and Rooflights

No development shall take place above ground level, until details of all the doors, windows and rooflights to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The details shall include the images, specifications and manufacturer of the doors, windows and rooflights. Development shall be carried out in accordance with the approved details.

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

Pollution control

The development hereby permitted shall not be commenced until such time as a scheme for the provision and implementation of pollution control of the water environment, including the disposal of foul and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: The site is located close to the river. The application states water from the development will be from a borehole and that waste water discharge will be via a package treatment plant and reed bed. The applicant will need to apply for a permit for the discharge of effluent from the treatment plant. The location of the treatment plant and borehole will need to be considered in conjunction with one another and any drainage field will need to be located 50m away from the proposed abstraction and preferably hydraulically down gradient. The Environment Agency will be pleased to assist in the assessment of proposals submitted by the applicant to meet these conditions.

Flood mitigation measures

Prior to commencement of development, precise details of flood mitigation measures that are to be incorporated into the proposal shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be incorporated prior to first use of the dwelling and shall thereafter be retained as such.

Reason: To ensure appropriate flood mitigation measures are in place and that the building is resilient to climate change.

Landscape - Arboricultural Method

No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement of Arboricultural Works Scheme) which indicates the construction methods to be used in order to ensure the retention and protection of tree, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.

No operations shall commence on site in connection with the development hereby approved (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site.

Reason: This condition is a pre commencement condition to ensure that the protected trees are not affected during construction of the development hereby permitted, in the interests of visual amenity and in accordance with Policies HQ/1, H/15, NH/2 and NH/4 of the adopted South Cambridgeshire Local Plan 2018.

Landscape - Tree protection scheme

No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of timing of events, protective fencing and ground protection measures. This should comply with BS5837.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to prevent damage to trees during construction and to meet the requirements of Policies HQ/1, H/15 and NH/2 of the adopted South Cambridgeshire Local Plan 2018.

Landscape - Details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, for a period for five years from the date of the approved scheme was completed.

Reason: This condition is a pre commencement condition in the interests of visual amenity in accordance with Policies HQ/1, H/15 and NH/2 of the adopted South Cambridgeshire Local Plan 2018.

Habitat Creation and Management Plan

A Habitat Creation and Management Plan shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of development. The content of the Plan shall include the following:

- a) A location plan and specification for habitat creation and planting to benefit wildlife.
- b) A location plan and specification for species-specific habitat creation including bat and bird boxes, habitat piles and an artificial otter holt.
- c) Description and evaluation of features to be managed.
- d) Ecological trends and constraints on site that might influence management.
- e) Aims and objectives of management.
- f) Appropriate management options for achieving aims and objectives.
- g) Details of engagement with relevant stakeholders including the RSPB, Natural England and Wild Trout Trust as required.
- h) Prescriptions for management actions.
- i) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- j) Details of the body or organisation responsible for implementation of the plan.
- k) Ongoing monitoring and remedial measures including programme of reporting to the LPA and/or other stakeholders.

The plan shall also set out (where the results from 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 protect nearby habitats and wildlife and to secure net gain for biodiversity in accordance with the NPPF, adopted South Cambridgeshire District Council Local Plan Policy NH/4 and Biodiversity SPD.

Construction Environmental Management Plan (Biodiversity)

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

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones" based on up-to-date survey information for habitats and protected and notable species including a plan showing at least 5-10m buffer areas by watercourses.

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during which construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs and a plan showing their locations.
- i) Details of any construction lighting.
- j) Pollution prevention measures to protect the adjacent SSSI.

The approved CEMP 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 comply with the requirements of the Wildlife and Countryside Act 1981 (as amended) and to protect nearby habitats and wildlife in accordance with adopted South Cambridgeshire District Council Local Plan Policy NH/4

Detailed engineering scheme of the access

Before the dwelling hereby permitted is occupied, the vehicular access from the existing carriageway edge shall be laid out and constructed in accordance with a detailed engineering scheme to be submitted to and approved in writing by the local planning authority, and such a scheme shall include the provision of a metalled/sealed surface for a minimum length of 5m from the existing carriageway edge.

Reason: In the interests of highway safety.

Implementation of energy strategy

The approved renewable/low carbon energy technologies and nanogrid approach (as set out in the Design and Access Statement Volume 2, Appendix 7: Energy and Sustainability, Poulson Architecture, July 2020) shall be fully installed and operational prior to the occupation of the development and thereafter maintained.

