



Report to:

South Cambridgeshire District
Council Planning Committee

13 October 2021

Lead Officer:

Joint Director of Planning and Economic Development

S/3290/19/RM – Land East of Teversham Road Fulbourn

Proposal: Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works. The outline was screened and confirmed not to be EIA development.

Applicant: Castlefield International Limited

Key material considerations: Compliance with the Outline Planning Permission
Housing Provision (including affordable housing)
Open Space Provision
Reserved Matters:
Layout
Scale
Appearance
Landscaping
Local Green Space
Protected Village Amenity Area
Biodiversity
Flood Risk and Drainage
Highway Safety, Management of Roads and Parking
Residential Amenity
Heritage Assets
Other matters

Date of Member site visit: None

Is it a Departure Application: Yes (advertised 02 October 2019)

Decision due by: 18 January 2021

Application brought to Committee because: Fulbourn Parish Council requests the application is determined by Planning Committee; this application was deferred by the Planning Committee on 13 January 2021.

Officer Recommendation: Approval

Presenting officer: Michael Sexton

Executive Summary

1. Outline planning permission was granted on 26 October 2017 for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works through outline consent S/0202/17/OL, which also established means of access to the site.
2. This application seeks reserved matters approval for the appearance, layout, scale, and landscaping of the development, as required by condition 1 of the outline consent.
3. Whilst the concerns of the Parish Council and residents are acknowledged, there are no technical objections to the proposed reserved matters application, with several conditions recommended to ensure appropriate arrangements, detailing and quality of the scheme are delivered.
4. Officers acknowledge that the proposed development would result in a degree conflict with parts of the Fulbourn Village Design Guide SPD, although as matters of design these are partly subjective. However, the conflict identified, and the extent of that harm, must be weighed against the benefits and positive design responses of the scheme.
5. In turn, the proposed development offers several positive responses to the requirements of the Fulbourn Village Design Guide SPD, in particular Section 10 that deals with integrating larger developments within the village.
6. The development would not provide a measurable net gain in biodiversity but must be considered in the context of the outline consent and associated conditions. Although there is no measurable net gain, there are several elements of the scheme that will see biodiversity conserved or enhance within the site.
7. Significant local concern has been raised in respect of drainage. However, the requirement to provide a detailed surface water drainage scheme for the site, with full technical details, is reserved by condition 8 of the outline consent.
8. For the purposes of the reserved matters stage, in consultation with the Lead Local Flood Authority, officers consider that sufficient information has been provided to demonstrate that the layout of the site could accommodate a suitable drainage solution. Officers therefore do not consider there to be sufficient grounds to refuse the application based on drainage or flood risk given the nature of the application, being a reserved matters application, and the pre-commencement requirements of condition 8 of the outline consent.
9. Overall, on balance, given the requirements of the outline consent to which the proposal adheres, officers consider the reserved matters to be acceptable and

that the benefits and positive design responses of the scheme outweigh the limited harm identified and the associated conflict with elements of the Fulbourn Village Design Guide SPD.

10. The development of the site would result in the provision of 110 dwellings towards the Council's 5-year housing land supply and the erection of 33 affordable units to help meet an identified local need.
11. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant planning history

12. S/0202/17/CONDA – Submission of details required by condition 20 (First Part) (Noise Mitigation Strategy) of outline planning permission S/0202/17/OL – Discharge Condition in Part (02 September 2021).
13. S/3209/19/DC – Discharge of conditions 7 (Arboricultural method statement), 12 (Landscape and biodiversity management plan) 14 (Grassland mitigation strategy) and 19 (Noise mitigation strategy) pursuant to outline planning permission S/0202/17/OL – Discharge Condition in Full (04 October 2021).
14. S/0626/17/E1 – Screening opinion – Not EIA Development (01 March 2017).
15. S/0202/17/OL – Outline application including consideration of access points for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works – Approved (26 October 2017).
16. S/2273/14/OL – Outline application including consideration of access points for high quality residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works – Refused (12 August 2015); Appeal Dismissed (03 November 2016; APP/W0530/W/15/3139730).

Planning policies

National Guidance

17. National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

18. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development

S/4 – Cambridge Green Belt
 S/5 – Provision of New Jobs and Homes
 S/7 – Development Frameworks
 S/9 – Minor Rural Centres
 CC/1 – Mitigation and Adaptation to Climate Change
 CC/3 – Renewable and Low Carbon Energy in New Developments
 CC/4 – Water Efficiency
 CC/6 – Construction Methods
 CC/7 – Water Quality
 CC/8 – Sustainable Drainage Systems
 CC/9 – Managing Flood Risk
 HQ/1 – Design Principles
 HQ/2 – Public Art and New Development
 NH/2 – Protecting and Enhancing Landscape Character
 NH/3 – Protecting Agricultural Land
 NH/4 – Biodiversity
 NH/8 – Mitigating the Impact of Development In and Adjoining the Green Belt
 NH/11 – Protected Village Amenity Area
 NH/12 – Local Green Space
 NH/14 – Heritage Assets
 H/8 – Housing Density
 H/9 – Housing Mix
 H/10 – Affordable Housing
 H/12 – Residential Space Standards
 SC/2 – Health Impact Assessment
 SC/6 – Indoor Community Facilities
 SC/7 – Outdoor Play Space, Informal Open Space and New Developments
 SC/9 – Lighting Proposals
 SC/10 – Noise Pollution
 SC/11 – Contaminated Land
 SC/12 – Air Quality
 TI/2 – Planning for Sustainable Travel
 TI/3 – Parking Provision
 TI/8 – Infrastructure and New Developments
 TI/10 – Broadband

Neighbourhood Plans

19. Fulbourn Neighbourhood Plan (Pre-submission public consultation stage)

South Cambridgeshire Supplementary Planning Documents (SPD):

20. Fulbourn Village Design Guide SPD – Adopted January 2020
 Sustainable Design and Construction SPD – Adopted January 2020
 Cambridgeshire Flood and Water SPD – Adopted November 2016
 Health Impact Assessment SPD – Adopted March 2011
 Affordable Housing SPD – Adopted March 2010
 District Design Guide SPD - Adopted March 2010
 Landscape in New Developments SPD - Adopted March 2010

Biodiversity SPD - Adopted July 2009
Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD – Adopted January 2009
Public Art SPD – Adopted January 2009

Other Guidance

21. Greater Cambridge Housing Strategy 2019 – 2023
Fulbourn Conservation Area Appraisal – Adopted January 2008.

Consultation

22. **Fulbourn Parish Council** – Objection.

A full copy of the three sets of comments received from Fulbourn Parish Council are appended to this report (appendix 1) and set out below.

Comments dated 14 June 2021 (in full)

We reiterate our previous comments. We note the future Management Plan of the development has still not been satisfactorily resolved. The flooding issues are still outstanding. We have major concerns about these together with neighbouring properties which could possibly be susceptible to flooding. We note the affordable rented properties are only in two blocks and should be pepper potted around the development.

Consideration should also be given to the Village Design Statement.

We therefore recommend refusal.

Comments dated 02 April June 2021 (in full)

Fulbourn Parish Council strongly objects to the above Reserved Matters Planning Applications - amended plans and documents. It is still our opinion that the site is unable to support the development of 110 dwellings while satisfying both national and local planning legislation or satisfying the requirements of the NPPF (National Planning Policy Framework), the South Cambs Local Plan (approved September 2018), the Fulbourn Village Design Guide SPD, and the Conditions pertaining to the Outline Planning Approval S/0202/17/OL.

Surface Water Drainage - the Parish Council reiterates concerns regarding the long-term maintenance of Surface Water Drainage and Open Spaces which do not appear to have been properly addressed. The current proposals still do not adequately discharge Conditions 12 and 14 of the Outline Permission. The surface water drainage design and management scheme are untried and untested, it has not been future-proofed in the light of the continuing Climate Emergency, and the precautionary principle has not been applied. In addition, Condition 8 of the Outline Approval has not been adequately discharged as

there is no full detail of how the scheme will be monitored, managed, and funded in perpetuity.

Vehicular access to Cox's Drove - there is no assurance that Cox's Drive will only be used only by pedestrians, cyclists, and emergency vehicles. The design of the claimed pedestrian, cycle, and emergency only access from the development into Cox's Drove will not prevent its use by lorries, some vans, and high wheel-base cars such as SUVs and 4x4s. Cox's Drove is not suitable for this potential increase in traffic. Access to the site must be restricted to Teversham Road and not via Cox's Drove other than for emergency service vehicles.

Public Open Space - inadequate accessible public open space for recreation is provided due to the need for 'green spaces' to contribute to the retention, mitigation and translocation of the existing flora and fauna biodiversity, and for their use as surface water retention facilities via bio-retention (attenuation) basins and to accommodate potential flooding/high water table.

Biodiversity monitoring and management - the proposals do not adequately discharge Conditions 12 and 14 of the Outline Permission. Full details are not given to confirm how the proposed scheme of biodiversity monitoring and management will be effective, deliverable, and funded in perpetuity or enhance, restore, or add to the present biodiversity of the two fields and the bisecting chalk stream. The development results in a significant negative biodiversity impact resulting in the need for offsite compensation. No details of how this can be achieved are given in the application.

Housing Design and Planning - there has been only minor modifications to address some of the concerns particularly relating to the car parking provision to the blocks of flats. One item of particular concern is the location of the rented and shared-ownership dwellings which are still almost exclusively located in blocks of flats, either adjacent to the chalk stream or in the area to the north of the west field opposite the adjacent industrial site and this is socially questionable. It ignores the normal rule that should 'pepper-pot' the 'affordable' housing throughout the scheme. In addition, the 'affordable' housing should include conventional houses with gardens, not just flats. The 3-storey blocks of flats are of poor architectural design and inappropriate in a rural and village context.

Fulbourn Village Design Guide - the proposals do not achieve the aims of the Fulbourn Village Design Guide and do not take into account the design guidance in the Fulbourn Village Guide which aims to ensure that new development is of high-quality design and sympathetic to the character of, and vision for, Fulbourn.

For the reasons set out above, and in our letter of 30th October 2019, Fulbourn Parish Council recommends refusal. Also because of the complexity of this matter, it is our opinion that the applications should be deferred until the Covid 19 pandemic is over and the application can be determined by full Planning Committee.

Comments dated 30 October 2019 (in summary)

Object for the following reasons and requests that the application goes to the Planning Committee

- Concerns regarding the long-term maintenance of Surface Water Drainage and Open Space. Condition 8 of the outline approval has not been adequately discharged.
- Access to the site during construction should be restricted to Teversham Road.
- Site is unable to support 110 dwellings on the site while satisfying policy.
- Development does not adequately maintain, enhance, restore or add to biodiversity.
- Inadequate accessible public open space for recreation is provided.
- Proposals do not adequately discharge conditions 12 and 14 of the outline consent.
- Proposals fail to take proper account of the design guidance embedded in the Fulbourn Village Design Guide 2019.
- Incorporation of all rented and shared-ownership homes into the 2- and 3-storey blocks of flats is socially questionable.
- Significant negative biodiversity impact.
- Design of Cox's Drove access will not prevent its use by lorries, vans and cars.
- Three storey block of flats are poor in design and inappropriate in a rural village context.
- The S106 has not been addressed.

23. **Teversham Parish Council** – Objection.

Comments dated 28 July 2021 (in full)

Teversham PC objects to the development because it is in the wrong place in terms of infrastructure and traffic. No amount of landscaping is going to change this.

We also are very disappointed that in the plan there has been no revision of the affordable housing provided which currently stands at only 30% instead of the recommended 40%.

Comments dated 08 June 2021 (in full)

The Parish Council is concerned about the detrimental effects of increased traffic through Teversham. There will be an increase in noise, smells or fumes generated by the proposal. New roads and access will generate excess traffic and need to ensure the village's road are kept safe for road users and pedestrians. Teversham village's traffic calming is deteriorating and we have been informed there is no money in the County Council budget to restore it. Therefore, Teversham Parish would like to request some S106 money.

Comments uploaded 06 May 2020 (in full)

Teversham Parish Council have the following comments regarding the above planning application but would like to point out that it is difficult to make sense of everything due to the large number of documents associated with the plans.

1. Affordable Housing - There are concerns that the affordable housing is all situated on one area and appears to be all in flats. The affordable housing should be dotted around the development and offer a mix of housing types.
2. Biodiversity - what has been done to mitigate building on a flood plain, manage the chalk streams, aquifers and springs, preserve the original grass land and therefore maintain biodiversity.
3. Noise pollution – there were some concerns raised regarding noise pollution where dwellings are planned close to existing industrial buildings, Teversham Road, and the railway line.

24. **Cllr Cone** – Objection.

Three representations dated 14 June 2021, 03 April 2020 and 31 October 2019 have been received raising objection on the following grounds (in summary):

- Very concerned about flooding on the site.
- Affordable housing does not meet the Council's criteria (40%) and nearly all is comprised of flats that are not pepper potted across the site.
- Given the site will be raised due to the water table two storeys should be a maximum across the site.
- Access onto Cox's Drove will be a problem unless more measures are put in place to stop traffic.
- Insufficient information on how the site will be managed in perpetuity.
- Following Planning Committee in January 2021 was under the impression that no additional time would be given for the applicant to make large amendments, concerned advice to the committee not followed.
- Objection from the LLFA should not be considered lightly.
- There are several very sensitive biodiversity issues on the site, concerned that conditions 12 and 14 of the outline permission are not met.
- Fulbourn Village Design Guide not fully considered by developer.

25. **Cllr Daunton** – Objection

Three representations dated 20 April 2020, 03 April 2020 and 31 October 2019 have been received raising objection on the following grounds (in summary):

- The preservation of retained grassland is a key component of landscape that makes effective provision for biodiversity, there should not be removal or replanting as indicated.
- Development does not take account of the principles laid out in the Village Design Guide SPD.
- No indications that sufficient account has been taken for actions to mitigate climate change or provide biodiversity net gain.

- No provision for self-built dwellings and the requirements for affordable housing provisions have not been met (40%) and are not spread throughout the development.
- 2.5 storey apartment blocks and individual dwellings with similar heights do not preserve the rural character of the area, nor does the grouped scheme of dwellings preserve the linear arrangement of the village adjacent buildings.
- Development fails to take into account the recommendations of the National Design Guide.
- No indication that the reserved matters application deals with drainage problems.

26. **Cllr Williams** – Objection

Three representations dated 28 May 2021, 03 April 2020 and 08 October 2019 have been received raising objection on the following grounds (in summary):

- The site is unsuitable for this development because of its high-water table and that Policy CC/9 cannot be met with any certainty.
- There continues to be no solution proposed for whole life management of the drainage system required by Policy CC/8.
- Apartment blocks do not meet Policy HQ/1 in that there are incompatible with their location. By virtue of their height, mass and size they create an urban character at odds with the very rural nature of the landscape to the north of Cow Lane Fulbourn.
- The location of the affordable rented accommodation fails to meet the spirit and expectation of Policy H/10 being located opposite the Breckenwood Industrial Estate.
- Development fails to take into account Climate Change and considers no initiatives to reduce its impact on the proposed development such as grey water recycling or electric vehicle charging points.
- No provision has been made for self-build dwellings.
- Application fails to provide 40% affordable housing and by concentrating the affordable housing element in the apartment blocks fails to provide a harmonious integrated mix of uses within the site to deliver an inclusive community.
- The dwellings proposed to be located along the northern boundary of the site would continue to be subject to noise and air pollution from the existing Breckenwood industrial estate.
- Application fails to respond to the Fulbourn Village Design Guide, in particular the application fails to preserve and enhance the existing building rooflines which are consistently below the tree crowns around the site of the development; sustain and enhance the characteristic short distance views from inside the village to open landscape at the Poor Well; and deliver buildings that are not repetitive and aligned to avoid massing and the forming of perimeter blocks.
- The application fails to meet the SPD requirement that it will integrate into the patterns of streets and lanes of the village, at least for pedestrians and cyclists, rather than remain an isolated housing estate.

