



**South  
Cambridgeshire  
District Council**

26 May 2021

**Report to:** South Cambridgeshire District Council Planning Committee

**Lead Officer:** Joint Director of the Greater Cambridge Planning Service

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### **20/02066/FUL – 180 High Street, Harston**

Proposal: Erection of a residential development containing nine units comprising a mixture of houses and apartments along with access, car parking, landscaping and associated infrastructure following demolition of existing buildings

Applicant: Enterprise Residential Development Ltd

Key material considerations: Principle of development  
Housing Density  
Housing Mix  
Loss of a Village Service  
Loss of Employment  
Character and Appearance of Area  
Highway Matters and Parking Provision  
Residential Space Standards  
Neighbour Amenity  
Residential Amenity  
Biodiversity  
Trees and Landscape  
Flooding and Drainage  
Noise  
Contamination

Date of Member site visit: No

Is it a Departure Application?: No

Decision due by: Out of time.

Application brought to Committee because: Local member requests the application is determined by Planning Committee.

Officer Recommendation: Approval

Presenting officer: Karen Pell-Coggins

## **Executive Summary**

This application seeks full planning consent for residential development containing nine units comprising a mixture of houses and apartments along with access, car parking, landscaping and associated infrastructure following demolition of existing buildings.

The site is 0.24 hectares in area and forms a prominent corner plot on the High Street (A10) and London Road (B1368), being the first visual approach as you enter in Harston. The site is currently fenced off with herras fencing and has a two-storey building located at the front which was occupied by the former Vujon Indian restaurant which closed in 2018. A large car park lies to the rear which is accessed off London Road. The site lies within the Harston Village Development Framework and Flood Zone 1 (low risk).

Officers consider that the proposal, as amended, would reflect the character and visual amenity of the area. It is acknowledged that the site lies within a prominent corner and entrance into Harston. As a result, the proposed apartment building which lies on the corner has a design and appearance which addresses and accentuates the gateway location. The design and appearance of units 1-7 would also be appropriate to the context of the site. Planning conditions can be applied to secure details of external materials, fenestration and hard and soft landscaping amongst others, to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location.

The scheme has therefore been recommended for approval subject to planning conditions.

## **Relevant planning history**

No recent relevant planning applications.

## **Planning policies**

### **National Guidance**

National Planning Policy Framework 2019 (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide (NDG)

### **South Cambridgeshire Local Plan 2018**

S/1 Vision

S/2 Objectives of the Local Plan

S/3 Presumption in Favour of Sustainable Development

S/7 Development Frameworks

S/10 Group Villages

CC/1 Mitigation and 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

E/14 Loss of Employment Land to Non-Employment Uses

HQ/1 Design Principles

NH/4 Biodiversity

H/8 Housing Density

H/9 Housing Mix

H/10 Affordable Housing  
H/12 Residential Space Standards  
SC/3 Protection of Village Services and Facilities  
SC/7 Outdoor Play Space, Informal Open Space and New Developments  
SC/11 Contaminated Land  
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)**

Sustainable Design and Construction – Adopted January 2020  
District Design Guide – Adopted 2010  
Maintenance of Sustainable Drainage Systems – Adopted 2016  
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  
Greater Cambridge Sustainable Design and Construction Supplementary Planning Document- Adopted January 2020

### **Consultation**

**Harston Parish Council** - Comments on original application - No objections.

Supports the application in principle, however would like consideration be given to the height of houses 6 & 7 and apartments 8 & 9 as they consider these to be too high. They also wish to know if there is any affordable housing as part of the development.

Comments on amended application - No objections.

The Parish support the above proposal. The only caveat they would like to add, is that the developer liaise with the owner of the property at no 8 London Road who are concerned about the proximity of plot 7 to their property as they consider that their privacy will be compromised.

**Councillor Mason** - Comments on original application - The development raises several areas of concern that raise objections in regard to the proposed height of certain elements, particularly the apartments and buildings overlooking neighbours, the design and construction materials, should be more sympathetic, car parking and access and visual impact on the entry point to the village. Requests the application be determined by planning committee if the application is to be recommended for approval.

Comments on amended application- The revised planning application is not sufficiently different to mitigate my original objections, and those of the immediate neighbours to this development.

If the planning officer is minded to pass this application, I request that it goes to planning committee for discussion and decision.

**Anglian Water** - Comments on original application - No comments received (out of time).

Comments on amended application- As this isn't a major application, it doesn't fall within AW's remit to comment on the proposal.

**Contaminated Land Officer - Comments on original application - No objections.**

Requests a condition in regard to details of contamination in the form of a Remediation Method Statement and Verification report.

Comments on amended application- The additional details submitted do not change the previous comments.

**Drainage Officer - Comments on original application- Objections.**

It is not possible to comment on the proposed development as it is considered that the soakaways based on the tests depths are not suitable for drainage design. If drainage to ground is required, further testing via a shallower infiltration methodology is recommended to appraise the potential infiltration rates within near surface soils to facilitate a shallow drainage solution rather than traditional soakaways. Requests additional groundwater monitoring to take account for any seasonal variation, confirm the unsaturated zone thickness and provide greater confidence in the long-term effectiveness of any infiltration drainage system adopted at the site is required.

As outlined in paragraph 6.3.21 of the SPD adopted by South Cambridgeshire District Council on 8 November 2016, there must be a minimum clearance of 1.2 m between the base of any infiltration feature and peak seasonal groundwater levels. At present this has not been demonstrated as part of the application.

The Phase I & II Geo-Environmental Site Assessment indicates a moderate risk of leaching of contaminants and infiltration into groundwater which requires further consideration. The MicroDrainage Soakaway Design Calculations require further assessment.

Justification is required for some of the input parameters for the MicroDrainage Porous Car Park Design Calculations dated 26/03/2020 in Appendix H of the Flood Risk Assessment and Drainage Strategy report.

Comments on amended application- No objections subject to a condition in relation a detailed surface water drainage scheme for the site based upon sustainable drainage principles within the agreed Flood Risk and Drainage Strategy Report prepared by Ingleton Wood (ref: 111735) dated 6 October 2020 Second Issue and a condition to agree details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features).

Also requests an informative with regards to the method of surface water drainage.