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

Reason: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Water efficiency

The development hereby permitted shall not be occupied until a water efficiency specification based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

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

Implementation of energy strategy

The approved renewable/low carbon energy technologies and nanogrid approach (as set out in the Design and Access Statement Volume 2, Appendix 7: Energy and Sustainability, Poulson Architecture, July 2020) shall be fully installed and operational prior to the occupation of the development and thereafter maintained.

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

Reason: In the interests of reducing carbon dioxide emissions in accordance with Policy CC/3 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Water efficiency

The development hereby permitted shall not be occupied until a water efficiency specification based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

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

Width of the access

The access shall be a minimum width of 3.6m, for a minimum distance of 5m measured from the near edge of the highway boundary and not carriageway edge.

Reason: In the interests of highway safety.

Drainage of the access

The access shall be constructed with adequate drainage measures to prevent surface water runoff onto the adjacent public highway, in accordance with a scheme submitted to and approved in writing by the Local Planning Authority.
Reason: To prevent surface water discharging to the highway.

Wi-Fi

The dwelling 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 adopted South Cambridgeshire Local Plan 2018.

Lighting - No external

No external lighting, other than that already permitted, shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity. The lighting shall be installed in accordance with the approved details before the use commences.

Reason: In the interests of visual amenity and biodiversity and to meet the requirements of Policies H/15, HQ/1, NH/2 and NH4 of the adopted South Cambridgeshire Local Plan 2018.

Boundary- Retention

The existing boundary treatments including the hedgerow and that proposed in the supporting information, shall be retained or if removed replaced by another hedge of a similar type and height for so long as the development remains in existence.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties and in accordance with Policies HQ/1, H/15 and NH/2 of the adopted South Cambridgeshire Local Plan 2018.

Removal of all PD rights

Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

Class AA – Additional Storey

Class B - enlargement consisting of an addition to the roof

Class C - alteration to the roof
Class D - erection of a porch
Class E - provision of any building or enclosure
Class F - any hard surface
Class G - provision of a chimney, flue, soil or vent pipe
Class H - installation, alteration or replacement of an antenna

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure

No development of any of the above classes shall be constructed or placed on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the limitations of the site and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies HQ/1, H/15 and NH/2 of the adopted South Cambridgeshire Local Plan 2018.

Unexpected contamination

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

Reason: To ensure that risks from land contamination to the future users of the land 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.

Informatives

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that 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.

Any proposed flood resilient measures should follow current Government Guidance. For more information on flood resilience techniques, please see the Department for Communities and Local Government (DCLG) guidance document "Improving the Flood Performance of New Buildings – Flood Resilient Construction, 2007", which is available on the following website: <https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings> Advice to LPA. With regard to the second part of the Exception Test,

your Authority must be satisfied with regard to the safety of people (including those with restricted mobility), the ability of such people to reach places of safety including safe refuges within buildings and the ability of the emergency services to access such buildings to rescue and evacuate those people.

Advice to Applicant – Flood risk. The Environment Agency operates a flood warning system for existing properties currently at risk of flooding to enable householders to protect life or take action to manage the effect of flooding on property. Floodline Warnings Service (F.W.S.) is a national system run by the Environment Agency for broadcasting flood warnings. Receiving the flood warnings is free; you can choose to receive your flood warning as a telephone message, email, fax or text message. To register your contact details, please call Floodline on 0345 988 1188 or visit www.gov.uk/flood Registration to receive flood warnings is not sufficient on its own to act as an evacuation plan. We are unable to comment on evacuation and rescue for developments. Advice should be sought from the Emergency Services and the Local Planning Authority's Emergency Planners when producing a flood evacuation plan.

Pollution prevention: Environmental Permits (EP). The above response is made by the Environment Agency's in its role as statutory consultee to the local planning authority (LPA), and based upon the detail formally submitted, by the applicant/agent, to the local planning authority (LPA).

The applicant should be aware that, irrespective of any planning approval, the proposal will require an Environmental Permit (EP), or a variation to an existing EP, under the Environmental Permitting Regulations 2010, unless an exemption applies. The applicant is advised to contact the Environment Agency on 08708 506 506 for further advice and to discuss the issues likely to be raised. Additional 'Environmental Permitting Guidance' can be accessed via <https://www.gov.uk/topic/environmental-management/environmental-permits>

Consent for the discharge of effluent may be required from Environment Agency. Further information can be found at <https://www.gov.uk/permits>. This is irrespective of any planning approval.