27. **Affordable Housing Officer** – Support the scheme, as amended.

The applicant has worked with the Housing Strategy Team to slightly amend the housing mix. They have reduced the number of 2 bed flats by four and replaced with 2 bed houses. There will now be 2 x 2 bed houses for rent & 2 x 2 bed houses for shared ownership. The S106 allows for up to 20 Affordable Housing Units to be clustered together; with the addition of the houses the affordable units are spread out further into the site.

28. **Anglian Water** – No objection.

There are assets owned by Anglian Water close to or crossing the site therefore requests an informative is added to any consent granted to require the layout to take this into account and if not practicable then sewers will need to be diverted at the developers cost. The foul drainage from the development is in the catchment of Cambridge Water Recycling Centre that will have available capacity for these flows. The site falls within a Source Protection Zone, and there is no risk to potable water source.

29. **Contaminated Land Officer** –No objection.

As part of the Outline Consent, the Geosphere Phases I and II report were reviewed and no conditions were required. The reserved matters do not include any further pertinent information with regard to contaminated land and therefore there are no further comments to make.

30. **Designing Out Crime Officer** – No objection.

The proposed layout appears to provide high levels of natural surveillance with pedestrian and vehicle routes aligned together and that high levels of natural surveillance should be achieved from neighbours which should deter searching behaviour and distraction offences, particularly targeting vulnerable or elderly occupants. Permeability has been limited to essential areas/routes only, away from access to rear of properties and this will also provide high levels of territoriality amongst residents. Vehicle parking is predominantly in-curtilage to the front/sides of properties, allowing owners the ability to view their vehicles from inside their home from active windows.

Requests to be consulted on a lighting plan when available.

31. **Ecology Officer** – No objection, as amended.

The grassland translocation strategy has been suitably amended and presents a much clearer view as to how much grassland is to be translocated, removing previous concerns. The reptile relocation strategy is now much clearer and includes areas of grassland that are to be retained to the south of the woodland, brash piles and other enhancements will be included, removing previous concerns.

The chalk stream habitat restoration plan appears to enhance the habitat and return it to a more natural state which will increase its biodiversity and help to encourage aquatic species in the area. The need for specific water vole and otter mitigation was scoped out at outline stage; however, the documents state that no works will go ahead without further services for these species being completed and the 'all clear' given by the project ecologist.

The development will incur an overall loss to measurable biodiversity; however, the development will provide double the provision of bat, bird and hedgehog boxes required by the SPD, re-naturalise the chalk stream at the centre of the site, enhancing the gardens to the south and provide reptile habitat enhancement to the north.

Given the housing density approved within the outline application can see no way in which further gains in measurable biodiversity can be provided without either a loss of housing density, or increased building heights. Consider all opportunities to provide biodiversity net gain have been provided.

Satisfied that all the amendments submitted have removed previous concerns and that the application can move to determination without ecology and biodiversity being of further material concern.

32. Environment Agency – No objection.

No objection in principle to the proposal provided all outstanding pre-commencement conditions are discharged prior to development.

33. Environmental Health Officer – no objection.

To address environmental related issues a site wide Construction Environmental Management Plan (CEMP) was required by Condition 16 of the outline consent prior to commencement. Controls on construction noise, dust, building site activities including working and delivery times is contained in Condition 16 of the outline permission, which required the provision and adherence to the CEMP submitted and should carry through.

No new conditions are necessary as these will carry through from the Outline permission. However, due to the potential impacts that can result from Piling operations an informative relating to piling is recommended.

Conditions 19 and 20 of the outline consent S/0202/17/OL requires the provision of noise assessments. Condition 19 has been recommended for discharge and condition 20 can only be discharged in full after completion and post construction noise testing has been carried out.

Therefore, no new conditions are necessary and Condition 20 will carry through.

Agree with the findings and conclusions of the Noise Assessment Report and comments that most of the site is not contentious. The blocks within the north western corner next to Breckenwood Industrial Estate are within the 50 metre

exclusion zone imposed on the outline consent. With suitable mitigation, these buildings provide a shielding effect to the rest of the development whilst providing the residents of these premises with an appropriate level of protection. The mitigation will enable building to occur within the 50 metre exclusion zone, with predicted noise levels within habitable rooms to meet the recommendations contained within BS8233 2014 and sufficient mitigation has been recommended when based on the external noise levels modelled across the site.

Condition 18 relates to lighting and condition 17 waste management from the outline consent and no further conditions are required.

34. **Historic Buildings Officer** – No objection, as amended.

Note the comments made by the Inspector at the appeal on this site and acknowledge that it has been accepted that the impact on the Poor Well part of the Conservation Area will not be significant. The comments on the original driveway to the waterworks have not been addressed and a condition would be appropriate requiring this detail.

35. **Historic Environment Team (Archaeology)** – No objection.

An archaeological evaluation has already been conducted within the redline indicated against the outline application which identified a low density of archaeological features in the eastern half of the development area comprising undated pits of possible prehistoric date and unknown function, and the ditches of a post-medieval drainage system (Cambridgeshire Historic Environment record reference ECB4441). No further archaeological works are required in mitigation of the development impacts and do not consider the inclusion of an archaeological condition to be necessary.

36. **Landscape Officer** – No objection, as amended.

Raises no objection to the landscaping works but suggest further enhancements including native planting to be included around the substation and pumping station to reduce the visual impact when entering the site and a hedgerow to be included around the front elevation amenity area of Block B, similar to Block A. vehicle access to pumping station and substation to be replaced with concrete grasscrete or equivalent and shared and private roads are the same paving surface but could be altered to enhance character areas.

Requests details of vehicular bridge and footbridge and queries whether the timber rail to northern deck and boardwalk is required. Supports details of onsite open space and requests confirmation of cycle store and layout for several apartment blocks.

37. **Lead Local Flood Authority** – No objection to the reserved matters application, as amended.

A full copy of the Lead Local Flood Authority's comments dated 09 September 2021 are appended to this report (appendix 2).

Comments dated 09 September 2021 (detailed summary)

The documents submitted demonstrate that surface water from the proposed development can be managed through the use of tanked permeable paving throughout the private and shared access areas and parking. Highway access from Teversham Road will be managed through a filter drain. Surface water will be shared across basins around the development, and crated attenuation below permeable paving before discharge from the site at a rate of 0.3 l/s/ha, equivalent to the 1 in 1-year greenfield runoff rate.

A flood mitigation basin is proposed along the southern boundary of the site, to capture and retain flood flows which may come down the southern boundary, with a filter drain allowing the water to seep out from the basin and empty into the watercourse. The basin is sized to accommodate the displaced surface water from the development platforms without impacting the land or properties to the south. An illustrative LiDAR survey has been submitted to demonstrate the fall of land from the south to the north adjacent to the basin, indicating that any surface water which may be present on the surface will flow to the north and west.

The proposals have left a lower greenspace in the centre of the proposed development platforms to provide passage of surface water flows in times of flooding. There are a number of culverts to allow this water to pass through the proposed infrastructure and into the watercourse passing through the centre of the site.

The Lead Local Flood Authority include several informatives in their comments:

Groundwater Monitoring

The groundwater report included as part of the outline planning permission was carried out in 2014. This recorded groundwater levels at approximately 0.8m below ground level. Anecdotal data has been provided which indicates that groundwater may be shallower than this, at approximately 0.4m below ground level, which would impinge on the base of attenuation features across the site. It must be investigated and demonstrated as part of the discharge of condition application whether there is a clearance to groundwater from the base of the attenuation features, to avoid groundwater ingress. If groundwater is discovered to be shallower than previously recorded, measures will be required to ensure that this does not impact the proposed surface water drainage strategy, or significantly displace groundwater.

Surface Water Modelling

It is noted that mitigation measures are being implemented as part of the proposed scheme to reduce the risk of flooding from overland surface water flows. While this is acceptable in principle, the LLFA would be looking for updated modelling as part of the discharge of condition application to demonstrate that these features will work in the landscape, without increasing flood risk to any adjacent land or property.

OW Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency).

Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

38. **Local Highways Authority** – No objection, as amended.

The Highway Authority confirm that they will not be adopting any part of this development in its present format and therefore requests conditions regarding proposed arrangements for future management and maintenance of the proposed streets within the development.

In their comments of 15 June 2020, the Highways Authority also requested a condition for two 2x2 metre visibility splays as shown on drawing numbers: B411-PL-DR-016 Rev P01, B411-PL-DR-017 Rev P01 and B411-PL-DR-018 Rev P01, with these areas to be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

An informative relating to works to or within the public highway is also requested.

39. **Public Health England** – No comments to offer.

40. **Sport England** – No comments to offer.

41. **Sustainability Officer** – No comments to make on the application.

42. **Sustainable Drainage Engineer** – No objection, as amended.

Comments dated 19 November 2020:

No condition(s) are required for this application.

Drawing number B411-PL-SK-320 P06 dated 18/11/2020 (FLOOD MANAGEMENT STRATEGY) shows that the Proposed Road Edge/Footpath Levels upstream of the 5 no. 150mm diameter pipes are above the 1 in 100 year plus 40% climate change and 1 in 1000-year return period flood levels.

In the south-east corner of the site, where the 1 in 100 year plus 40% climate change and 1 in 1000-year return period flood levels are close to the Proposed Road Edge/Footpath Levels, finished floor levels are 150mm above the highway level.

Lastly, the applicant's email dated 14/10/2020 confirms that the flood levels on the plan are the result of interrogating the outputs of the August 2020 HR Wallingford Model.

43. **Transport Assessment Team** – No comments to offer.

44. **Trees Officer** – No objection, as amended.

Amended landscape management and Maintenance Plan revision A (dated September 2020) is sufficient.

Text re 3D tree pits published 21 Sep 2020 - No objections to condition 3D tree pits for those trees whose potential semi-mature rooting zone will be more than 50% hard surfacing. There are many methods of providing 3D pits, but developers commonly use an off the shelf product supplied by companies such as GreenBlue Urban as they have all the necessary features such as irrigation pipes and root deflectors incorporated into the design.

45. **Urban Design Officer** – No objection, as amended.

Officers do not object but raise some concerns and consider that further improvements can be made, particularly regarding residential amenity and appearance aspects of the scheme. These include tree planting to the communal amenity area of Block A, relocation of parking space away from ground floor flat at Block B, improving the activity on the site elevation of Plot 2, increased separation distances between certain plots and variation in materials for the row of 4 apartment blocks (C1, C, D and D1).

Representations from members of the public

46. Approximately* 102 representations have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

**approximately has been stated due to the number of duplicate representations that have been received, where the same comments have been provided in multiple forms including through the Council's website, by email and by post. Furthermore, a small number of representations were received with a postal address for the respondent.*

Access

- Construction traffic should be prohibited from Cow Lane.
- Design and Access Statement (6.2) confirms Cox's Drove access will be used by the weekly refuse lorries, and some undefined entity called 'servings'.
- No raised walkway should be provided across Poor Well (as originally proposed).
- Object to any access through the Pumphouse Gardens.
- Owners will inherit right of way across the grounds of the Pumphouse offices.
- Pedestrian and cycle routes exit the development into an unsuitable part of Cox's Drove with no pavement.
- Robust arrangements enforcing access via Cox's Drove are not in place.
- The access to Cox's drove must be exclusively for cyclists and pedestrians.

Biodiversity

- All houses should have provision for bat and swift boxes.
- Development does not adequately maintain, translocate and enhance the present biodiversity of the two fields and the bisecting chalk stream/wildlife corridor.
- Fencing between the proposed development and existing dwellings is of concern as it hinders the movement of wildlife.
- Lack of detail on retention of existing flora and fauna.
- Lizards and ground birds alongside a vast amount of wildlife use the field as a route.
- Loss of wildlife
- Only low-level lighting should be provided.
- Recently observed water vole in the stream that bisects the development, which is a protected species; it is a criminal offence to intentionally or recklessly damage, destroy or obstruct access to any structure or place which water voles use for shelter or protection
- Surrounding trees provide habitat for bats, owls, birds of prey, woodpeckers and other bird life.
- The proposed path running all round the site including the back of the gardens of the houses fronting Cow Lane is not acceptable as the fields are wildlife sanctuaries and merge into the back gardens of the existing properties.

Contamination

- Water will be contaminated.

Design / Visual Amenity

- Block of flats located too close to what is intended to be a sensitive area of enhanced biodiversity.
- Block of flats on the edge of Poor Well would destroy the unspoilt view north from Cow Lane towards the open countryside (loss of view through Poor Well from the south).
- Density out of place in a village setting.
- Houses have relatively high-pitched roofs which will overpower the adjacent existing houses in Cow Lane.
- Housing is too crammed together with inadequate open space for recreation.
- Inadequate bin and cycle storage.
- Lack of ground floor shower rooms & single storey houses for those wanting to downsize.
- Lack of provision of a visual and physical barrier between this development and the houses in Cow Lane.
- More rear courtyards for parking could be used and houses face green areas across footpaths.
- No attempt to present sympathetic design and landscaping to compliment a rural boundary to the village.
- Poor design means cramped conditions internally.
- Putting all the affordable/rented/shared ownership housing in flats, pushed to the corners (effectively) of the site is socially wrong.
- The Fulbourn Village Design Guide is a material consideration but ignored.
- The old Cambridge Water pump house in Cow Lane is a unique building and the developer should not have attempted to copy its build materials, particularly as they will not be using welsh roofing slates.
- The proposed development does nothing to enhance a unique area of the village with offering views from the adjacent sites of the Horse Pond & Poor Well (in Cow Lane) across Fulbourn Fen towards the village's agricultural green belt.
- The proposed development will change the view and extend the urban environment past the existing limits and into the green fields beyond.
- The three-character areas are unconvincing.
- The development is out of character, destroys valuable natural environment, and paves over the history and tradition of the village's immediate fenland setting.
- Three storey houses are completely out of character in this rural setting.

Drainage / Flood Risk

- Built form of development reduces the area left for rain to soak into, increasing flood risk.
- Cannon have not demonstrated how the culvert under the railway line can cope with increased flow northwards.
- Castlefields, having accepted there is a problem with drainage have now modified their plans to provide a steep run-off from the raised platforms of their proposed development - there is no evidence provided that this will reduce the risk of flooding to adjacent houses.
- Concerns for long term maintenance of drainage infrastructure.