**Ecology Officer - Comments on original application - Objections.**

Objection to the application as the submitted Preliminary Ecological Appraisal recommends further surveys are required and these have not been submitted.

Comments on amended application - No objections.

The applicant has submitted an Ecological Impact Assessment: Bats (Greenwillows Associates, August 2020) in support of the application. The report has concluded that there are no bats roosting within the building. Therefore no further action is required in this respect. Recommends conditions are added to any consent granted in regard to ecological measures

being carried out in accordance with the details in the Preliminary Ecological Appraisal, a lighting design strategy for biodiversity is submitted and a biodiversity enhancement scheme shall be submitted.

**Environment Agency** - Comments on original application - No comments received (out of time).

Comments on amended application - No objections.

The site is located upon Principal and Secondary aquifers. It does not lie within a groundwater Source Protection Zone designated for the protection of public water supply. The site has been used previously as a public house and restaurant. Contaminants have been encountered in soils and groundwater. The site is environmentally sensitive and may present pollutant linkages to controlled waters. Requests conditions in regard to submission of a remediation strategy, if contamination not previously identified is found, a scheme for surface water disposal and piling or any other foundations plus informatics.

**Environmental Health Officer** - Comments on original application - No objections.

Has reviewed the Noise Assessment, satisfied with the methodology and findings. Requests conditions relating to the window details and boundary treatment to ensure mitigation measures are adhered to.

Comments on amended application- Please see previous comments.

**Landscape Officer** - Comments on original application - No comments received (out of time).

Comments on amended application- No objections.

Following minor amendments, the site is capable of accommodating a development without resulting in material harm to the settlement character and views from the wider local area. The existing green corridor down the High Street should be reflected within the development and it is recommended that a large tree is included upon the north western boundary.

Condition soft and hard landscaping, boundary treatment, cycle parking, bin storage and lighting.

**Local Highways Authority** - Comments on original application- No objections.

Requests conditions in regard to relocating the keep clear site on the existing carriageway, pedestrian visibility splays, access width to 5 metres, the falls and levels of the site are that no water drains onto the highway, the access be constructed using a bound material, any gates be set 5 metres from the highway boundary, a traffic management plan and informative in regard to no works to the public highway.

Comments on amended application- Please see previous comments.

**Tree Officer** - Comments on original application- Holding objection - unable to comment on the application and unable to locate the Tree Survey and Arboricultural Impact Assessment.

Comments following review of aforementioned details - No objections. The Tree Survey and Arboricultural Implications Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan are sufficient for this proposal, tree and the site and can be listed as an approved document.

Comments on amended application- Please see previous comments.

No arboricultural or hedgerow objections to this application. Tree and hedgerow information has been provided. A Tree Survey and Arboricultural Implications Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (dated 22/04/2020) has been submitted. This is sufficient for this proposal, trees and site and can be listed as an approved document. I defer to the Landscape Design Officer with regard to landscape plans.

**Urban Design Officer - Comments on original application - No objections.**

Officers do not object to the scheme. The scheme has good design merit and the positioning of buildings on the site has improved since pre-application discussions. This helps improving street enclosure and creating some character along the High Street and London Road. Officers have some concerns regarding the dominance of car parking, proposed heights of units 6 & 7, communal space provision for units 8 & 9 and the frontage of the development around the corner on the ground floor level.

Comments on amended application - No objections.

Generally supportive of the proposals in urban design terms. The scheme has good design merit and most of the previously raised concerns in the consultation dated (29/01/2021) are addressed. This has helped in improving the frontage of the development and creating some character along the High Street and London Road.

Welcomes the amendment to Unit 7 by pushing the back-building line further north-eastwards to minimise the potential adverse impact upon the neighbour's amenity space. Given that the main private amenity space for the neighbouring property is located to the rear of the house, officers consider that this impact is not substantial.

Suggests that the private amenity space allocated for Unit 8 to be fenced as Low Wall 450mm/hedgerow which would give this space more privacy and draw a line between private and public spaces, given its close proximity to the main entrance of the site.

Suggest that the remaining roof area of the first floor step back can be designed as green roof, as this can give much better outlook from the internal spaces and this can support biodiversity (e.g. the study room in Unit 9 and the living space in Unit 8).

Welcomes the introduction of decorative brickwork to the corner block on the ground floor level. This will improve this elevation and the presence of the development at the corner. The decorative brickwork should be frequently applied across the development for architectural coherence benefit.

Recommends conditions in regard to materials, details of windows, doors, surrounds, heads, cills, balconies, eaves, verges, soffits, fascia and green roofs, boundary treatments, and bin and cycle storage.

**Waste Officer- Comments on original application - No objections.**

The refuse vehicle will not be able to enter if this is a private driveway. There will need to be provision for a flat, hardened surface outside the entrance gates so that residents can present their bins by the main highway.

Comments on amended application - Please see previous comments.

## **Representations from members of the public**

18 comments objecting to the application have been received, the comments are summarised below:

- Overdevelopment of the site.
- Insufficient room for residents, visitors and delivery vehicles.
- Resulting in parking on London Road which will be unsafe.
- Densely packed development not in keeping with village.
- Apartment block at three stories high is too high.
- Requirement for offices and charging points for electric vehicles.
- Concerns regarding refuse vehicles and bins on the junction of London Road and the A10.
- Design not in keeping with its location of a historic village setting.
- Cannot afford to have any further poorly designed schemes.
- The original pub building should be retained in any new scheme.
- The replacement of the pub building is too high and not consistent with surrounding buildings.
- Over intensification of the site by a number of units and households.
- Lack of high quality landscaping.
- Replacement of the horse chestnut is wrong and should be refused on all grounds.
- Over density of development
- The proposed units behind the pub are not consistent with the building line of the existing properties on the high street.
- Overlooking of units 6 and 7.
- Two and a half and three storey dwellings are not in keeping with the village.
- Nine dwellings is too high for the size of the site and cause problems with traffic density entering and exiting the village.
- The landscaping of the car park on entering the village is not appealing.
- Design is similar to Trumpington meadows and should be more sympathetic to the pub and village.
- Units 8 and 9 are too high.
- Neighbour amenity concerns of loss of light, privacy, intrusive.
- The current scheme fails to enhance opportunities for passive surveillance.