- Concerns over the unsatisfactory and untried drainage system with no guarantee the developer can provide the necessary maintenance of the proposed drainage system as well as maintenance of open spaces in perpetuity.
- Developers' latest submission is incorrect with inaccuracies in topological measurements (Cow Lane Flood Basin Additional Information).
- Development is on a flood plain.
- Flooding already affects the adjacent Thomas Road estate.
- General water and sewerage concerns.
- Global warming is noticeably increasing the incidence of flash flooding in this area and the original photos and Castlefield assessments were made many years ago.
- Granting approval in the face of a demonstrable and foreseeable flood risk is unlawful and puts the Council at risk of claims for compensation.
- High water table across the site requires exceptional engineering countermeasures.
- If ditches are not maintained, the water will flood into the surrounding properties as well.
- In the absence of any clear strategy for long term management of the development site, it remains unclear whether any individual or organisation will be responsible for keeping this series of complex filters clear of debris.
- Inadequate assessment of modified flooding risk in surrounding properties.
- Inadequate assessment with modelling parameters based on limited historical groundwater records.
- Inadequate information on how site sewerage will operate.
- Insufficient concern is given to the long-term effect on the water table levels and future flooding.
- Multiple experts concur site drainage is very difficult.
- No account has been taken of the flow through Poor Well, which is permanently wet.
- No adequate consideration of the impact of storm events, on-site water storage will fail to discharge sufficiently making limited storage capacity available.
- No coherent plan for a clearly defined legal entity that would bear financial responsibility for those whose properties are repeatedly flooded because of this development.
- Request for an independent review of likely flood risk, a detailed and workable proposal with proper management of the site in perpetuity and a legally binding agreement from the developer with each adjacent property to indemnify their property against all forms of flooding.
- Risk of smells with flooding rise (i.e., smell of sewage).
- Risk to Horse Pond and associated streams within the Poor Well Water Conservation Area.
- Site floods regularly.
- Strongly question the validity of the hydrodynamic model, missing ground water observations, inadequacy of surface water management plans
- Surrounding properties in Teversham Road, Roberts Way and Breckenwood Road historically have had an ingress of foul water in their

gardens and plugholes, sinks, baths and showers, presenting a hazard to health.

- The borehole readings are years out of date, and do not match the visible and measurable level of the water table in 2021
- The creation of retention ponds just inside the boundary of the development immediately to the north of existing Cow Lane properties will cause run off into adjacent existing properties.
- The developer's own modelling including this pond shows the flood risk persists, with predicted flood levels above finished floor levels of multiple existing properties
- The development lies on very flat land with shallow groundwater.
- The drainage ditches along the east side of Teversham Road are silted up.
- The field is essentially already a swamp and will become more so in future due to climate change.
- The surface water management plan contains models which do not extend beyond the development boundary.
- The water table is far higher than suggested so the proposed arrangements will fail as the basin cannot legally be less than 100cms above the water table.
- There are no barriers to surface water flow from the development into existing properties either to the east (Cox's Drove) or to the south (Cow Lane).
- There is significant water flooding on the site and it is not clear if this has been taken through to the final design of development and landscape proposals
- This piece of land is full of underground springs and prone to flooding.
- Unclear how the drainage scheme and any pumping station will operate efficiently and in perpetuity to manage flood risk.

Heritage

- Block of flats would introduce an urban character which is alien to this part of Fulbourn Conservation Area.
- Building in open spaces round Poor Well will degrade the setting and result in loss of aesthetic amenity for those who live in the village.
- Loss of view through Poor Well from the south.
- Poor Well is an historic and aesthetic asset to the village and should be protected, not spoiled.

Highway Safety & Parking

- Concern regarding heavy machinery moving along Cow Lane during building work.
- Concerns over highway safety of the proposed access.
- Cox's Drove and Teversham Road cannot accommodate in excess of 110 vehicles entering and exiting on a daily basis.
- Cox's Drove is narrow with poor visibility and is not suitable for high volumes of traffic.
- Increase existing parking issues on High Street.
- Increased traffic is risk to children and animals.
- Insufficient parking provision.

- No footpath on Hinton Road, Teversham Road and no island on Hinton Road.
- Pedestrian and cycle routes exit onto Cox's Drove appears a poor choice.
- Teversham Road and Hinton Road junction already very busy and has seen several accidents – this will be increased due to further traffic from the development.
- Unsafe for vehicles, cyclists or pedestrians to access the site through the front garden of The Gate Lodge, 2 Hinton Road.

Landscape / Trees

- Lack of trees within the development.
- Loss of existing trees, some of which appear to be protected trees.
- Mature planting and trees should be planted to screen the footpath from residents and improve the landscaping.
- No details on future maintenance of landscape features.
- There should be a screening hedge of native species and trees planted around the border prior to commencement of the work on the site.

Open Space

- Not enough public open recreational space.
- There is no year-round usable green space.

Outline Consent

- Details do not comply with the statutory requirements under the Town and Country Planning (General Management Procedure)(England) Order 2015 – specifically the details do not comply with article 6(b); they do not include such particulars as are necessary for the local authority to deal with the matters reserved.
- Details provided not in general accordance with illustrative layout as required by condition 6 (of the outline consent).
- Only the mix of housing is detailed and not split of affordable and non-affordable, breaching condition 5 (of the outline consent).
- The reserved matters are no in accordance with the outline permission and are therefore not valid – development beyond extent of Parameters Plan), breaching condition 4 (of the outline consent)., planting plan also fails to comply.

Renewables

- Details of photovoltaic panels should be shown at the design stage.
- Disappointing that all other technologies have been discounted.
- The plan fails to address the subject of utilities (i.e. vehicle charging points).

Residential Amenity

- Concerns regarding the siting of the proposed new electricity substation being too close to existing residents and noise generated.
- Congestion will cause more pollution.
- Cramped internal conditions for future residents.
- Elevation of the proposed properties will result in overshadowing and loss of privacy.

- Lack of provision of a visual and physical barrier between the development and the houses in Cow Lane.
- Loss of light and privacy from three storey flats.
- Noise during construction, working hours should be set and strictly monitored.
- Noise from piling works.
- None of the houses should contain any windows facing existing properties.
- Object to footpath running adjacent to the rear boundaries of the houses in Cow Lane (loss of privacy, noise, detrimental to wildlife).
- Parking provision for contract vehicles should be made before any work commences on site.

Sustainable Development

- Adverse impact on local infrastructure (e.g., doctors surgery).
- Pressure on Stagecoach to improve their unreliable services to Fulbourn
- Roads cannot cope with additional traffic.
- The school and pre-school are not big enough for an influx of new children.
- There are no community facilities at this end of the village except for a pub and a long walk to a supermarket leading to no benefit to village life and an increase in vehicles.

Other Matters

- Arrangements for maintenance of common parts of the development, pumping station and vehicular access are unclear.
- Consideration of health and safety implications of the railway boundary fencing and/ or additional hedge and tree screening of the Breckenwood Industrial Estate.
- Expect stringent and robust enforcement against any breach of planning condition.
- Hold that the Council acted outside its legal powers in continuing to allow (non-compliant) amendments to be submitted by the applicant for over 14 months beyond the deadline of 25 October 2019.
- It is essential that the application is reviewed by the full planning committee and not delegated under any circumstances.
- Long waiting list for limited allotment spaces; new developments need larger gardens to encourage growing food or developers need to provide alternative land for additional allotments.
- No justification for removing these green fields for a housing development.
- Object on grounds of security, privacy, health and safety to access through pumphouse gardens (deep water present, access onto busy road junction)
- Other developments underway (e.g., Ida Darwin developments, Armistice Close, The Swifts, Newmarket Road) adequately provide for local and national house building targets.
- Plans difficult to read given the scale of plans and size of writing in the key.
- Potential increase in accidents on the railway line from increased adjacent housing.

- The Council cannot consider reserved matters submitted after 25 October 2019, therefore question validity of the original reserved matters application and the ability of the Council to accept further amendments outside the period provided by condition 2 of the outline consent.
- The ongoing pandemic has demonstrated to all the importance and health benefits of access to green spaces close to homes
- The part of the development that is to be 'affordable housing' is not affordable.
- The proposals do not adequately discharge conditions 8, 9, 12 and 14 of the outline consent.
- The Section 106 has not been addressed, it should include money to update and improve Town Close footway to give pedestrian access from Cow Lane to Pierce Lane.
- The serene green setting around Poor Well provides a valuable function in improving and maintaining the mental wellbeing of those who live in or visit the area.
- The site is unable to support the development of 110 dwellings

47. Several representations were received shortly before the reserved matters application was due to be considered by the Council's Planning Committee on 13 January 2021. The representations reiterated objections to the proposed development on drainage grounds and legal liability, non-compliance with the outline consent and the loss of biodiversity, alongside requests for a deferral of the application (with reference to the impact of the Covid-19 Pandemic and drainage objections). Reference was also made to a lack of notice to an objector of the Committee meeting. A draft statement of grounds of challenge (judicial review) was also submitted, with reference to failure to comply with the outline consent (and therefore the validity of the reserved matters application).

48. **Fulbourn Forum for Community Action – Objection.**

Several representations have been received from Fulbourn Forum (approximately 7, again noting duplicate submissions). Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

- The site is unable to support the development of 110 dwellings while satisfying both national and local planning legislation.
- The development does not adequately maintain, enhance, restore or add to the present biodiversity of the two fields and the bisecting chalk stream.
- The development result in a significant negative biodiversity impact resulting in the need for offsite compensation. No details of how this can be achieved are provided.
- The proposals do not adequately discharge Condition 12 and 14 of the outline consent.
- The surface water drainage design and management scheme are untried and untested, it has not been future proofed in light of the continuing climate emergency. Condition 8 of the outline consent has not been adequately discharged as there is no full detail of how the scheme will be monitored, managed and funded in perpetuity.

- Review of Surface Water Flood Management , Fulbourn' was published by HR Wallingford (an independent engineering and environmental hydraulics organisation) for Cannon Consulting Engineers, the applicant's consultant. This clearly showed that the risk of flooding both on and off the site identified by the village was real, and that the flood management scheme prepared by Cannon was not fit for purpose.
- Concern over the adequacy of the existing culvert under the railway line, the only exit for the discharge of water from the site.
- Cannon have constantly underplayed the problems, changing their proposals several times, not due to their own assessment of the risk, but due to issues raised by the village and in independent reports. Their latest proposal for a 'Cow Lane Flood Basin' appears to be yet another last minute, ill-conceived, and unsubstantiated attempt to resolve an intractable problem.
- Inadequate accessible public open space for recreation is provided due to the need for green spaces to contribute to the retention, mitigation and translocation of existing flora and fauna biodiversity.
- Proposals fail to take proper account of the design guidance embedded in the Fulbourn Village Design Guide.
- The 3-storey block of flats are of poor architectural design and inappropriate in a rural and village context, detrimental to the setting of Poor Well in the Conservation Area and intrude on the wildlife corridor along the chalk stream.
- The incorporation of all rented and shared-ownership homes into the 2- and 3-storey blocks of flats is socially questionable.
- The flats have internal layouts that are not fit for purpose and are undersized with inadequate cycle and bin storage.
- The design of the claimed pedestrian, cycle and emergency only access onto Cox's Drove will not prevent its use by lorries, vans and cars – as configured this access and Cox's Drove is not safe for children walking or cycling to the school.

The site and its surroundings

49. The site is located on the north western edge of Fulbourn, outside of the development framework boundary that runs along the southern, western, and eastern boundaries of the site. A small portion of the site falls within Fulbourn Conservation Area, a part which also encompasses an area identified as a Local Green Space (Pumphouse garden). Other parts of the southern boundary of the site abut the northern edge of Fulbourn Conservation Area and a Protected Village Amenity Area (Poor Well Water). The northern boundary of the site is bound by a railway line beyond which is the Cambridge Green Belt and open countryside. The site is located in flood zone 1 (low risk) with large areas of the site identified as being at risk from surface water flooding.
50. A small part of the site fronting Cow Lane was formerly an ornamental garden but is now relatively inaccessible and heavily overgrown (Pumphouse garden). The site abuts the Poor Well Water site across which a low-quality pedestrian access has been informally created. Adjacent to the site lies the former Fulbourn Pumping Station, which is listed on the Cambridgeshire Historic

Environment Record (HER), noted as a building of importance in the Fulbourn Conservation Area Appraisal and a non-designated heritage asset, alongside Gate Lodge and Bakers Arm Public House. Two Sites of Special Scientific Interest are located within 2km of the site (forming Fulbourn and Great Wilbraham Common).

51. The site comprises approximately 6.85 hectares of undeveloped land which is partitioned by a narrow chalk stream. The site is generally flat, with the field boundaries comprising hedgerows and mature trees, following the alignment of linear drains. The fields are generally open grassland, with the Pumphouse garden to the south retaining more ornamental planting, although this has become neglected and heavily overgrown. Existing residential development is located to the west of the site, which fronts Teversham Road, with a small industrial area to the north west of the site (Breckenwood Industrial Estate). Residential development is also present to the south of the site fronting onto Cow Lane, with further residential development to the east adjacent to Cox's Drove. Open countryside lies beyond the railway line which forms the northern boundary of the site.

The Proposal

52. The application seeks the approval of matters reserved for appearance, landscaping, layout, and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works.

Planning Assessment

53. The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent S/0202/17/OL and form:
 - Details of the layout of the site.
 - Details of the scale of buildings.
 - Details of the appearance of buildings.
 - Details of landscaping.
54. The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

“scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

“appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

“landscaping” means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes; (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

Fulbourn Neighbourhood Plan

55. Fulbourn Parish Council completed their pre-submission consultation of their draft Fulbourn Neighbourhood Plan on 28 February 2021 and are working towards submitting their Neighbourhood Plan to the Council.
56. The weight to be given to a Neighbourhood Plan when determining planning applications depends upon the stage at which a particular Plan has reached and what objections have been made to policies within in the plan. Paragraph 48 in the National Planning Policy Framework (NPPF) sets out the weight that may be given to relevant policies in emerging plans.
57. Pre-Submission stage: Following this 6-week consultation the qualifying body will have evidence of community support for the Plan and if any policies are not supported or need to be changed. However, the Plan might not be legally compliant and has not been tested against the Basic Conditions. No weight can be given to the Plan at this stage.
58. Therefore, in the assessment and determination of this reserved matters application, no weight can be given the Fulbourn Neighbourhood Plan at this time.

Principle of Development

59. The principle of residential development comprising up to 110 dwellings was established on the site under outline planning consent S/0202/17/OL, granted on 26 October 2017, which also established means of access to the site.
60. Condition 4 of the outline consent (the approved plans condition) listed five drawings as part of the permission, which comprise a Site Plan (M02 rev C), a Parameters Plan (M06 rev E), an Exclusion Zone plan (P2), a Cox’s Drove Emergency Vehicle Access plan (B411/008 Rev 1) and an Indicative Full Right Turn plan (B411/SK/09 Rev 2).
61. The key issues to consider in the determination of this application are therefore compliance with the outline planning permission, housing provision (including

affordable housing), the reserved matters (layout, scale, appearance, landscaping), biodiversity, flood risk and drainage, highway safety, parking and management of roads, residential amenity, heritage assets and other matters.

Compliance with the Outline Planning Permission

62. Several conditions were imposed on the outline consent that require compliance at the reserved matters stage.
63. Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters within two years of the date of approval (i.e., by 26 October 2019).
64. The reserved matters application was submitted to the Local Planning Authority in September 2019.
65. Condition 4 of the outline consent secured five approved plans, as noted above.
66. The site boundary for the reserved matters application is consistent with the approved Site Plan (M02 rev C).
67. The approved Parameters Plan (M06 rev E) sets strict guidelines for the reserved matters scheme to follow, including three development platforms for residential development alongside restrictions on the number of storeys, eaves heights and ridge heights above grade, areas of open space, existing vegetation, proposed boundary planting, a zone for a single vehicle route, a zone for up to two vehicular links, an ornamental garden retained and enhanced and the points of access by vehicles, pedestrians and cyclists.
68. However, it is important to note that in respect of the number of storeys, eaves heights and ridge heights stated on the Parameters Plan that these requirements are superseded by condition 28 of the outline consent. Condition 28 of the outline consent sets out that notwithstanding the particulars shown on the Parameters Plan, the number of storeys and the height of the eaves and ridge above ordnance datum (AOD) of any built development hereby approved shall be determined through Reserved Matters applications.
69. Although matters of layout, scale and landscaping are assessed in detail later in this report, the matters are considered to accord with the provisions of the approved Parameters Plan.
70. The requirement for the reserved matters layout to comply with the approved Exclusion Zone plan (P2) is applicable in so far as the provisions of condition 20 of the outline consent.
71. Condition 20 of the outline consent restricts residential development within the exclusion zone unless and until a detailed noise mitigation strategy and/or detailed insulation scheme to address the off-site operational noise of the Breckenwood Industrial Estate, has been submitted to and approved in writing by the Local Planning Authority.

72. Condition 20 was part discharged through discharge of conditions application S/0202/17/CONDA on 02 September 2021, which was supported by a Noise Mitigation Strategy that confirmed residential development could be located within the exclusion zone subject to appropriate mitigation measures. It is therefore acceptable for the layout of the site to provide residential development within the exclusion zone. In this respect the layout of the site is compliant with the provisions of the outline consent.
73. The main vehicular access to the site illustrated on the proposed Site Layout (A-P10-010 P4) submitted in support of the reserved matters layout, which is taken from Teversham Road to the west of the site, accords with the access plan secured at outline stage, namely the Indicative Full Right Turn plan (B411/SK/09 Rev 2). The proposed Site Layout also illustrates the provision of a pedestrian, cycling and emergency access only onto Cox's Drove to the east of the site, in accordance with the Cox's Drove Emergency Vehicle Access plan (B411/008 Rev 1).
74. Condition 5 of the outline consent requires, notwithstanding the indicative layout, details of the housing mix (including both market and affordable housing) to be submitted with any reserved matters application for housing.
75. The reserved matters application has provided details of the housing mix for both market and affordable housing, which are assessed in detail later in this report.
76. Condition 6 of the outline consent set out that detailed plans and particulars of the reserved matters pursuant to condition 1 of the outline consent shall be in general accordance with the illustrative layout (M03 rev C), subject to taking into account the 50m noise exclusion zone (P2).
77. Although matters of layout and landscaping are assessed in detail later in this report, the matters are in general accordance with the approved illustrative layout.
78. Condition 19 of the outline consent requires concurrently with any reserved matters application (and prior to commencement of development) a noise mitigation/insulation scheme to protect occupants externally and internally from rail noise to the north and noise emanating from the Breckenwood Industrial Estate to the north west, to be submitted and approved.
79. The reserved matters application is supported by a Noise Mitigation Strategy (Cass Allen, September 2019), a report that has also been submitted in support of discharge of conditions application S/3209/19/DC to discharge condition 19 of the outline consent.
80. The application therefore complies with conditions 2, 4, 5, 6, 19 and 20 of the outline consent.

Housing Provision

81. Condition 5 of the outline consent requires details of the housing mix (including both market and affordable housing) to be submitted with any reserved matters application for housing, to ensure an appropriate mix of housing is provided.
82. The reserved matters application proposes the erection of 110 residential dwellings. The Section 106 Agreement secured at outline stage requires that 30% of the dwellings shall be constructed for affordable housing. The application therefore provides for 77 market dwellings and 33 affordable dwellings (30%).

Housing Density

83. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Minor Rural Centre villages but that the net density on a site may vary from this figure where justified by the character of the locality, the scale of the development, or other local circumstances.
84. Section 10 of the Fulbourn Village Design Guide, which deals with integrating larger development within villages, details that developments should be compatible with the character of the village in terms of density, although this is not one of the specific guidance notes.
85. The site measures approximately 6.85 hectares in area. The provision of 110 dwellings across this area would equate to a density of approximately 16 dwellings per hectare. However, the Parameters Plan approved at outline stage restricts the areas of residential development to three development platforms which account for approximately 3.33 hectares of the site. The provision of 110 dwellings on the areas defined for residential development would equate to a density of approximately 33 dwellings per hectare.
86. Although the density is slightly higher than the requirement of an average net density of 30 dwellings per hectare the density had already been accepted through the outline planning permission. Officers therefore consider the density of the site to be acceptable on balance, noting the provisions of the outline consent, and to be compatible with the character of the area.
87. The proposal would therefore be in general accordance with Policy H/8 of the Local Plan and the Fulbourn Village Design Guide.

Market Housing Mix

88. Policy H/9 of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.

89. Policy H/9 of the Local Plan requires market homes in developments of 10 or more homes to consist of a mix of at least 30% 1 or 2-bed homes, 30% 3-bed homes and 4 or more bed homes with a 10% flexibility above each category.
90. The application provides for 77 market dwellings which, as amended, would provide a split of 27x2-bed properties (35%), 27x3-bed properties (35%), 19x4-bed properties and 4x5-bed properties (30%).
91. Officers are satisfied that the proposed development would provide for an appropriate market mix of housing on the site, noting that the mix would accord with policy H/9 of the Local Plan.
92. Officers note that Policy H/9(2.f) requires sites of 20 dwellings or more to supply dwelling plots for sale to self and custom builders. When the outline consent was granted the Council did not have an adopted policy relating to self or custom build. No requirement for such provision was secured at outline stage by way of a condition or through the Section 106 Agreement and therefore no self or custom build provision can be secured at reserved matters stage.
93. Policy H/9(4) of the Local Plan states that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.
94. The proposal would provide six units built to the accessible and adaptable dwellings M4(2) standard, split evenly between market and affordable homes, namely Plot 7 (shared ownership), Plots 11 and 12 (affordable rented) and Plots 77, 84 and 85 (market units).
95. The proposal would therefore be in general accordance with Policy H/9 of the Local Plan and comply with the provisions of the outline consent.

Affordable Housing

96. Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will provide affordable housing (a) to provide that 40% of the homes on site will be affordable, (b) to address evidence of housing need; an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and (c) in small groups or clusters distributed through the site.
97. Notwithstanding the requirements of Policy H/10(a) of the Local Plan, the Section 106 Agreement attached to the outline consent secured a 30% provision of affordable homes on the site, as set out in the Definitions and Interpretation section and Schedule 3 of the agreement.
98. In terms of the units being in small groups or clusters distributed through the site, the Section 106 agreement sets out in the Definitions and Interpretation section that for the purposes of the "Affordable Housing Scheme" no more than

20 Affordable Housing Units may be clustered together and no such clusters are to adjoin or neighbour each other.

99. Officers also note the provisions of the Greater Cambridge Housing Strategy 2019-2023 Annex 10 (Clustering and Distribution of Affordable Housing Policy) which sets out in Section 7 that for medium mixed tenure residential developments of 30 to 200 units, maximum clusters of 15 units are accepted, clusters should not abut each other and be dispersed appropriately across the whole development (and will include blocks of flats).
100. Schedule 3 of the Section 106 sets out the specific requirements for affordable rented units and shared ownership units, being 8x1-bed, 8x2-bed affordable rent (16 units) and 12x2-bed and 5x3 bed shared ownership (17 units).
101. The application proposes the development of 33 affordable units in the form of 8x1-bed flats, 16x2-bed flats, 4x2-bed houses and 5x3-bed flats, 16 of which would be for shared ownership and 17 for affordable rented, adhering to the requirements of the Section 106 Agreement.
102. The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed.
103. As noted above, 5% of the scheme will be built to accessible and adaptable dwellings M4(2) standard, which includes three affordable units.
104. The proposal would therefore comply with the provisions of the outline consent and associated Section 106 Agreement in terms of affordable housing provision and clustering within the proposed layout.

Residential Space Standards

105. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
106. Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards and this matter does not fall under the definition of the reserved matters for layout, appearance or scale, the development would not need to accord with national space standards.
107. However, the proposed development meets Nationally Described Space Standards and would therefore accord with Policy H/12 of the Local Plan.

Open Space Provision

108. Paragraph 2.6 of the Second Schedule of the Section 106 Agreement for the development sets out the criteria to calculate the minimum area and composition of the Locally Equipped Area of Plan (LEAP) and Public Open

Space as part of the reserved matters submission, which is to be provided per dwelling.

109. The Section 106 Agreement also sets out relevant definitions of each type of open space to be provided on site in the Definitions and Interpretation. Parts 2 and 3 of the Second Schedule of the Agreement ensure that appropriate management, public access and maintenance arrangements for the LEAP, Public Open Space and General Open Space will be secured.
110. The following areas of open space are therefore required to be delivered on site, based on the number of dwellings of each type (by bedrooms) against the minimum amount of open space provision:
 - 945.3 sqm LEAP.
 - 945.3 sqm Informal Play Space.
 - 988.5 sqm Informal Open Space.
111. Alongside plans showing the layout of the proposed development and landscape proposals, the application is supported by a Landscape Management and Maintenance Plan (LLMP) (rev A v2, April 2021), which is informed by the requirements of the Section 106 Agreement. The LMMP sets out details of management and maintenance for all landscape infrastructure including retained features, proposed hard and soft landscape elements, including play areas and streetscape, as shown on the Illustrative Landscape Masterplan
112. Officers are satisfied that the minimum open space requirements of the Section 106 Agreement have been met.

Reserved Matters

Layout

113. The layout of the site has been largely defined by condition 4 of the outline consent, which secured a Parameters Plan and access plans, along with condition 6 of the outline consent, which required the reserved matters to be in general accordance with the Illustrative Layout plan submitted at outline stage.
114. The Parameters Plan sets strict guidelines for the reserved matters scheme to follow, including three development platforms for residential development, areas of open space including proposed planting, play areas, footpaths, broad walks, SuDS and occasional parking, existing vegetation to be retained, managed and enhanced, proposed boundary planting including in rear gardens, new boundary planting within open space, existing watercourse, a zone for a single vehicle route, a zone for up to two vehicular links, an ornamental garden retained and enhanced and the points of access by vehicles, pedestrians and cyclists.
115. The Illustrative Masterplan shows how the development of 110 dwellings could be accommodated within the restrictions of the Parameters Plan. It shows three distinct development parcels linked by one or two access roads, several cul-de-sacs on the two eastern two parcels of the site, a central green space with the existing chalk stream bisecting the site from north and south enhanced with

further soft landscaping and several footpath links through the site to enable good levels of permeability. The three parcels are confined within the site surrounded by landscape buffers along the southern, eastern and northern boundaries of the site.

116. Section 10 of the Fulbourn Village Design Guide, sets out that a key objective of the Design Guide is the integration of new development, ensuring it becomes a part of the village rather than a disconnected extension and development should be carefully designed to ensure it respects and enhances the village character.
117. The Village Design Guide further sets out that large developments should not adopt the urban patterns of rigid grids, boulevards and built corner gateways, and not even the suburban style of grassed verges and repetitive houses. New development should reflect the diversity and informality of the village, taking inspiration from the historic core of Apthorpe Street, Cow Lane and Pierce Lane without pastiche or replica. It should be contemporary and yet compatible with the character of the village in terms of scale, density, mass, form, siting, design and proportion.
118. The Village Design Guide then provides points of guidance on site layout, building design and landscape design before providing additional guidance specifically for the Teversham Road Site (illustrated in figure 46).
119. The additional site guidance highlights that the development of the site will have to address several challenges to respect the sensitive natural location and for successful integration in the village; the penetration of the countryside within the village and the delicate wildlife area of the chalk stream require the establishment of a green natural corridor of sufficient width to retain the connection and protect the environment. Natural areas should be protected from artificial lighting and encroachment of human activities. The guidance highlights that it will also be essential that the site is integrated into the patterns of streets and lanes of the village, at least for pedestrians and cyclists, rather than remaining an isolated housing estate.
120. The proposed layout comprises three development platforms, as secured at outline stage, and incorporates a road hierarchy connecting the platforms together.
121. The primary road, which is a 5.5 metre road with a 2 metre footpath and 1 metre verge, runs from the sites access from Teversham Road (secured at outline stage) through the western platform and the central meadow space over the chalk stream and along the southern edge of the northern development platform. A secondary road, which is 5 metre road with a 2 metre footpath and 1 metre verge, connects the northern and southern platforms before running along the northern edge of the southern platform. Shared surface roads, being a 6 metre road with a 0.5 metre verge on either side, and private driveway, being 5 metres in width, then provide means of access for residential units not served by the main two roads.

122. The vehicular routes that connect the development platforms comply with their locations as defined by the Parameters Plan while the roads themselves avoid being overly rigid or forming regular grids within the site, a relatively positive response to the Village Design Guide (guidance note 10.4), while adhering to the restrictions imposed by the outline consent (conditions 4 and 6).
123. Areas of soft landscaping and tree planting are incorporated where possible adjacent to the streets, in particular the primary road that runs east-west across the site, responding to guidance note 10.5 of the Village Design Guide which sets out that sensitive treatment of main road frontages should include trees, hedgerows and boundary walls typical of Fulbourn.
124. Noting the parameters of the outline consent, the layout of the site emphasises key open spaces at the heart of the development and the importance of the chalk stream bisecting the site and the central meadow space formed at the centre of the development. The central open space (Meadow Park), which includes public open space and play space, allows for the retention of views through the site from the village and Conservation Area, out towards the countryside. This arrangement provides a relatively positive response to guidance note 10.3 of the Village Design Guide that requires site planning to incorporate open views from and through the interior of the site towards the countryside as well as responding to the illustration of Figure 46.
125. However, officers acknowledge that there would be a degree of conflict with Figure 46 and guidance note 10.3 of the Village Design Guide and the existing view northwards through the site to the open countryside beyond by virtue of the introduction of a built form of development. Nonetheless, to comply with conditions 4 and 6 of the outline consent, the introduction of a built form of development into the existing undeveloped view is inevitable and the layout has sought to retain key views along the chalk stream, framed by the proposed development.
126. Soft edges and landscape buffers are provided on the southern, eastern and northern edges of the layout, in line with the parameters plan, while allowing for pedestrian and cycle movement and permeability through these spaces. This arrangement is considered to be in line with guidance note 10.1 of the Village Design Guide which sets out that sites should have planted and irregular soft edges at the interface with the countryside and guidance note 10.2 which details that any green buffer between new and existing built-up areas of the village should be intended to protect privacy but not isolate the new community.
127. Alongside the road network, the layout of the site incorporates a range of connecting footpaths that enhances the permeability and ease of movement through and within the site as well as connection to the existing village for pedestrians and cyclists. A crossing over the chalk stream is provided towards the centre of the site with two further pedestrian bridges to allow connectivity through the site, again responding positively to guidance note 10.4 in terms of providing a natural extension of the village with informal, interconnected streets, lanes and spaces and guidance note 10.8 for providing a network of pedestrian routes and cycleways to the village.