Following the amended plans, the following comments have been received from 2 representatives:

- Unit 7 reduces light to adjacent neighbouring property.
- 2.5 storey house adjacent to neighbouring courtyard and lounge.
- No mention of obscure glass in the first storey side stairwell window of unit 7. Vision will be possible to neighbouring courtyard and lounge.
- First floor storey stairwell window of unit 6 will result in direct vision into the courtyard, hallway and dining room with no obscure glass.
- Still a 3 storey development.
- Little separation to neighbouring properties.
- Close proximity to neighbouring single storey element.
- Over development of the site.
- Not sympathetic to the immediate surrounding area.
- No onsite visitor/service vehicle parking proposed resulting in vehicles using London Road to park.
- Harm to adjacent neighbouring properties and vision when entering and leaving driveways.

- Highway safety issue of vehicles approaching the traffic lights from London Road and entering London Road from the A10.
- Arrangements required for parking of contractor vehicles.
- Site is over utilised and no sympathetic to the existing building lines of the High Street.
- Too many units.
- The large horse chestnut tree has been removed and not replaced.
- The frontage of the pub should be retained.
- The proposed replacement does not meet the architectural quality required at such a prominent site within the village.
- Massing of the replacement is too large and too high and the rear element to close to the High Street with windows overlooking Nos. 171 and 172 High Street.
- Any massing outside the curtilage of the existing building should be pushed back to the building line of the High Street.

**Harston Local History Group** - The application does not mention the NPPF advice to reuse historic buildings and local heritage assets where possible. The application discounts the existing building of being any importance to the village community yet at 180 years old and is of historical importance to the village community as the Old England Gentleman pub. Refers to the recent Neptune building, which was retained and built to the rear rather than demolished. The large corner entrance building is unnecessary and too high. The corner design provides a fairly blank wall on the ground floor. A lower density would be better and more in character with the village.

### **The site and its surroundings**

The site is 0.24 hectares in area and forms a prominent corner plot on the High Street (A10) and London Road (B1368), being the first visual approach as you enter in Harston. The site is currently fenced off with herras fencing and has a two-storey building located at the front which was occupied by the former Vujon Indian restaurant which closed in 2018. A large car park lies to the rear which is accessed off London Road.

The site lies within the Harston Village Development Framework and Flood Zone 1 (low risk).

### **The proposal**

The application seeks full planning consent for residential development containing nine units comprising a mixture of houses and apartments along with access, car parking, landscaping and associated infrastructure following demolition of existing buildings.

### **Amendments**

Amended plans have been received for the proposal in which the design of units 6 and 7 has been amended, turning the roof of unit 6 by 90 degrees, dropping the eaves to align with the eaves of units 2 and 3, removal of the dormer windows and lowering the height by 500mm, reading as 2.5 storeys in height. Unit 7 has been sited forwards by 2 metres and the rear elevation has been set back. Sedum roofs have been added to flat roof elements.

For units 8 and 9, the corner block has been reduced by 500mm, the elevations brightened with a warm yellow render and render added to the gable end. The eaves have been reduced consistent with unit 1. Timber panels and decorative brickwork has been added to the elevations.

The footpath has been redirected to run between units 5 and 6, wall outside unit 9 lowered in height, planters proposed between parking for units 6 and 7, additional planting and trees around car parking spaces, bicycles and bins shown in the garage of unit 8, omission of gates, low wall outside the entrance of unit 9, bench outside unit 9 and the eaves line of unit 1 has been reduced along the High Street, consistent with unit 9.

A revised Flood Risk Assessment and Drainage Strategy have been provided and updated Ecology Report in the form of a Bat Survey.

## **Planning Assessment**

### **Principle of Development**

The site is located within the village development framework of Harston which is classed as a Group Village under Policy S/10 of the Local Plan. The policy states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within development frameworks of Group Villages. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.

The proposal seeks consent for 9 dwellings. Given the site comprises of previously developed land (brownfield), the proposal would fall under the 15 dwellings where it would make best use of a single brownfield site and the proposal would therefore accord with Policy S/10 of the adopted Local Plan.

### **Housing Density**

Policy H/8 of the Local Plan seeks that all residential developments make the best use of the site by achieving net densities of at least 30 dwellings per hectare unless exceptional local circumstances require a different treatment. The site has an area of 0.24 hectares and the proposal for 9 dwellings would result in a density of 37.5 dwellings per hectare. It is acknowledged the density would be higher than the policy requirement, however Officers consider it would not adversely impact on the character and visual amenity of the area.

### **Housing Mix**

Policy H/9 of the Local Plan states that a mix of market homes are to be provided on sites of 9 or fewer homes to take account of local circumstances. The proposal would provide 2 x 1 and 2 beds, 5 x 3 beds and 2 x 4 beds which is considered to provide a mix of houses.

### **Loss of a Village Service**

The existing use of the site falls under a restaurant E(b) sale of food and drink for consumption (mostly) on the premises which was previously A3 (restaurants and cafes). Policy SC/3 of the Local Plan Protection of Village Services and Facilities states planning permission will be refused for proposals which would result in the loss of a village service, including village pubs, shops, post offices, banks and building societies, community buildings and meeting places, sports venues, cultural buildings, places of worship or health facilities. The loss of the restaurant would therefore not fall under this policy, as there will be no loss of a village service.

### **Loss of Employment**

Policy E/14 of the Local Plan states that the conversion, change of use or redevelopment of existing employment sites to non-employment uses within or on the edge of development frameworks will be resisted unless the three criteria are met in regard to the site demonstrating it is inappropriate for employment use to continue having regard to market demand, the overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the existing use is generating environmental problems such as noise, pollution or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems. The former restaurant provided a small element of employment. Given Policy E/14 of the adopted Local Plan applies to larger employment sites, it is not considered relevant in this case.

Notwithstanding the above, the application has stated that the site has been marketed since November 2017 with an advertising board and advertised on Savills website. There was interest from a range of operators and parties, with seven formal offers received, all of which were from residential developers. The party ended up withdrawing and a remarketing campaign was launched in February 2019. The marketing details have been provided as part of the planning application.