128. The development incorporates nine different house types (types A-J, excluding I), several of which have subtle variations in layout, fenestration, architectural detailing and external finish (i.e., type F and F1) to increase variety. Two large apartment blocks are provided centrally within the site on either side of the chalk stream adjacent to the Meadow Park, with smaller apartment blocks located on the northern edge of the western development platform. The house types are mixed across the site to avoid repetitive houses within the layout with minor variations in their siting relative to the public highways, positive responses to the Village Design Guide (guidance notes 10.7 and 10.13). No gateway buildings are provided at the entrance of the site (as recommended by guidance note 10.6).
129. Parking is largely accommodated to the side of residential properties or in small parking courts for the apartment buildings, reducing the potential for car dominated frontages as required by Policy HQ/1 of the Local Plan and highlighted in guidance note 10.16 of the Village Design Guide. There are some areas of frontage parking, but in the context of the wider site represent a relatively small proportion of the required parking arrangements.
130. Officers acknowledge that is one small area of parking that extends beyond the development platforms defined by the Parameters Plan and onto an area defined as open space. This area relates to the western development platform and the parking provision for Apartment Block B, specifically Plots 41, 44 and 47. However, the legend of the Parameters Plan defines the area in question as “Open Space, including proposed planting, children's play areas, footpaths, boardwalks, SuDS and occasional parking”. Officers therefore do not consider that the layout has breached the requirements of the parameters plan as it does allow for occasional parking and only five parking spaces fall within this area across the layout.
131. In respect of the adjacent Green Belt to the north of the site, the layout and general siting of residential development was established at outline stage through the approved Parameters Plan and Illustrative Masterplan. The residential properties along the northern edge of the northern development platform, which are the closest to the Green Belt, are set approximately 13 metres from the northern boundary of the site, slightly away from the edge of the Green Belt. The proposed layout, given the details secured at outline stage, is considered to accord with Policy NH/8 of the Local Plan.
132. Overall, collectively the design elements as detailed above are considered to contribute towards a positive design and layout response to the provisions of the outline consent and the character of the area and would be in general accordance with Policy HQ/1 of the Local Plan and responsive to the Fulbourn Village Design Guide SPD.
133. Officers acknowledge that there is a degree of conflict with Figure 46 and guidance note 10.3 of the Village Design Guide by virtue of the introduction of a built form of development. However, the conflict must be weighed against the requirement for the layout of the site to follow the provisions of the outline consent secured in conditions 4 and 6 of that permission. Therefore, the

introduction of a built form of development into the existing undeveloped view is inevitable. Officers consider that the layout has sought to retain key views along the chalk stream, framed by the proposed development, as highlighted within the Village Design Guide.

Scale

Existing Development

134. The scale and character of the existing residential development near to the site presents a mixture of two storey, one and a half storey and single storey properties of varying designs and footprints, with two storeys being the prevailing scale of development. In general properties are good-sized detached dwellings with some examples of semi-detached properties to the south of Cow Lane and west of Teversham Road.

Proposed Development

135. The Parameters Plan secured at outline stage sets out that residential development can be up to 2.5 storeys with eaves heights of up to 6 metres and ridge heights up to 10.5 metres above grade. However, condition 28 of the outline consent states that notwithstanding the particulars shown on the parameters plan, the numbers of storeys and the height of the eaves and ridge above AOD of any built development hereby approved shall be determined through Reserved Matters applications.
136. The proposed development generally provides a two storey, pitched roof approach throughout the site, with single storey garages serving several plots, responding to the general scale and form of existing residential development in the immediate area and the wider village. The ridge heights of these properties range from approximately 8.4 metres (house type G) to 9.4 metres (house type H1). The proposed dwellings comprise a mix of two storey detached and semi-detached properties. This approach is considered to provide a compatible and coherent scale of development (guidance note 10.13), appropriate to the context of the area.
137. The development would also provide apartment buildings within the layout of the site. Four two storey apartment buildings, Blocks C, C1, D and D1, are provided along the northern edge of the western development platform with ridge heights around 9.6 metres. The scale of these buildings, adjacent to the industrial area and away from the northern edge of the Conservation Area, are considered to be acceptable and compatible with the context of the area.
138. Two central apartment blocks, Blocks A and B, would provide a stepped ridge arrangement ranging from a two and a half storey ridge to a two-storey ridge and then a one and a half storey ridge (for Block A). Block A would provide main ridge heights of approximately 11.5 metres, 10 metres and 9.5 metres while Block B would provide main ridge heights of approximately 11.4 metres and 10 metres. These two central apartment blocks would represent the largest buildings within the site.

139. In considering the issue of scale and in particular the heights of the proposed buildings, it is important to note that, for the purposes of managing flood risk, the proposed development will be constructed on three raised development platforms, which are raised up to approximately 0.7 metres above existing ground levels.
140. The general approach of a two-storey scale of development across the site is considered to be acceptable and compatible with the character of the area, where two storey properties are the prevailing form of development, noting the raising of ground levels associated to the development. In this respect the proposed height of the development is considered appropriate to the rural character and location of the site and generally responsive to the Village Design Guide.
141. In terms of the central apartment buildings, Blocks A and B, guidance note 10.10 of the Village Design Guide sets out that 3 storey buildings are not typical of the village and should be considered with extreme care, they should be sited away from prominent frontages to minimise visual presence and be articulated to avoid any bulkiness.
142. Officers acknowledge that these two apartment buildings would be taller than the prevailing scale of development in the area. However, they have been sited relatively centrally within the development and orientated to frame Meadow Park and the chalk stream and allow northward views to be maintained through the site from Poor Well and the adjacent Conservation Area from within the village out towards the countryside. The blocks are also positioned such that their gable ends face south towards the Conservation Area with heights rising northwards into the site, assisting in reducing the visual mass of the development in outward views northwards from the Conservation Area. Furthermore, these units provide an important corner frontage around the large central open space of Meadow Park and are located away from the rural aspect of the northern boundary. It is also important to acknowledge that the scale of the buildings fall within the parameters established at outline stage.
143. However, officers acknowledge that the two central apartment buildings may generate a degree of conflict with the Fulbourn Village Design Guide in terms of providing a scale of development that is compatible with the character of the village. That said, the Village Design Guide does not prohibit the scale of development proposed for apartment Blocks A and B, rather it seeks that 3 storey buildings should only be considered with extreme care and sited away from prominent frontages to minimise visual presence and articulated to avoid any bulkiness. As set out in the paragraph above, consideration has been taken regarding the orientation and siting of these buildings and the degree of harm is a matter of planning judgement that forms part of the wider planning balance.
144. The Village Design Guide also notes in respect of building design that the height of buildings should be lower than the crown of surrounding mature trees to retain the setting of a village among trees (guidance note 10.12). The prevailing two storey scale of the scheme would generally comply with this design criteria (as illustrated on Street Scene elevations submitted). However,

officers acknowledge that again there may be a degree of conflict with this guidance note arising from the taller elements of Blocks A and B.

145. It is important to note that the matter of scale extends beyond a simple consideration of height, it also includes the width and length of each building proposed within the development in relation to its surroundings. The dwellings and apartment buildings within the site incorporate variations in width and length across the house and apartment types, which are responsive to the context of the site and wider character of the village and considered acceptable.
146. In terms of the adjacent Green Belt to the north of the site, the scale of development at the northern edge of the site would be two storey residential properties. The scale of development is considered compatible with the wider context of the area and the adjacent Green Belt, noting existing built forms near to the Green Belt boundary. The proposed scale is therefore considered acceptable in the context of Policy NH/8 of the Local Plan.
147. Overall, the proposed scale of development is considered to be acceptable and compatible with its surroundings, in general accordance with Policy HQ/1 of the Local Plan and the guidance of the Fulbourn Village Design Guide SPD.
148. Officers acknowledge that there may be a degree of conflict with the Village Design Guide arising from the heights of the central apartment buildings, in particular guidance notes 10.10 and 10.12. Again, the conflict must be weighed against the provisions of the outline consent secured in conditions 4 and 6 of that permission and officers consider the level of harm to be limited and not sufficient to warrant a refusal of the application in isolation.

Appearance

149. Section 4 of the Fulbourn Village Design Guide, which deals with character areas, identifies the site and surrounding area as the Poor Well Character Area. It details that the area is a unique highlight in Fulbourn and partly in the Conservation Area with links to the heritage of water management and fenland agriculture and brings nature directly into the village. The tall trees and green aspect of Cow Lane at this location provide a memorable image of the village within trees; it has a part natural / part agricultural feel; it has ditches running along the roads, a chalk stream and wetlands; and it contains small industrial buildings and the grand Victorian building of the former Cambridge Water Company.
150. As noted above, guidance note 10.13 of the Village Design Guide sets out that for integrating larger developments within the village building should not be repetitive and provide variety of building types and design with coherent scale, massing and elegant simplicity in detailing. Guidance note 10.14 goes on to state that local and contemporary features, materials and detailing should be used with guidance on materials and detailing that are appropriate to the village context can be found in Section 11.

151. Section 11 of the Village Design Guide sets out that buildings in Fulbourn have typically simple forms and features, and the character comes from the horizontal proportions and attractive diversity created by irregular building alignments and prominent roofs. Pale Cambridgeshire bricks or renders in white or natural colours are prevalent, with wood used for the doors and details. The integration of building and planting is critical. In Fulbourn, the character and quality of the village is often in the details: traditional boundary walls, gates and posts, and in elegant simple arrangements for the doors and windows.
152. The proposal would provide three distinct character areas which would each have their own appearance and character to provide a sense of place. These areas comprise the Village Lanes, Meadow Park and Village Street character areas.
153. The Village Lanes character area lies adjacent to Teversham Road and the primary access onto the site. This area draws on the variety of scale, building form and materials present within the historic character areas of High Street. This is evident in narrow frontages with hedges or defined walls, building type diversity and use of traditional materials. The character area which has black timber boarding on key elevations along with dark grey bargeboards and windows and black rainwater ironmongery. The Village Street character area which contains a range of Cambridge Buff and Multi-Red brick finishes has a mix of white and dark grey roof timber trims and window frames.
154. The Meadow Park character area places a large central open space at the heart of the development, an area which includes the proposed LEAP, with residential units surrounding the area to frame the existing nature site features, chalk streams and hedging, including the larger two apartment blocks (Blocks A and B). The siting of the built form of development in this area allows open views of the countryside northwards. The area comprises a range of built form with simple detailing and traditional materials.
155. The Village Streets character area is located towards the eastern end of the site, towards the railway line and Cox's Drive, bisected by the new Linear Park that separates the northern and southern development platforms. This area seeks to identify with the Station Road character area (as defined by Figure 9 of the Village Design Guide) with housing styles and appearance from the Victorian to recent times. With a strong linearity of the area, architectural reference is made to the residential developments in Fulbourn post-industrial area comprising Station Road, Cambridge Road and Cow Lane. There are a variety of building types and when similar building types are used, different fenestration and roofing materials ensure a visual difference.
156. The proposed development provides a predominately two storey pitched roof approach throughout the site with single storey ancillary garages to several plots, with two central apartment buildings providing a two and a half storey form and being the tallest units on the site and two storey apartment blocks located on the northern edge of the western development platform.

157. As noted above, the development incorporates nine different house types which have subtle variations in layout, fenestration, architectural detailing and external finish, with minor variations on the external appearance of individual house types (i.e., types F and F1) and have been sited within the layout to avoid a distinct run of identical units. This approach, together with the use of some apartment buildings, provides a variety of house types, material palettes and architectural language across the site to avoid repetitive houses providing a positive response to the Village Design Guide (guidance notes 10.7 and 10.13).
158. The Council's Urban Design Officer has raised concern that the four two storey apartment buildings along the northern edge of the western development platform (Blocks C, C1, D and D1) contain identical colours and materials and therefore repetitive looking, recommending a variation to the colours and materials provided for these units. Officers concur with this view and consider these four units to be lacking in variation as a positive response to the recommendations of the Village Design Guide. Officers therefore consider it reasonable and necessary to impose a condition requiring the submission of materials prior to development above slab level, notwithstanding the approved plans. This would ensure that the appearance of the development is satisfactory and compatible with its surroundings but also provide opportunity for improvements to be made to the external appearance of the four apartment buildings in terms of a more varied appearance.
159. Officers note that the affordable properties within the site are to benefit from the same quality of materials and architectural characteristics of the market housing, further integrating these units within the site.
160. The overall appearance and detailing of the proposed units are considered acceptable and to include a variety of interest within the development, which draws on the context the sites rural location while creating its own identity. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness, although a condition is recommended to ensure appropriate finish.
161. Overall, the proposed appearance of the development is considered accord with Policy HQ/1 of the Local Plan, and to be responsive to the guidance of the Fulbourn Village Design Guide SPD.

Landscape

162. In terms of landscaping, several relevant conditions were imposed as part of outline consent S/0202/17/OL. These include condition 4, which secured the Parameters Plan that included details of landscape areas, and condition 6, which secured an illustrative masterplan showing how areas of landscaping could be incorporated into the development. Three further conditions, all of which are pre-commencement conditions, require the submission of specific details relating to landscaping (and biodiversity).

163. Condition 7 of the outline consent requires full details of tree protection measures for all trees and hedges to be retained to be submitted and approved. Condition 12 requires the submission of a Landscape and Biodiversity Management Scheme to include full details of the landscape and ecological management objectives for the site to enhance the ecological interests of the site. Condition 14 requires a Scheme of Grassland Mitigation and Translocation to include botanical surveys, method statement for grassland removal and details for long-term management, to mitigate ecological interests.
164. Details to discharge these three conditions have been formally submitted to the Council and form part of discharge of conditions application S/3209/19/DC. Officers note that the Council's Ecology Officer and Trees Officer are supportive of the details submitted to support that application and have both recommended that the conditions are discharged.
165. Section 5 of the Fulbourn Village Design Guide, which focuses on a close relationship with the countryside, highlights the important relationship of the village to the countryside as being a defining feature of Fulbourn. The Village Design Guide emphasises the landscape setting of the village being set among trees, views and direct access to the countryside from within the village itself and the presence of tall trees, hedgerows and rural planting with the built up areas of the village. Several fields have an important relationship to the village as they provide strong settling linking countryside and village and establish a visual relationship within the built up area (Figures 14 to 16).
166. The Village Design Guide provides eight points of design guidance, including the importance for a clearly identifiable separation of the built up area of Fulbourn from the countryside and specific fields identified in Figure 17 that contribute to the characteristic short distance views from inside the village to open landscape; open views should be sustained and enhanced.
167. The Village Design Guide sets out in Figure 46, with specific guidance for the Teversham Road site, the importance of the continuous green link from Poor Well along the chalk stream and wildlife corrido and soft green edges to the site.
168. The reserved matters application is supported by a landscape masterplan, a hard landscaping strategy, a planting strategy, schedule and key plan, a detailed LEAP Plan, details of the Pump House Garden and a Landscape Management and Maintenance Plan, several of which have been amended in response to concerns raised.
169. The Illustrative Landscape Masterplan highlights key landscape details within the site. The site houses a delicate wildlife area of chalk streams, which provides a natural green corridor from the countryside to the village and an existing pond in the south-west portion of the site within the pumphouse garden, which is an area that has largely been neglected. There are several existing trees to be retained along the southern, eastern and northern boundaries of the site, with the site boundaries and internal layout enhanced through further planting. The key view northwards through the site to the open countryside

beyond is retained (in part) and enhanced, as required by the Village Design Guide.

170. The network of existing and proposed green open spaces comprise areas accessible to the public and other landscaped areas. The accessible areas include the Meadow Park (western and eastern fields), the Linear Park and the Pumphouse Garden with formal and informal play opportunities are incorporated into the site. Other landscape areas are comprised largely of existing vegetation, woodland and existing areas retained for their ecological value, along with proposed boundary planting.
171. A Planting Key Plan provides a high-level summary of the soft landscape approach to the site. The Planting Strategy Plans then set out a more detailed approach to the proposed soft landscaping within the site. The Plans show large areas of existing retained landscape, retained landscape with additional grass seed, proposed meadow, proposed wildflower mix, bio retention basins, two types of native buffer planting, a linear park and proposed aquatic/marginal planting. These Plans are then informed further by detailed planting sheets which identify specific species to be used within the site.
172. The soft landscape plans show the retention and enhancement of a continuous green link from Poor Well along the chalk stream and wildlife corridor that bisect the site, as illustrated on Figure 46 of the Village Design Guide. Soft green edges are also applied to the northern boundary of the site adjacent to the open countryside and Green Belt beyond which are also illustrated within the Village Design Guide and referenced in guidance note 10.1, with further soft edges incorporated along the eastern and southern boundaries of the site. The northern landscape buffer also provides a positive response to the requirements of Policy NH/8 of the Local Plan.
173. The soft landscape plans also indicate that landscaping has been incorporated within the streets of the site to break up parking and provide some tree lined street scenes, particularly towards the northern edge of the western development platform. The Meadow Park at the heart of the site and the linear park that sits between the northern and southern development platforms provide important large areas of open landscaping within the site, enhancing the rural characteristics of the development. This is a positive response to Fulbourn being cited as a village set among trees. Landscape works are proposed to the neglected pumphouse garden which would provide a significant and positive contribution to the site and surrounding area.
174. Overall, the soft landscape approach to the site is considered to make a positive contribution to the quality of development and to follow the key guidance of the Fulbourn Village Design Guide.
175. In terms of hard landscaping, the development is considered to compliment the local context of the area and emphasis the hierarchy of public and private spaces across the site. Street surfaces assist in defining the road hierarchy within the layout of the site while multiple pathways and footbridges are incorporated to aid ease of movement and increase the permeability of the

development for pedestrians and cyclists, an important criterion of the Village Design Guide (guidance notes 5.8, 10.4, 10.8, 10.18 and 10.19). No access to the site is proposed through Poor Well Water, are recommended in the Village Design Guide. Several elements of the hard landscaping are to be of permeable construction to assist with drainage measures, highlighted in guidance notes 10.9 and 10.20 of the Village Design Guide.

176. The application has been subject to formal consultation with the Council's Landscape Officer and Trees Officer who are generally supportive of the proposal, subject to conditions relating to cycle store buildings, vehicular bridges and tree pit planting. Officers consider these conditions to be reasonable to ensure appropriate detailing in the developer of the development.
177. Officers consider that the proposed landscaping would comply with the provisions of the Parameters Plan secured at outline stage and principles of the illustrative masterplan.
178. Overall, the proposed landscape approach is considered to make a positive contribution to the quality of development and integration with its surroundings and to accord with Policies HQ/1, NH/4 and NH/8 of the Local Plan, and to be responsive to the guidance of the Fulbourn Village Design Guide SPD.

Local Green Space

179. The site encompasses the Pumphouse garden, which is identified as a Local Green Space under Policy NH/12 of the Local Plan.
180. Policy NH/12 of the Local Plan states that Local Green Space identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Inappropriate development, as defined in the National Planning Policy Framework, would not be approved except in very special circumstances and in discussion with the local community.
181. The proposed layout of the development does not encroach into the Local Green Space as set out in the Local Plan, only positive landscape enhancements are proposed in this area, which would represent a compatible form of works within a Local Green Space.

182. The proposal would accord with Policy NH/12 of the Local Plan.

Protected Village Amenity Area

183. Poor Well Water, which abuts the southern boundary of the application site and falls within Fulbourn Conservation Area, is identified as a Protected Village Amenity Area (PVAA) under Policy NH/11 of the Local Plan.
184. Policy NH/11 of the Local Plan states that Protected Village Amenity Areas are identified on the Policies Map where development will not be permitted within or

adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.

185. The principle of residential development on the site, adjacent to the PVAA, was established at outline stage, with the proximity of the development platforms to the PVAA secured at outline.
186. In terms of the reserved matters layout, the southern elevation of Apartment Block A would be approximately 20.5 metres from the northern edge of the PVAA while Plot 56 would be approximately 13.5 metres from this boundary. The southern development platform is separated from the edge of the PVAA by an area of soft landscaping and no direct access to the site takes place through the PVAA.
187. Given the arrangements of the site, including means of access, retention of long-distance views northwards from the village over the PVAA and the proximity of the southern development platform to the PVAA, the proposed development is not considered to result in significant adverse harm to the character, amenity, tranquillity or function of the village.
188. The proposal would accord with Policy NH/11 of the Local Plan.

Biodiversity

Background

189. The ecological constraints of the site were considered as part of outline consent S/0202/17/OL, with paragraphs 99 to 104 of the outline report provided below:

The NPPF advises the planning system should contribute to and enhance the natural and local environment by, amongst other criteria, minimising the impacts on biodiversity and contributing to the Government's commitment to halt the overall decline in biodiversity. Paragraph 113 advises 'distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and contribution they make to the ecological network'. Paragraph 118 advises development resulting in significant harm should be refused.

The council's ecologist advises the site is not of county wildlife site quality but is of 'local district/parish level' importance primarily due to the range of species found on the grasslands. These species include Early Marsh Orchid, Common Spotted Orchid, Adders Tongue and Yellow Rattle. Additionally, the mature hedgerows provide habitats for a wide range of bird species and other fauna including some species of conservation importance.

The indicative layout plan shows the retention of the mature hedgerow and buffer areas around as well as a central green corridor, but previously did

not address the protection of the grassland habitat, this has now been addressed in this later application.

The application is in outline form and consent is not sought for the layout. The proposal is accompanied by a drainage plan which demonstrates how the site is to be drained of surface water, with this plan indicating engineering operations within the area of high value grassland. No evidence has been supplied demonstrating how these engineering works, necessary to drain the site of surface water, can be achieved without impacting on the grassland. Officers are of the view the loss of this grassland, without appropriate compensation/mitigation, would result in substantial harm to ecological interests however, the Inspectorate resolved that this issue could be addressed by the imposition of conditions, which form part of this application and therefore can mitigate any loss.

In respect of the impact higher tier ecological sites, Natural England advice the sites proximity to Fulbourn Fen and Great Wilbraham Common SSSI will not damage or destroy the interest features for which these sites have been notified, and this does not represent a constraint in determining this application.

The development has been screened under the Environmental Impact Assessment Regulations and found not to constitute EIA development.

190. Two ecological conditions were imposed as part of the outline consent. Condition 12 of the outline consent requires, prior to commencement of the development, the submission of a Landscape and Biodiversity Management Scheme to include full details of the landscape and ecological management objectives for the site to enhance the ecological interests of the site. Condition 14 of the outline consent requires, prior to the commencement of development, a Scheme of Grassland Mitigation and Translocation to include botanical surveys, method statement for grassland removal and details for long-term management, to mitigate ecological interests.
191. Details to discharge both conditions have been formally submitted to the Council and form part of discharge of conditions application S/3209/19/DC. Officers note that the Council's Ecology Officer is supportive of the details submitted to support that application and has recommended that both conditions are discharged.

Reserved Matters

192. Section 10 of the Fulbourn Village Design Guide highlights the importance of biodiversity within its landscape design sub-section.
193. Guidance note 10.20 states that enhancement of biodiversity and opportunity for wildlife should be included within the development area. Attracting birds through hedgerow planting and bird boxes is particularly important as Fulbourn is well known for its swifts.

194. With specific reference to the Teversham Road development site, the Fulbourn Village Design Guide sets out in Figure 46 the importance for environmental management and biodiversity enhancement of the chalk stream corridor (which runs north-west south-east through the centre of the site) and a continuous green link from Poor Well along the chalk stream and wildlife corridor.
195. The reserved matters application is supported by an updated Landscape and Biodiversity Management Plan (Rev A, LSC, March 2020) and an update letter from LSC dated 09 April 2021 following amendments to the site layout.
196. The Landscape and Biodiversity Management Plan (LBMP) sets out a description of the site, impacts and proposed mitigation/enhancement measures, management of the constructional phase and operational phase of development and management schedules. The LBMP also includes details relating to a Scheme for Grassland Mitigation and Translocation, which relates to condition 14 of the outline consent, a Chalk Stream Habitat Restoration Plan, a Reptile Mitigation Strategy and Biodiversity Offsetting Calculations, all of which relate to condition 12 of the outline consent.
197. The update letter from LSC sets out that the amended layout would have no material impact to ecological and Arboricultural constraints, noting that additional areas of open space arising from the amended layout will ease pressure on these constraints.
198. The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the reserved matters submission, as amended.
199. Officers note that the updated LBMP submitted to support the reserved matters application is the same as the LBMP that has been submitted to discharge of conditions application S/3209/19/DC, which also has the support of the Council's Ecology Officer.
200. The Council's Ecology Officer notes that the amended grassland translocation strategy presents a clearer view as to how much grassland is to be translocated, the use of seed collection and where grassland is to be retained and removed. The reptile translation strategy has been updated and includes areas of grassland that are to be retained to the south, with brash piles and other enhancements included within this grassland area and should provide the necessary carrying capacity needed to hold the translocated population.
201. The chalk stream habitat restoration plan appears to enhance the habitat and return it to a more natural state, which will increase its biodiversity and help to encourage aquatic species in the area and confirms that no works will go ahead without further surveys for water voles and otters and relevant sign off from the project Ecologist.
202. The Council's Ecology Officer also sets out that the development will incur an overall loss to measurable biodiversity; however, the development will provide double the provision of bat, bird and hedgehog boxes required by the Council's

Biodiversity SPD, re-naturalise the chalk stream at the centre of the site, enhance the gardens to the south and provide reptile habitat enhancements to the north. The Council's Ecology Officer notes that without either a reduction in housing density approved at outline stage or increased building heights, no mechanisms are available for further gains in measurable biodiversity.

203. The proposed layout of the site has been designed to retain higher quality areas of grassland and provide a permanent home for key botanical species within the landscaping. The proposal also seeks to preserve the natural habitat an eco-system along the chalk stream with planting enhancements.
204. Officers acknowledge that the site would not result in a measurable net gain in biodiversity, as confirmed in the comments of the Council's Ecology Officer and a point of concern raised in a significant number of local objections. However, the proposal must be framed within the context of the outline consent and the relevant conditions of that permission.
205. The proposal may not achieve an overall measurable net gain, but it does provide several notable biodiversity elements including the chalk stream habitat restoration, grassland enhancement areas within the area to the south of the site, works within the Poor Well Water section of the site and provide reptile habitat enhancements to the north. Therefore, there are several elements of the scheme that will see biodiversity conserved or enhance within the site, in line with guidance note 10.20 of the Village Design Guide which seeks enhancement of biodiversity and opportunity for wildlife. Precise details of these related works were / are secured through conditions 12 and 14 of the outline consent.
206. Officers note that the outline consent does not contain a condition that would specifically require the submission of a scheme for biodiversity enhancement, as would likely be the case now given how policy and guidance has moved forward in this respect since the 2017 outline consent.
207. The proposal would therefore provide some conflict with Policy NH/4 of the Local Plan, paragraphs 174 and 180 of the NPPF and the guidance of the Fulbourn Village Design Guide but is, on balance, considered acceptable within the context of the requirements of the outline consent and therefore does not provide sufficient grounds to sustain a refusal of the reserved matters application on this basis.

Flood Risk and Drainage

Background

208. The site is located in flood zone 1 (low risk) with large areas of the site identified as being at risk from surface water flooding.
209. Drainage is largely a matter dealt with at outline stage when establishing the principle of development, with reserved matters applications requiring supporting details to demonstrate that drainage arrangements could be

provided appropriately within the proposed layout of the site. Outline consents typically impose a condition requiring a detailed surface water drainage scheme for the site, along with details of its maintenance. A discharge of conditions application then provides the full technical details, calculations, maintenance details etc., as required by the condition, to discharge the relevant requirements and approve an appropriate drainage scheme for a development in full.

210. In this instance, condition 8 of the outline consent requires the submission of a surface water drainage scheme, with the wording of the condition provided in full below for ease of reference:

Prior to the commencement of the development a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) CCE/B411/FRA-03 September 2014 by Cannon Consulting Engineers has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the long term ownership/adoption of the surface water drainage system and maintenance of the same. The scheme shall be constructed, completed and properly retained /maintained thereafter in accordance with the approved plans and implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007)

211. In terms of foul water drainage, condition 9 of the outline consent secures the foul drainage scheme, with the wording of the condition provided in full below for ease of reference:

Prior to the commencement of the development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development, or in accordance with the implementation programme agreed in writing with the Local Planning Authority and properly retained /maintained thereafter.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/9 of the adopted Local Development Framework 2007.)

Reserved Matters

212. The reserved matters application is supported by an array of plans, documents and calculations relating to the surface water drainage strategy for the site, which have been amended several times and subject to the submission of additional supporting information following significant objections to the details provided.
213. As amended, the application is supported by Surface Water Management documents (Cannon Consulting Engineers, 27 February 2020, 03 December

2019, 12 September 2019), Review of Surface Water Management (HR Wallingford, August 2020), Reserved Matters Application Layout (Cannon Consulting Engineers 13 April 2021, 12 August 2020), Flood Management Strategy (Cannon Consulting Engineers, 14 April 2021) and Cow Lane Flood Basin (Cannon Consulting Engineers, Dated: 14 April 2021). These documents and plans have been produced to demonstrate that the proposed development is deliverable from a drainage perspective.

214. Officers acknowledge the high level of local objection received to the reserved matters application on the grounds of flood risk. The reserved matters application has been subject to several rounds of consultation and robust scrutiny from relevant technical consultees, who have had the opportunity to consider points raised in local representations.
215. The application has been subject to formal consultation with the Lead Local Flood Authority (LLFA) who raise no objection to the reserved matters application, as amended. A full copy of the most recent comments from the LLFA dated 09 September 2021 are appended to this report for reference (appendix 2).
216. Notwithstanding the 'high-level' statement of "no objection to the reserved matters application", officers recognise the more intrinsic detail of the LLFA's response to the reserved matters application.
217. The LLFA set out that based on the documents provided (as referenced in their comments and noted above), the information demonstrates that surface water from the proposed development can be managed through the use of tanked permeable paving throughout the private and shared access areas and parking. Highway access from Teversham Road will be managed through a filter drain. Surface water will be shared across basins around the development, and crated attenuation below permeable paving before discharge from the site at a rate of 0.3 l/s/ha, equivalent to the 1 in 1-year greenfield runoff rate.
218. A flood mitigation basin is proposed along the southern boundary of the site, to capture and retain flood flows which may come down the southern boundary, with a filter drain allowing the water to seep out from the basin and empty into the watercourse. The basin is sized to accommodate the displaced surface water from the development platforms without impacting the land or properties to the south. An illustrative LiDAR survey has been submitted to demonstrate the fall of land from the south to the north adjacent to the basin, indicating that any surface water which may be present on the surface will flow to the north and west.
219. The proposals have left a lower greenspace in the centre of the proposed development platforms to provide passage of surface water flows in times of flooding. There are several culverts to allow this water to pass through the proposed infrastructure and into the watercourse passing through the centre of the site.