### **Character and Appearance of Area**

Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape (criterion 1a) and be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area (criterion 1d).

The site lies in a prominent location as you enter into the village of Harston from Hauxton and Cambridge.

The surrounding area to the site is characterised by a mix of residential dwellings of both traditional and more modern designs. There is a mix of materials, styles and appearances.

The dwellings are set within large spacious plots and are large in size and height, but this is not visually evident as they tend to be set back a distance from the public highway. The character of the area is very rural with a distinct difference between character and built form of Cambridge, Trumpington Meadows and Hauxton as you go further from these more built up areas to the south.

The design, height and appearance of units 6, 7, 8 and 9 have been amended to overcome the concerns raised.

The proposed height of the Units 1, 2, 3, 4 and 5 would be predominantly two storey (7.7 metres) with Units 6 and 7 being two and a half storeys (8.8 metres), and Units 8 and 9 being three storey's (9.5 metres). The proposed ridge height of units 6 and 7 would be approximately 8.8 metres, with the apartment building being approximately 9.5 metres and units 1-5 being approximately 7.7 metres in height.

The apartment building comprising Units 8 and 9 is higher than the other proposed dwellings on the site and the two and a half storey and two storey dwellings in the area. It would also be higher than the existing building on the site which is two storey and is approximately 8 metres in height. However given its location, is considered that the apartment building should have a height that addresses its important corner position and accentuates the gateway location in a positive manner. This is highlighted in Paragraph 6.130 of the District Council's

District Design Guide SPD, adopted March 2010 which states that 'an increase in the height of a building relative to surrounding buildings can, in certain instances, be justified by the building's townscape role'. 'Height can be used to provide variety to rooflines, form strong edges to otherwise undefined space, define nodes, provide increased presence for important spaces and act as local or district landmarks'.

The proposed apartment building, on balance, would not be excessively high or out of character with the area. The proposed apartment building turns the corner and therefore, it is considered given its position, site and context, it is not comparable to other neighbouring buildings and that the location demands that it addresses the corner and accentuates the gateway location in a positive manner at an important entrance to the village.

The proposed heights of Units 6 and 7 have been amended and reduced in height by 500mm. Whilst it is acknowledged these units would be higher than Units 1, 2, 3, 4 and 5 by approximately 1 metre, they are considered satisfactory in appearance given their position set approximately 12 and 17 metres into the site and that they would be read as two storey dwellings with accommodation within the roofspace. The height difference between Units 6 and 7 and the adjacent neighbour at No.8 London Road would not, in Officers' view, be excessive in that it would be harmful to the character and appearance of the area or inappropriate to the context.

The proposed design of the apartment building serving Units 8 and 9 has been amended with decorative brickwork and timber panels to break up the mass of the elevation and successfully turn the corner. The eaves of the building have been reduced to align with proposed unit 1 to the rear. These design features provide interest to the building which is located on a key corner junction at the entrance to Harston and are considered acceptable. It is not considered necessary for the remainder of the development to have decorative brickwork given their less prominent positions within the street scene.

The proposed design of Units 6 and 7 has been amended and the roofs have been reconfigured, eaves reduced and dormer windows omitted. The design of these units is now considered acceptable as they would be similar to the design of Units 8 and 9 and existing buildings along London Road.

The two storey height and design of Units 1 to 5 are considered satisfactory in terms of the impact upon the street scene.

A condition would be attached to any consent to agree details of external materials to ensure that the development would safeguard the character and appearance of the area. It is not considered necessary to attach conditions to any consent in relation to details of the windows, doors, surrounds, heads, cills, balconies, eaves, verges, soffits, fascia and green roofs given that the site is not in a sensitive location in the conservation area or within the setting of a listed building.

A number of comments have been raised regarding the prominence of the car parking. It is considered that through careful hard and soft landscaping, the proposed impact of the car park has been reduced to ensure it would not be harmful to the visual amenity of the area. Further landscaping has been introduced to the site and there would be trees either side of the access to the site, a wall with railings and landscaping along London Road, blocks of landscaping between groups of parking spaces, and trees within the front gardens of Units 3, 4 and 5.

It is acknowledged that comments from the Parish Council, local member and neighbours have been received in regard to the proposed height and visual impact of units 6, 7, 8 and 9, in relation to the character of the area and development. However, following the submission

of amended plans, it is considered, on balance, that the proposal would be acceptable to the visual amenity and character of the area.

It is noted that within the adjacent village of Hauxton, there is a large residential development comprising of three and four storey apartment blocks. However given the distance of the site from Hauxton and its rather different character and rural nature, the proposed site is looked at on its own merit and planning considerations.

#### **Loss of the existing building**

The proposal will result in the loss of the existing building of the site. The building is not listed and is not situated within a Conservation Area. It is acknowledged due to the age, design and character of the building, it does provide visual interest as you enter into Harston. A number of comments have been received in regard to retaining this building and using it as part of the development to retain the visual amenity and character. The Harston Local History Group state that the building is on the proposed Buildings of Local Interest List of Harston. This is acknowledged however given the buildings lack of formal designation, the loss of the building is not considered unacceptable.

It is considered on balance, that the proposal would accord with Policy HQ/1 of the adopted Local Plan and the District Design Guide SPD adopted 2010.

#### **Highway Matters and Parking Provision**

The application has been accompanied by a Transport Statement. The proposed site will be served by the existing access onto London Road, with a new pedestrian access introduced on the A10. The Local Highways Authority have raised no objection to the proposal and requested a number of planning conditions in regard to relocating the keep clear site on the existing carriageway, pedestrian visibility splays, access width to 5 metres, the falls and levels of the site are that no water drains onto the highway, the access be constructed using a bound material, any gates be set 5 metres from the highway boundary, a traffic management plan and informative in regard to no works to the public highway.

A neighbour has raised concern regarding parking during the build of the development. This would be detailed as part of the condition to require a traffic management plan and agreed with the Local Highway Authority to ensure no harm to highway safety during the construction.

A neighbour has raised concern regarding vehicles turning right into the site across the west bound lane of London Road, blocking traffic and also vehicles coming into London Road from the A10. The Local Highways Authority have raised no concerns regarding the proposed access and highway safety.

Two car parking spaces are provided for each dwelling forming units 1-7 with one car parking space provided for units 8 and 9 which form the apartments. Policy TI/3 states that 2 spaces per dwelling with 1 space to be allocated within the curtilage. This is indicative and the policy requires car parking provision to be provided through a design-led approach. It is acknowledged that the two apartment units would have one space provided, on balance this is considered acceptable.

A number of neighbours raised concern regarding a lack of parking and particularly for visitor spaces. This is not a requirement in policy TI/3 of the Local Plan.

The proposal would therefore accord with Policies HQ/1 and TI/3 of the adopted Local Plan and the National Planning Policy Framework.

## **Residential Space Standards**

The development would be required to meet Policy H/12 Residential Space Standards. The proposal would accord with the minimum space and storage standards in accordance with Policy H/12.

## **Neighbour Amenity**

Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust; (criterion 1n).

Numerous neighbours have raised concern regarding the impact of the proposal on their amenity.

The District Design Guide states that to prevent the overlooking of habitable rooms a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms. This should be increased to 30 metres for 3 storey residential properties.

Amended plans have been received following the neighbour concerns raised in which the height of proposed units 6 and 7 have been lowered by 500mm, lowering the eaves, the roof of unit 6 has been turned by 90 degrees so the eaves follow the street line. Unit 7 has been sited forward by 2 metres and the first floor element has now been set back 750mm

The neighbour at No.175 High Street has raised concerns regarding loss of privacy to their front garden from units 8 and 9 of the proposal. Unit 8 and 9 has in the northwest (side) elevation, bathroom windows at ground floor, dining and living room windows at first floor with a study window and window serving the stair and a bedroom window at the second floor. The proposed distance of units 8 and 9 from the front garden boundary of No.175 High Street would be approximately 23 metres and approximately 55 metres from the dwelling. Given this is a front garden area with private amenity space to the rear and the distance of the proposed buildings from the boundary, it is not considered the proposal would result in a significant loss of privacy, harming the amenity of this neighbour to warrant refusal.

The neighbour at No.171 has raised concern regarding the massing of the development being too high and too close to the High Street, with the proposed windows overlooking the neighbouring properties at Nos. 171 and 173 High Street. Given the significant distance of these neighbouring dwellings, across the High Street, the proposal is not considered to result in significant harm on these neighbouring properties.

To the west of the site lies the neighbouring property at No.8 London Road. Within the side elevation which faces towards the site, there are two single storey elements with no windows in the side of these elevations. However, between these two elements there is a courtyard area which serves as a sitting area. Within this u shape area, there are patio doors serving the kitchen/dining area window, a window serving a corridor and patio doors serving the living room. All are secondary windows as there are primary windows in the front and rear elevations serving the habitable rooms. The main sitting out area is to the rear of the

dwelling. This neighbour has raised concern regarding the close proximity of unit 7 to their property and the first-floor window to their living room window and courtyard area, resulting in loss of privacy, overbearing impact and loss of light to their dwelling and courtyard area.

Following amended plans, the overall height of units 6 and 7 have been reduced by 500mm and unit 7 has been sited forward by 2 metres and the rear elevation set back 750mm to improve the relationship with the adjacent neighbour at No.8 London Road.

Unit 7 would be sited approximately 1 metre from the common boundary with this increasing to 1.1 metres and decreasing to less than a metre in parts. It would be at its closest 1.7 metres from the dwelling to No.8 London Road and at its furthest 2.2 metres.

Given the set back of the rear elevation of unit 7 in line with the rear elevation of the neighbour that has patio doors serving the kitchen/dining room, there would now be a single storey flat roof element with a height of approximately 3 metres adjacent to the courtyard to the neighbour. Although the main two-storey element of the dwelling would be in close proximity to the courtyard, given its position it is not now considered to result in an unduly overbearing mass that would adversely affect the outlook from the secondary sitting out area and windows of the neighbour. This would be similar to the relationship between dwellings that are side by side. The single storey element adjacent to the courtyard would ensure that the main outlooks to the south and west are retained. The dwelling is also not considered to result in a significant loss of light given its orientation to the north west.

Unit 7 would have a ground floor utility room window and first floor stairwell/ landing window in its side elevation and rooflights serving a bedroom in the side facing roofslope which would face towards the neighbour at No.8 London Road. Given that the first floor window is non habitable, the proposal is not considered to result in significant loss of privacy providing a condition is attached to any consent to ensure this window is obscure glazed. The roof lights are not considered to result in a loss of privacy providing a condition is attached to any consent to ensure the window is set 1.7 metres above finished floor level.

Unit 7 would have first floor bedroom windows in its rear elevation. The window closest to the boundary is small and whilst it is noted that it would be in close proximity to the neighbour, it would give an oblique angle of view and is not considered to result in overlooking that would lead to a severe loss of privacy.

Unit 6 would have a first floor stairwell/ landing window in its side elevation and rooflights serving a bedroom in the side facing roofslope which would face towards the neighbour at No.8 London Road. Given that the first floor window is non habitable, the proposal is not considered to result in significant loss of privacy providing a condition is attached to any consent to ensure this window is obscure glazed. The roof lights are not considered to result in a loss of privacy providing a condition is attached to any consent to ensure the window is set 1.7 metres above finished floor level.

To the south of the site lies the neighbouring property at No.174 High Street. There are two windows at ground floor level which serve a living room (secondary) and utility room in the side elevation facing the site, with two sets of patio doors in the rear serving a living room and dining room which face onto a patio area. In the front elevation lies a study window and the main entrance porch and kitchen/breakfast room. There are no first floor windows in the side elevation facing the site, with four windows to the rear elevation which serve two bedrooms and a stairwell. To the front of the property lies two bathroom windows and two bedroom windows. A garage lies to the front of the site. The neighbour has raised concern regarding the loss of privacy and the height of units 6 and 7. Units 6 and 7 would be approximately 8.8 metres in height; within the rear elevations of these proposed dwellings at first floor would be a bedroom window and bathroom window, with a further bedroom window

at second floor level. The first floor element of both units would be set further back within the site than the ground floor elements which project further into the rear garden to the west.