220. However, the LLFA have included several important informatives as part of their response, informatives that officers consider critical to include as part of any reserved matters permission for the information of the applicant pursuant to any submission to discharge condition 8 of the outline consent.
221. The first informative relates to groundwater monitoring. The LLFA's comments acknowledge that the groundwater report included as part of the outline application was carried out in 2014, which recorded ground water levels at approximately 0.8 metres below ground level. 'Anecdotal' information has been submitted during the reserved matters application that indicates groundwater may be shallower than the 2014 data, at approximately 0.4 metres below ground level, which would impinge on the base of attenuation features across the site.
222. The LLFA has therefore made it clear that it must be investigated and demonstrated as part of the discharge of condition application whether there is a clearance to groundwater from the base of the attenuation features, to avoid groundwater ingress. If groundwater is discovered to be shallower than previously recorded, measures would be required to ensure that this does not impact the proposed surface water drainage strategy, or significantly displace groundwater.
223. The second informative, which relates to surface water modelling, notes that mitigation measures are being implemented as part of the proposed scheme to reduce the risk of flooding from overland surface water flows. While this is acceptable in principle, the LLFA would be looking for updated modelling as part of the discharge of condition application to demonstrate that these features will work in the landscape, without increasing flood risk to any adjacent land or property.
224. An informative relation to pollution control is also offered, detailing that surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
225. Informatives are also provided in respect of constructions or alterations within an ordinary watercourse requiring consent from the LLFA and appropriate signage being used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events.
226. Officers, in consultation with the LLFA, therefore acknowledge that there are questions remaining relating to the groundwater levels provided by the applicant and the modelling that has been performed. Officers note that groundwater level is a common and significant point of local objection to the application.

227. However, the requirement to provide a detailed surface water drainage scheme for the site, with full technical details, is reserved by condition 8 of the outline consent, along with maintenance of the scheme, another significant local concern.
228. The wording of condition 8 of the outline consent is rather general, requiring a detailed surface water drainage scheme for the site, based on the Flood Risk Assessment agreed at outline stage. Imposing the informatives suggested by the LLFA as part of any reserved matters permission would assist in informing the information that is required as part of any discharge of conditions application. Clearly the information submitted would need to be sufficient, robust, reliable and evidenced to ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in order for the condition to be formally discharged.
229. It is critical to note that condition 8 of the outline consent is a pre-commencement condition. Therefore, no development can take place on the site before a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority (in consultation with relevant technical consultees). Any failure to adhere to that requirement would likely be subject to formal enforcement action from the Council. The granting of the reserved matters does not therefore conclude the issue of surface water drainage and flood risk.
230. It is therefore accepted that if, following further groundwater investigation, modelling and other relevant information, the details submitted to condition 8 fail to provide a satisfactory method of surface water drainage for the site and fail to prevent the increased risk of flooding, development of the site cannot proceed as it would conflict with the requirements of the condition and with local and national planning policy.
231. For the purposes of the reserved matters stage, based on the information submitted and the advice of the LLFA, sufficient information has been provided to demonstrate that the layout of the site could accommodate a suitable drainage solution. Officers therefore do not consider there to be sufficient grounds to refuse the application based on drainage or flood risk given the nature of the application, being a reserved matters application, and the pre-commencement requirements of condition 8 of the outline consent.
232. It is also important to note that the recommended approved plans condition for the reserved matters application does not include any of the specific drainage plans, documents or calculations. Such details are not necessary as part of the reserved matters approval but importantly they are excluded because full technical details are required through the discharge of condition 8 of the outline consent. It is not within the remit of the reserved matters application to approve technical details that are reserved by condition on the outline consent.
233. Overall, given the comments of the LLFA, officers are satisfied that the proposed development could provide an appropriate drainage and flood risk solution, a scheme that would need to be formally agreed prior to commencing

through the discharge of condition 8 of the outline consent to ensure the development would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan.

234. In terms of foul water drainage, no objection has been raised by Anglian Water to the reserved matters application and details submitted. The application is therefore considered acceptable in terms of foul water drainage at this stage of the process, with a full and detailed scheme to be submitted through a discharge of conditions application to discharge condition 9 of the outline, details that would ensure compliance with relevant planning policies.

Highway Safety, Management of Roads and Parking

235. The matter of access to the site was dealt with at outline stage with appropriate details secured through condition 4 of the outline consent, the approved plans condition, which included a Parameters Plan (M06 rev E), a Cox's Drove Emergency Vehicle Access plan (B411/008 Rev 1) and an Indicative Full Right Turn plan (B411/SK/09 Rev 2).
236. The layout of the reserved matters application is consistent with the points of vehicular and pedestrian/cycle access secured at outline stage.
237. The application has been subject to formal consultation with the Local Highways Authority, who raise no objection to the proposal.
238. The Local Highway Authority has stated that they would not seek to adopt the proposed development in its current format, commenting that suitable inter vehicle visibility for all accesses serving more than one dwelling should be shown and the structures shown in the vicinity of the Central Meadow Space would require a commuted sum if the site is brought forward by the developer for adoption. The Local Highways Authority further comment that the proposed SuDS would need to be managed by either the Parish Council or another body with a successor and that the Highway Authority will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of surface water.
239. The fact that the Local Highways Authority would not seek to adopt the proposed development does not mean the scheme is not acceptable in highway safety terms (a technical objection would have been raised if that were the case), such an arrangement is not unusual for schemes of this nature.
240. In consultation with the Local Highways Authority, officers consider it reasonable and necessary to impose a condition requiring details of the proposed arrangements for future management and maintenance of the proposed streets and visibility splays within the development in the interests of highway safety.
241. Subject to the recommended conditions, officers are satisfied that the development is acceptable in highway safety terms and would accord with Policies HQ/1 and TI/2 of the Local Plan and paragraphs 110 and 112 of the

NPPF.

242. In terms of car and cycle parking provision, each property would benefit from acceptable levels of off-road parking spaces as required by Policy TI/3 of the Local Plan, which sets an indicative car parking provision for residential dwellings of two spaces per dwelling (1 space to be allocated within the curtilage). Cycle storage, where Policy TI/3 requires one space per bedroom, would be provided in a mix of forms throughout the site comprising lockable garden sheds, private garages and cycle stores for the apartment buildings.
243. Officers note that condition 23 of the outline consent requires, prior to the occupation of the dwellings, a scheme for appropriate car parking and covered and secure cycle parking, to be implemented and thereafter maintained. Those details would need to be provided through a formal discharge of conditions application.
244. Notwithstanding condition 23 of the outline consent, officers are satisfied that the proposed development provides an acceptable level of car and cycle parking in accordance with Policy TI/3 of the Local Plan.

Residential Amenity

Neighbouring Properties

245. There are existing residential properties to the west, south and east of the site. The properties with the greatest potential for impact from the proposed development are nos.6 to 12 Teversham Road (evens) to the west, nos.1 and 2 The Pines, nos.48 to 60 Cow Lane (evens) and no.3 Cox's Drive to the south, Bansbury Farm and Willow Lodge to the east.
246. 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 15 metres is provided between the windows and the property boundary; for two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms, which should be increased to 30 metres, for 3 storey residential properties.
247. In considering the potential impact on neighbouring properties officers acknowledge that the proposed development will be sited on development platforms where ground levels will be raised slightly above existing levels.
248. No.6 Teversham Road is located to the south of Plots 1 to 3, which form a detached and pair of semi-detached two storey residential properties. The southern side elevation of Plot 1 is approximately 25 metres from the northern residential boundary of no.6 Teversham Road with the southern front elevations of Plots 2 and 3 approximately 18 metres from this boundary. Given the degree of separation, the proposed development is not considered to result in significant harm to the amenities of no.6 Teversham Road.

249. No.8 Teversham Road is located to the north of Plots 1 to 3 and to the west of Plot 5. The northern side elevation of Plot 1 is approximately 6.5 metres from the southern residential boundary of no.8 but adjacent to the front garden and driveway area rather than a private amenity area. The northern rear elevation of Plots 2 and 3 are approximately 17 metres from this boundary. Given the degree of separation and relationship between the properties, Plots 1 to 3 are not considered to result in significant harm to the amenities of no.6 Teversham Road.
250. To the rear (east) of no.8 Teversham Road is Plot 5, a semi-detached two storey residential dwelling. The side elevation of Plot 5 is approximately 6 metres from the rear eastern boundary of no.8 and approximately 15 metres from the dwelling itself. Given the orientation of the site and degree of separation Plot 5 is not considered to result in a significant loss of light or overbearing impact to no.8 Teversham Road. In terms of potential loss of privacy, Plot 5 would have one first floor windows in the western side elevation serving a bathroom. To ensure there is no significant loss of privacy to no.8 officers consider it reasonable and necessary to impose a condition requiring the window to be fixed shut and obscure glazed.
251. Subject to the recommended condition the proposed development is not considered to result in significant harm to the amenities of no.8 Teversham Road.
252. No.12 Teversham Road is next property along from no.8 north along the highway. The area of development that abuts the rear boundary of no.12 comprises an area of landscaping and parking. Given the siting of the proposed dwellings in relation to no.12, the proposed development is not considered to result in significant harm to the amenities of no.6 Teversham Road.
253. Nos.1 and 2 The Pines are separated from Apartment Block B, a two and a half storey building, by approximately 43 metres. Given the degree of separation the proposed development is not considered to result in significant harm the amenities of nos.1 and 2 The Pines.
254. No.60 Cow Lane is located to the south of Plots 57, 66 and 67, all of which are two storey detached properties, with Plot 66 being directly adjacent the rear elevation of no.60.
255. Plot 57, which is located to the north-west of no.60 Cow Lane, would be sited approximately 14.5 metres from the northern boundary of no.60, with the properties themselves separated by approximately 39 metres at an oblique angle. On its southern side elevation, Plot 57 would have a projecting bay window at ground floor level and two small first floor windows serving a bathroom and an en-suite.
256. Given the degree of separation and relationship between the properties, Plot 57 is not considered to result in significant harm to the amenities of no.60 Cow Lane. However, officers consider it reasonable to impose a condition requiring the first-floor windows in the southern elevation to be fixed shut and obscure

glazed, to protect the amenities of no.60 from any potential significant loss of privacy.

257. Plot 66, directly north of no.60 Cow Lane, would be sited approximately 14.5 metres from the northern boundary of no.60 and approximately 28 metres from the property itself. On its southern side elevation, Plot 66 would have a projecting bay window at ground floor level and two small first floor windows serving a bathroom and an en-suite.
258. Given the orientation of the site and degree of separation Plot 66 is not considered to result in a significant loss of light or overbearing impact to no.60 Cow Lane. In terms of potential loss of privacy, there are two first floor windows facing directly towards the rear elevation and private amenity space of no.60. Notwithstanding the degree of separation, to ensure there is no significant loss of privacy to no.60 officers consider it reasonable and necessary to impose a condition requiring the first-floor windows in the southern elevation of Plot 66 to be fixed shut and obscure glazed.
259. Plot 67 is located to the north-east of no.60 Cow Lane, would be sited approximately 14.5 metres from the northern boundary of no.60, with the properties themselves separated by approximately 28 metres at a slightly oblique angle. On its southern side elevation, Plot 67 would have a large ground floor window and a single first floor window serving an en-suite.
260. Given the orientation of the site and degree of separation Plot 67 is not considered to result in a significant loss of light or overbearing impact to no.60 Cow Lane. In terms of potential loss of privacy, there is a single first floor window facing towards the rear elevation and private amenity space of no.60, albeit at a slightly oblique angle. Notwithstanding the degree of separation, to ensure there is no significant loss of privacy to no.60 officers consider it reasonable and necessary to impose a condition requiring the first floor windows in the southern elevation of Plot 67 to be fixed shut and obscure glazed.
261. In terms of nos.48 to 58 Cow Lane (evens), Plots 67, 76 and 77, all of which are two storey detached properties, would be located to the north of these properties. The southern side elevations of these Plots, which would feature a large ground floor window or bay window at ground floor level and a single first floor en-suite window on Plots 67 and 76 (noting that Plot 77 has no first floor window on the southern elevation), would be sited approximately 15 to 16 metres from the northern residential boundary nos.48 to 58 Cow Lane. These existing properties all have private rear gardens ranging from approximately 14.5 metres to 18.5 metres in length, further enhancing the degree of separation between existing and proposed residential properties.
262. Given the orientation of the site and degree of separation, Plots 67, 76 and 77 are not considered to result in a significant loss of light or overbearing impact to no.60 Cow Lane. Notwithstanding the degree of separation, to ensure there is no significant loss of privacy to nos.48 to 58 Cow Lane, officers consider it

reasonable and necessary to impose a condition requiring the first-floor window in the southern elevation of Plot 67 and 76 to be fixed shut and obscure glazed.

263. No.3 Cox's Drove is located to the south of Plot 85, a semi-detached two storey property. The southern side elevation of Plot 85 is approximately 14.5 metres from the northern residential boundary of no.3 and approximately 17 metres from the property itself. On its southern side elevation, Plot 85 would have a kitchen ground floor level and a small first floor window serving an en-suite.
264. Given the orientation of the site and degree of separation Plot 85 is not considered to result in a significant loss of light or overbearing impact to no. 3 Cox's Drove. In terms of potential loss of privacy, officers consider it reasonable and necessary to impose a condition requiring the first-floor windows in the southern elevation of Plot 85 to be fixed shut and obscure glazed.
265. In terms of Bansbury Farm and Willow Lodge to the east of the site, the separation distance between existing and proposed development is at least 30 metres. Therefore, the proposed development is not considered to result in significant harm to the amenities of the residential development to the east of the site.
266. Subject to the recommended conditions, the proposed development is not considered to result in significant harm to the amenities of existing residential development adjacent to the site.

Future Occupiers

267. Consideration is also given to the amenities of the future occupiers of the site.
268. The internal layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property. The separation distances between properties generally follow the principles of the Council's District Design Guide, with some back to back distances a metre or two short of the recommendations but considered acceptable. Each dwelling would benefit from its own private amenity space while the apartments would have use of a communal area, with upper floor apartments also provided with private balconies. Officers also acknowledge the high level of open space provided within the site that is easily accessible to potential future occupiers.
269. The relationship with existing residential development adjacent to the site is such that the proposed plots nearest to existing properties are not considered to suffer from a significant loss of light, loss of privacy or overbearing impact.

Noise

270. As noted above, conditions 19 and 20 of the outline consent relate to mitigating noise impacts on future occupiers of the site from adjacent sources of noise, namely the railway line and Breckenwood Industrial Estate, with condition 20 restricting residential development within the exclusion zone unless suitable mitigation measures can be applied.

271. Condition 20 was part discharged through discharge of conditions application S/0202/17/CONDA, which was supported by a Noise Mitigation Strategy (Cass Allen, September 2019) that confirmed residential development could be located within the exclusion zone subject to appropriate mitigation measures, secured by the discharge of conditions part-approval.
272. Condition 20 also requires a post installation acoustic/noise assessment prior to occupation to demonstrate the effectiveness of the works, an element of the condition that remains outstanding and would need to be discharged formally at a later stage.
273. The reserved matters application is supported by a Noise Mitigation Strategy (Cass Allen, September 2019), a report that has also been submitted in support of discharge of conditions application S/3209/19/DC to discharge condition 19 of the outline consent. The report identifies noise mitigation measures to be installed to protect residents and that noise levels in external amenity areas are predicted to achieve the BS8233 recommended levels.
274. The application has been subject to formal consultation with the Council's Environmental Health Officer who raises no objection to the proposal, who recommends an informative relating to piling works. Although more relevant to the outline stage officers consider it acceptable to include an informative relating to piling works as part of any reserved matters consent.
275. Officers are satisfied that, subject to appropriate mitigation measures secured by conditions 19 and 20 of the outline consent, the future occupiers of the development would not be adversely impacted by adjacent noise sources.