The ground floor level of Unit 6 would be set approximately 15 metres from the common boundary with No.174 High Street, with the first floor level being approximately 18 metres and the ground floor level of unit 7 being approximately 20 metres and first floor level being 25 metres. These figures being from the common boundary with No.174 High Street, with the distances increasing to 23 metres (unit 6) and 30 metres (unit 7) to the rear elevation of this neighbouring dwelling. It is acknowledged there would be an element of overlooking to the rear garden and rear elevation of this neighbour from first and second floor windows. However, given the distances and that there are existing trees and landscaping within the site which is mature and does provide screening and will be retained, on balance it is considered that the proposal would not result in significant harm to warrant refusal on this ground.

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

### **Residential Amenity (of future occupiers)**

The Urban Design Officer in their comments note that unit 7 has a disproportionately small front garden space which is considered unacceptable for such a large dwelling and inconsistent with the frontage of other properties locally.

The proposed rear garden of unit 7 would measure 165m<sup>2</sup> which accords with the Council's District Design Guide which requires that each house with 3 or more bedrooms should have a private garden space of 50m<sup>2</sup> in urban settings and 80m<sup>2</sup> in rural settings. The proposal would comply with this and is considered acceptable in terms of outside amenity space.

### **Biodiversity**

The site has species records which show that great crested newts, barn owls, breeding birds, flowering plants, invertebrates, bats, brown hare, badger, otter, water vole and hedgehogs have been recorded locally. A Preliminary Ecological Appraisal was submitted as part of the application in which, there is one building which has the moderate potential for roosting bats and the other building a low potential for roosting bats. The report has recommended that further surveys are required.

Following the comments of the Ecology Officer, an Ecological Impact Assessment was submitted in which it was concluded that there were no bats roosting within the buildings and therefore the Ecology Officer comments that no further action is required in regard to this.

The Ecology Officer has raised no further concerns regarding biodiversity and recommends that conditions are added to any consent granted in regard to all ecological measures and/or works are carried out in accordance with the submitted Preliminary Ecological Appraisal, submission of a lighting design strategy for biodiversity and biodiversity enhancements for the site are submitted to ensure a net gain in biodiversity.

The proposal would therefore accord with Policy NH/4 of the adopted Local Plan 2018.

### **Trees and Landscape**

The application has been accompanied by a Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan. Two trees on the site a horse chestnut and ash which are large and visually prominent in street scene views are to

be removed. The Tree Survey submitted seeks to remove these trees as the trees would conflict with the new parking arrangements proposed. New trees and details of landscaping have been submitted as part of the application.

A large number of comments have been received in regard to the loss of the trees on site. The Tree Officer has assessed the submitted Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan and commented that the submitted details are sufficient and there are no concerns regarding the loss of trees on the site.

Details of proposed hard and soft landscaping have been submitted as part of the application. The proposed landscaping is considered acceptable to enhance the visual amenity of the area. A number of comments have been received in regard to landscaping and the car parking, should consent be granted, a condition shall be added to require details of proposed hard and soft landscaping and ensure the recommendations made by the Landscape Officer can be provided.

The proposal would be in accordance with Policies HQ/1 and NH/4 of the adopted Local Plan.

### **Flooding and Drainage**

The site lies within Flood Zone 1 (low risk). The application has been accompanied by a Flood Risk Assessment and Drainage Strategy Report. The submitted strategy proposed that the development drains to three cellular soakaways and to a type of total infiltration pervious pavement. The Drainage Officer initially raised objections to the proposals and requested that the submitted report suggests that soakaways proposed are based on test depths that are not suitable for the drainage design and requests further testing via a shallower infiltration methodology to appraise the potential infiltration rates within near surface soils to facilitate a shallow drainage solution rather than traditional soakaways. The Drainage Officer suggested that it may be worth undertaking additional groundwater monitoring to account for seasonal variation, confirm the unsaturated zone thickness and provide greater confidence in the long-term effectiveness of any infiltration drainage system adopted at the site. In addition the Phase I and II Geo-Environmental Site assessment details moderate risk of leaching of contaminations and infiltration into groundwater which requires further consideration alongside the MicroDrainage Soakaway Design calculations indicating half drain times in excess of 24 hours for the 1 year, 30 year and 100 year plus 40% climate change critical events and MicroDrainage Porous Car Park Design Calculations requiring justification for some of the input parameters selected.

A revised Flood Risk Assessment and Drainage Strategy has been provided. The amended strategy proposes the discharge of surface water through soakaways into an underground cellular storage attenuation tank with a connection to the existing foul water sewer to manhole 1701 located in London Road. The rate of discharge would be 2.0 litres/second. The hierarchy of sustainable drainage options was considered prior to the selected method. Infiltration is not feasible due to the ground conditions and poor infiltration rates, there is not a watercourse suitable within close proximity of the site, and there are also no surface water sewers within the vicinity of the development. The Drainage Officer has no objections to the revised strategy subject to a condition to agree a suitable strategy in accordance with the sustainable drainage principles in the submitted Flood Risk Assessment and the long maintenance of the system. An informative is recommended to advise that discharge of surface water into a foul water system is only agreed if Anglian Water accepts in writing that the proposed discharge can be accommodated in their foul sewer network.

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

## **Noise**

The site lies adjacent to the A10 High Street and the proposed dwellings would be sited in close proximity to this busy and noisy road. A Noise Assessment has been submitted as part of the application and the Environmental Health Officer has commented that they are happy with the submitted methodology and findings. They recommend that conditions are imposed to any approved application to ensure that windows are installed in accordance with the requirements of the Noise Assessment and the recommended 1.8 metre high boundary fence/wall to ensure the internal and external noise levels and amenity for residents is restricted.

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

## **Contamination**

The application has been accompanied by a Phase I and II Geo-Environmental Site Assessment. The site has been used as a restaurant, public house and car parking however there are a number of contaminants underground. As a result, given no remedial method statement has been submitted, the Contaminated Land Officer has requested a condition to require these details to be submitted should the application be approved.

The proposal would accord with Policy SC/11 of the adopted Local Plan.

## **Other Matters**

The Parish in their comments and a neighbour questioned if there is any affordable housing as part of the development. Policy H/10 of the Local Plan requires that all developments of 11 dwellings or sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000m<sup>2</sup> will provide affordable housing. Given the scheme falls under this, there is no requirement for provision of affordable housing. The proposal would accord with Policy H/10 of the adopted Local Plan.

A neighbour raised in their comments concern regarding damage to adjacent properties as a result of the development. This is not a material planning consideration and legal matter.

A neighbour raised in their comments a planning agreement detailing planning obligations and provision of open space. Given the size of the development under 10 dwellings, this is not a requirement.

A neighbour in their comments mentioned the strip of land between the site and public highway which should be maintained by the applicant or management company as per the home owners who maintain this land already. This strip of land lies outside of the development site and therefore this is not a planning matter for consideration and a legal matter.

A neighbour has raised concern regarding the requirement for the dwellings to include offices and charging points for electric vehicles. Policy H/18 of the adopted Local Plan states that the partial conversion, extension or change of use of residential dwellings to enhance residents to work at or from part of the dwelling is permitted subject to certain criteria. There is no set policy which requires an area to be designated as home working. In regard to electric vehicles, Policy CC/3 of the adopted Local Plan requires proposals for new dwellings to reduce carbon emissions by a minimum of 10%. This would be added as a recommended condition should consent be granted.

## **Planning balance and conclusion**

Officers consider that the proposal, as amended, would reflect the character and visual amenity of the area. It is acknowledged that the site lies on a prominent corner and entrance into Harston. As a result, the proposed apartment building which lies on the corner has a design and appearance which addresses and accentuates the gateway location. The design and appearance of units 1-7 would also be appropriate to the context of the site. Planning conditions can be applied to secure details of external materials, fenestration and hard and soft landscaping amongst others, to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location.

For the reasons set out in this report, officers consider the proposal to be acceptable, on balance, in accordance with the relevant policies in the South Cambridgeshire Local Plan 2018.

## **Recommendation**

Officers recommend that the Planning Committee approves the application subject to conditions

## **Conditions**

- (a) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

(Reason - In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- (b) The development hereby permitted shall be carried out in accordance with the following approved plans: -

1:1250 OS Location Plan  
P03 Rev. L Site Plan  
P04 Rev. F First Floor Site Plan  
P05 Rev. F Roof Plan  
P10 Rev. M Apartments Plans  
P12 Rev. E Units 1 to 3 Plans  
P13 Rev. E Units 4 & 5 Plans  
P14 Rev. F Units 6 & 7 Plans  
P20 Rev. A Elevation Details

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

- (c) No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

- (d) No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected at a scale of not less than 1:20. The boundary treatment for each dwelling shall be completed

before that dwelling is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 )

- (e) No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating details of all bin and cycle stores. Development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 ).

- (f) No development above slab level shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).

- (g) Prior to occupation a “lighting design strategy for biodiversity” features or areas to be lit shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and  
b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

(Reason -To minimise the effects of light pollution on biodiversity and the surrounding area in accordance with Policies NH/4, HQ/1 and SC/9 of the South Cambridgeshire Local Plan 2018).

- h) No development above slab level shall take place until a scheme of biodiversity enhancement has been submitted to the Local Planning Authority for its written approval. The scheme must include details as to how a positive net gain in biodiversity has been accomplished. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.  
(Reason - To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).

- i) All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Greenwillows Associates, December 2019) and Ecological Impact Assessment: Bats (Greenwillows Associates,

August 2020) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.  
(Reason - To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).

- (j) No development shall commence until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.
  2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.
  3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan as necessary.
  4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.
- (Reason -To protect and prevent the pollution of controlled waters from potential pollutants in line with Policies CC/7 and CC/8 and the Paragraphs 109 and 121 of the National Planning Policy Framework and the Environment Agency Groundwater Protection Policy.)
- (k) No further development shall commence if during development, contamination not previously identified is found to be present at the site, unless otherwise agreed in writing with the Local Planning Authority. The development shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.  
(Reason -To protect and prevent the pollution of controlled waters from potential pollutants in line with Policies CC/7 and CC/8 and the Paragraphs 109 and 121 of the National Planning Policy Framework and the Environment Agency Groundwater Protection Policy.)
- (l) No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambs adopted Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.  
The scheme shall be based upon the principles within the agreed Flood Risk and Drainage Strategy Report prepared by Ingleton Wood (ref: 111735) dated 6 October 2020 Second Issue and shall also include:
  - a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
  - b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;

- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water
- i) Formal agreement from Anglian Water for proposed discharge into existing foul sewer, including confirmation (and evidence where appropriate) that sufficient capacity is available.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

(Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with Policies CC/7, CC/8 and CC/9 of the adopted Local Plan 2018.)

- (m) Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter. (Reason - To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework and Policies CC/7, CC/8 and CC/9 of the adopted Local Plan 2018.)
- (n) Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details. (Reason -To protect and prevent the pollution of controlled waters from potential pollutants in line with Policies CC/7 and CC/8 and the Paragraphs 109 and 121 of the National Planning Policy Framework and the Environment Agency Groundwater Protection Policy.)
- (o) Prior to first occupation of any of the proposed dwellings, the existing vehicular access to the application site shall be amended so that the current "Keep Clear" carriageway marking that covers the entire existing dropped kerb access be relocated so as to only cover the proposed development site entry and inbound half of the vehicular access. The drawing shall be submitted to the Highway Authority for approval prior to the determination of the application. (Reason - For the safe and effective operation of the public highway in accordance with Policy HQ/1 and Paragraph 108 of the National Planning Policy Framework.)
- (p) Two 2.0 x 2.0 metres pedestrian visibility splays shall be provided and shown on the drawings. The splays are to be included within the curtilage of the new development. This area shall be kept clear of all planting, fencing, walls exceeding 600mm high.

(Reason - To provide adequate inter-visibility between the users of the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policy HQ/1 and Paragraph 108 of the National Planning Policy Framework.)

- (q) The proposed vehicular access shall be a minimum width of 5m, for a minimum distance of 5m measured from the near edge of the highway boundary and not carriageway edge.  
(Reason - To provide adequate vehicular access to allow two vehicles to pass in accordance with Policy HQ/1 and Paragraph 108 of the National Planning Policy Framework.)
- (r) Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway boundary and not carriageway edge. Any access gate or gates shall be hung to open inwards.  
(Reason - For the safe and effective operation of the public highway in accordance with Policy HQ/1 and Paragraph 108 of the National Planning Policy Framework.)
- (s) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
  - i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking should be within the curtilage of the site and not on street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.The development shall be carried out in accordance with the approved details.  
(Reason - For the safe and effective operation of the public highway in accordance with Policy HQ/1 and Paragraph 108 of the National Planning Policy Framework.)
- (t) Apart from any top hung vent, the proposed first floor windows in the side (south east) elevations of Units 6 and 7 and the proposed small first floor bedroom window in the rear elevation of Unit 7 hereby permitted, shall be fitted with obscured glass (meeting as a minimum Pilkington Standard level 3 in obscurity) and shall be permanently fixed shut. The development shall be retained as such thereafter.  
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (u) The proposed rooflights in the side (south east) roof slope of Units 6 and 7 shall be set no lower than 1.7 metres above finished floor level.  
(Reason - To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (v) The flat roof areas of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.  
(Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (w) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A (first floor to

Unit 7) of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason – To safeguard the amenities of the neighbour in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

- x) Prior to the first occupation of the development hereby permitted, windows with an  $Rw+Ctr$  value of 34dB must be installed in accordance with the requirements of the Environmental Noise Assessment Report provided by Stansted Environmental Services Limited (24<sup>th</sup> March 2020, Version 2) to ensure that the desired internal noise levels are achieved as stated within BS8233:2014. To meet the required rates of background ventilation without the need for windows to be opened, the inclusion of acoustically treated vents will also be required to the habitable rooms, as a minimum to allow for suitable air changes in the dwellings. Ventilator ducts with a  $Dn, e, W+Ctr$  reduction of 36dB will also be required to ensure the desired internal noise levels are achieved as stated within BS8233:2014.

(Reason – To protect the amenity of perspective residents in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018).

- (y) Prior to the first occupation of Units 1 and 9, boundary treatment in the form of a dense 1.8 metre high close boarded fence or brick wall shall be installed to provide adequate protection for the private gardens closest to the A10. All gardens must be provided with the same boundary treatment as a matter of course to ensure compliance with BS8233:2014. The boundaries shall thereafter be retained in accordance with the approved details.

(Reason – To protect the amenity of perspective residents in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018).

- (z) No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries shall take place at or displaced from the site except between the hours of 0800 hours and 1800 hours on weekdays Monday to Friday or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018).

- (ai) The hereby approved development shall not be occupied until the dwellings have been provided with infrastructure, including sockets, cabling and connection points, sufficient to enable 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, unless otherwise agreed in writing with the Local Planning Authority.

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

- (bi) The hereby approved development shall not be occupied until the optional requirement for water consumption of 110 litres use per person per day for each dwelling in Part G of the Building Regulations has been complied with.

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

- (ci) The development hereby approved shall not proceed above base course level until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the hereby approved additional dwelling.  
 (Reason - In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2019 that seeks to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)
- di) The development shall be carried out in accordance with the Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan Revision A dated 22 April 2020 by Haydens Arboricultural Consultants unless otherwise agreed in writing by the Local Planning Authority. (Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policy NH/4 of the adopted Local Plan 2018.)

### **Informatics**

- (a) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- (b) The applicant proposes to discharge surface water drainage into existing Anglian Water foul sewer.  
 We are unable to support the discharge of surface water into a foul water system. The only way we would reconsider this objection is if Anglian Water accepts in writing that the proposed discharge can be accommodated in their foul sewer network.  
 In this instance that applicant has demonstrated in accordance with the suds hierarchy that:  
  - infiltration suds is not feasible due to high ground water levels
  - there is no nearby ordinary watercourse to discharge into
  - there is no nearby surface water or combined sewer to connect into
 Surface water runoff is proposed to be attenuated and discharged into Anglian Water foul water sewer at a rate of 2l/s.

Anglian Water Pre-Planning Assessment Report referenced PPE-0101657 and dated 02/10/2020 states 'It is our understanding that the evidence to confirm compliance with the surface water hierarchy is not available. Once the evidence has been confirmed, then a connection point may be made to manhole 1701 in London Road at National Grid Reference NGR TL 43146 51716 at a rate of 2l/s'.

- (c) All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.
- (d) Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or

impermeable parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

- (e) Foul water drainage (and trade effluent where appropriate) from the proposed development should be discharged to the public foul sewer, with the prior approval of AWS, unless it can be satisfactorily demonstrated that a connection is not reasonably available. Anglian Water Services Ltd. should be consulted by the Local Planning Authority and be requested to demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding. If there is not capacity in either of the sewers, the Agency must be reconsulted with alternative methods of disposal.
- (f) Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
- (g) Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.
- (h) Dewatering during construction: Any small scale dewatering in the course of building or engineering works which is greater than 20 cubic metres per day and does not meet the conditions of the groundwater abstraction exemption under Regulation 5 of the Water Abstraction and Impounding (Exemptions) Regulations 2017 will require an abstraction licence from the Environment Agency.
- (i) The Environment Agency assesses applications to abstract water against local water availability. In groundwater bodies where water is already fully committed, there is a presumption against issuing new consumptive groundwater licences. In the case of dewatering we consider a licence to be consumptive where the water cannot be returned locally to the aquifer. Whilst this may be deemed acceptable for short-term dewatering where water is returned to the environment, this would be assessed on a case-by-case basis. However, in such cases a consumptive groundwater licence may not be issued long-term and the applicant must ensure that any construction is engineered such that permanent dewatering will not be required. This is especially important if the development is proposing sub surface structures such as basements.

If you consider that dewatering may be necessary, please contact your local EA office at your earliest convenience or submit a pre-application to receive up to 15 hours of free preapplication advice. For more information visit:

<https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-orimpoundment-licence#types-of-licence>. For more information on dewatering exemptions visit: <http://www.legislation.gov.uk/ksi/2017/1044/regulation/5/made>

For more information on resource availability visit:

<https://www.gov.uk/government/collections/water-abstraction-licensing-strategies-camsprocess> Controlled water includes stream, underground waters, reservoirs, estuaries and coastal waters.

## **Background Papers**

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)

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