Conclusion

276. The proposal is considered to accord with Policy HQ/1 of the Local Plan which requires development to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.
277. The proposal has been assessed in terms of noise impact upon residential amenity and is considered acceptable and would therefore comply with Policies HQ/1 and SC/10 of the Local Plan.

Heritage Assets

278. The northern boundary of Fulbourn Conservation Area runs along a large part of the southern boundary of the site, with a small southern section of the site being located within the Conservation Area (the pumphouse garden). The pumphouse garden originally formed part of the grounds of the historic waterworks (a non-designated heritage asset) and the driveway from the original gate lodge to the main pumping station building passed through this space. The pumping station has been converted to office accommodation and the gate lodge has become a private house.

279. The buildings within the former pumping station, gate house and open space are identified as making a positive contribution to the character and appearance of the Conservation Area, with the pumping station identified as a focal point as detailed in the Fulbourn Conservation Area Appraisal.
280. In the 2016 appeal it was recognised that due to the physical proximity between the site and the Conservation Area, the site 'should be serving as some part of the setting of the Conservation Area' (refer to paragraph 49 of the Inspector's Report).
281. The potential impact of the development on heritage assets was also considered as part of outline consent S/0202/17/OL. Paragraph 25 of the outline report provides a summary of the Council's Historic Environment Team's comment at that stage, which states:
- Two small parts of the site lie within the Fulbourn Conservation Area. No development is proposed for these areas so there will be no harm to the conservation area itself, However the Inspectorate in the appeal did accept that the site made some contribution to the Setting of the Conservation Area. It was deemed that the development resulted in "very minor adverse" impact on the Setting of the Conservation area and therefore a very minor impact on its significant harm. This harm could be further mitigated through the design of the development on site.
282. The Fulbourn Conservation Area Appraisal states that development within the Conservation Area should respect the scale, pattern, materials, and boundaries of the existing settlement.
283. Section 4 of the Fulbourn Village Design Guide, which deals with character areas, notes the site and surrounding area as the Poor Well Area. It details that the area is a unique highlight in Fulbourn and partly in the Conservation Area with links to the heritage of water management and fenland agriculture and brings nature directly into the village.
284. The reserved matters application is supported by a Heritage Statement that includes a statement of significance and an assessment of the heritage impact from the proposed development.
285. The Statement concludes that the only part of the site within the Conservation Area boundary is the ornamental gardens and pond that will be enhanced through proposed landscaping and thus deliver an enhancement to the character and appearance of the conservation area. The Statement also details that there would be no adverse impact on the pumping station with the restoration of the garden and pond together with improved public access restoring lost significance and delivering benefits to the Conservation Area and setting of the pumping station.
286. The application has been subject to formal consultation with the Council's Historic Buildings Officer who raises no objection to the proposal, referencing

the comments made by the Inspector at the appeal on the site and conclusions drawn at that stage.

287. The Council's Historic Buildings Officer has commented that the detail for the treatment of the driveway from the original gate lodge to the main pumping station building is not clear and it is important that the integrity of the complete driveway route from the gates to pumping station remains perceptible and distinct from additional routes created as part of this development. The Council's Historic Buildings Officer has requested a condition requiring the details of the treatment of the driveway if those details are not already provided. Given the importance of the treatment officers consider such a condition reasonable and necessary as part of any consent.
288. In terms of the impact of the development on the Conservation Area, the layout of the site has retained a green buffer and landscaping along the southern and eastern boundaries of the site, as defined in the parameters plan secured at outline stage, which mitigates views outwards from the Conservation Area to the built form of development beyond. The general pattern, siting, appearance and scale of the proposed development is considered compatible in the context of the adjacent Conservation Area, being predominately two storey in scale. For the larger apartment blocks, the proposed positioning of the apartment blocks with gable ends facing south towards the Conservation Area is considered to reduce the visual mass of the development in outward views northwards from the Conservation Area, although there may be a degree of conflict with the Village Design Guide as set out earlier in this report.
289. Overall, and subject to the recommended condition, the proposed development is considered to preserve the character and appearance and setting of relevant designated and non-designated heritage assets, with some areas of enhancement.
290. The proposal would therefore accord with Policies HQ/1 and NH/14 of the Local Plan, Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF guidance, the Fulbourn Conservation Area Appraisal and Fulbourn Village Design Guide.

Other Matters

Contamination

291. The outline application was supported by Phases I and II Contamination Reports and subject to formal consultation and assessment. The details submitted were found acceptable, with condition 10 of the outline consent in place to deal with the potential identification of contamination not previously identified being found on the site during development and appropriate measures for resolution.

Renewables & Climate Change

292. Condition 27 of the outline consent secures the submission of a scheme for the provision of on-site renewable energy to meet 10% of the projected energy requirements of the development. Therefore, such details will be dealt with through a formal discharge of conditions application(s) rather than the reserved matters application.

Third Party Comments

293. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.

294. Several representations have raised concern over the suitability of the measures in place at the emergency access onto Cox's Drove. Although already noted above, details of access were secured at outline stage at the details of the Cox's Drove Emergency Vehicle Access (B411/008 Rev 1) cited as an approved plan as part of the outline consent. The development is therefore expected to be carried out in accordance with the approved details.

295. In terms of construction traffic accessing the site and contractor parking arrangements, such details are secured under condition 16 of the outline consent which requires the submission of a Construction Environmental Management Plan (CEMP) prior to the commencement of works, which also requires details of construction hours.

296. Concern has been raised on the additional pressures put on village services and the public highway. These are details relevant to the outline stage in considering the sustainability of the site and are not details for consideration at the reserved matters stage.

297. Reference is made to the need for robust enforcement against any breach of condition. The Council would be able to consider any necessary enforcement action should any breaches in condition occur on site.

298. Concern is raised as to the health and safety implications of the railway line to the north of the site. The layout of the site follows the approved Parameters Plan from outline stage and proposes no direct access onto the railway line. Soft landscaping would aid in dividing access from the site to the railway line.

299. Several comments refer to the impact of Covid-19 and the need for outdoor open spaces to be retained. The principle of residential development on this site has already been established through the outline consent and cannot be revisited at this stage.

300. Representations point out that the reserved matters application has not adequately discharged conditions 8, 9, 12 and 14 of the outline consent. Although there is a degree of overlap and relevance of information across the reserved matters and discharge of conditions stage, the reserved matters application is not intended to discharge these conditions. The conditions would

be dealt with formally through the submission of a discharge of conditions applications (i.e., S/3209/19/DC).

Planning balance and conclusion

301. The principle of residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works was established through outline consent S/0202/17/OL, granted on 26 October 2017.
302. Whilst the concerns of the Parish Council and residents are acknowledged, there are no technical objections to the proposed reserved matters application, with several conditions recommended to ensure appropriate arrangements, detailing and quality of the scheme are delivered.
303. Officers acknowledge that the proposed development would result in a degree conflict with parts of the Fulbourn Village Design Guide SPD, which was adopted in January 2020, although as matters of design these are partly subjective. However, the conflict identified, and the extent of that harm, must be weighed against the benefits and positive design responses of the scheme.
304. The development incorporates two central apartment buildings of a two and a half storey scale, introducing a larger scale of development than is common in the surrounding area. These buildings are located at the centre of the site in views northwards across Poor Well. Consequently, there would be a degree of conflict with the Village Design Guide arising from the heights and siting of these buildings, in particular guidance notes 10.3, 10.10 and 10.12 and Figure 46.
305. However, any conflict must be weighed against the requirements of the outline consent, which was granted in October 2017 prior to the adoption of the Village Design Guide.
306. The introduction of a built form of development into the site has an inevitable impact on the existing undeveloped view that is available. The Village Design Guide does not prohibit three storey buildings, although notes they are not typical of the village. Consideration has been given regarding the orientation and siting of these buildings, as required by the Village Design Guide, to reduce their visual mass and frame views northwards along the existing chalk stream to the countryside beyond.
307. The proposed development offers several positive responses to the requirements of the Village Design Guide, in particular Section 10, including green buffers around the site, strong pedestrian and cycle routes to create a permeable development connecting to the existing village, the use of permeable materials in hard surfaced areas to assist with drainage and a wide variety of house types and materials scattered throughout the layout to avoid repetitive buildings and provide greater interest.

308. Officers acknowledge that the development would not provide a measurable net gain in biodiversity and would therefore provide some conflict with current adopted policy and associated guidance.
309. Again, the proposal must be framed within the context of the outline consent and the relevant conditions of that permission granted in 2017. Although there is no measurable net gain, the proposal does provide several notable biodiversity elements including the chalk stream habitat restoration, grassland enhancement areas within the area to the south of the site, works within the Poor Well Water section of the site and provide reptile habitat enhancements to the north. Therefore, there are several elements of the scheme that will see biodiversity conserved or enhance within the site, in line with adopted policy and guidance note 10.20 of the Village Design Guide
310. Officers acknowledge the significant local concern raised in respect of drainage. However, the requirement to provide a detailed surface water drainage scheme for the site, with full technical details, is reserved by condition 8 of the outline consent, along with maintenance of the scheme.
311. For the purposes of the reserved matters stage, based on the information submitted and the advice of the Lead Local Flood Authority, sufficient information has been provided to demonstrate that that the layout of the site could accommodate a suitable drainage solution and therefore officers do not consider there to be grounds to refuse the application based on drainage or flood risk given the nature of the application and the pre-commencement requirements of condition 8 of the outline consent.
312. Overall, on balance, given the requirements of the outline consent to which the proposal adheres, officers consider the reserved matters including the layout, scale, appearance and landscaping to be acceptable and that the benefits and positive design responses of the scheme outweigh the limited harm identified and the associated conflict with elements of the Fulbourn Village Design Guide SPD. The proposal would provide a high-quality scheme which would make a positive contribution to the local and wider context of the site and the character of the area.
313. The development of the site would also result in the provision of 110 dwellings towards the Council's 5-year housing land supply and the erection of 33 affordable units to help meet an identified local need.
314. For the reasons set out in this report, officers consider the reserved matters to be acceptable, on balance, having regard to applicable national and local planning policies, and having taken all relevant material considerations into account

Recommendation

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

Conditions

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

Location & Layout Plans

M02 rev C (Site Location Plan)
28815-P10-010-P4 (Site Layout)

Floor Plans & Elevations

28815-P11-90-P3 (Apartment Block A Ground Floor Plan)
28815-P11-91-P3 (Apartment Block A First Floor Plan)
28815-P11-92-P3 (Apartment Block A Second Floor Plan)
28815-P13-90-P3 (Apartment Block A Elevations)
28815-P11-100-P3 (Apartment Block B Ground Floor Plan)
28815-P11-101-P3 (Apartment Block B First Floor Plan)
28815-P11-102-P3 (Apartment Block B Second Floor Plan)
28815-P13-100-P3 (Apartment Block B Elevations)
28815-P11-110-P1 (Apartment Block C Ground Floor Plan)
28815-P11-111-P1 (Apartment Block C First Floor Plan)
28815-P13-110-P1 (Apartment Block C Elevations)
28815-P11-112-P1 (Apartment Block C1 Ground Floor Plan)
28815-P11-113-P1 (Apartment Block C1 First Floor Plan)
28815-P13-111-P1 (Apartment Block C1 Elevations)
28815-P11-120-P1 (Apartment Block D Ground Floor Plan)
28815-P11-121-P1 (Apartment Block D First Floor Plan)
28815-P13-120-P1 (Apartment Block D Elevations)
28815-P11-122-P1 (Apartment Block D1 Ground Floor Plan)
28815-P11-123-P1 (Apartment Block D1 First Floor Plan)
28815-P13-121-P2 (Apartment Block D1 Elevations)

28815-P11-10-P2 (House Type A Floor Plans)
28815-P13-10-P2 (House Type A Elevations Village Lane)
28815-P13-12-P2 (House Type A Elevations Village Lane)
28815-P13-13-P2 (House Type A Elevations Village Lane)
28815-P13-14-P2 (House Type A Elevations Village Street)
28815-P13-15 (House Type A Elevations Village Street)
28815-P13-16 (House Type A Plot 60 Elevations Village Street)
28815-P11-20-P2 (House Type B Floor Plans)
28815-P13-20-P2 (House Type B Elevations Village Street)
28815-P11-30-P3 (House Type C Floor Plans)
28815-P11-31 (House Type C-A Floor Plans)
28815-P13-32-P3 (House Type C2 Elevations Village Lane)
28815-P13-33-P3 (House Type C2 Elevations Village Street)
28815-P13-34-P2 (House Type C Elevations Village Lane)
28815-P13-35 (House Type C M4(2) Elevations Village Street)
28815-P13-36 (House Type C-A Elevations Village Lane)
28815-P11-40-P3 (House Type D Floor Plans)

28815-P13-40-P3 (House Type D Elevations)
28815-P11-50-P3 (House Type E Floor Plans)
28815-P11-51 (House Type E-C Floor Plans)
28815-P13-50-P2 (House Type E Elevations Village Lane)
28815-P13-51-P2 (House Type E1 Elevations Village Street)
28815-P13-52-P3 (House Type E2 Elevations Village Street)
28815-P13-53 (House Type E-C Elevations Village Lane)
28815-P11-60-P2 (House Type F Floor Plans)
28815-P11-62 (House Type F1 Floor Plans)
28815-P13-60-P2 (House Type F Elevations)
28815-P13-61-P2 (House Type F1 Elevations)
28815-P11-70-P2 (House Type G Floor Plans)
28815-P13-71-P2 (House Type G Elevations Village Lane)
28815-P13-73-P2 (House Type G Elevations Village Street)
28815-P11-81-P1 (House Type H1 Floor Plans)
28815-P11-82 (House Type H1 Floor Plans Plot 87)
28815-P13-81-P1 (House Type H1 Elevations Park Meadow)
28815-P13-82 (House Type H1 Elevations Plot 87)
28815-P11-140-P1 (House Type J Floor Plans)
28815-P13-140-P1 (House Type J Elevations Meadow Park)
28815-P13-141 (House Type J1 Elevations Village Lane)
28815-P13-142 (House Type J Elevations Village Street)
28815-P13-143 (House Type J Elevations Village Street)

28815-P11-130-P1 (Single Garages Plans and Elevations)
A-P11-131-P1 (Double Garage Plans and Elevations)

B411-PL-DR-016-PO5 (Pedestrian Splays 1-3)
B411-PL-DR-017-PO4 (Pedestrian Splays 2-3)
B411-PL-DR-018-PO4 (Pedestrian Splays 3-3)

Ecology and Landscape Plans & Documents

TRF-CBA-1-GF-M2-L-4010-P3 (Planting Key Plan)
TRF-CBA-1-GF-M2-L-4011-P5 (Planting Schedule Site Wide)
TRF-CBA-1-GF-M2-L-4000-P8 (Planting Strategy 1-2)
TRF-CBA-1-GF-M2-L-4001-P8 (Planting Strategy 2-2)
TRF-CBA-1-GF-M2-L-4012-P4 (Planting Plan Sheet 1-6)
TRF-CBA-1-GF-M2-L-4013-P4 (Planting Plan Sheet 2-6)
TRF-CBA-1-GF-M2-L-4014-P4 (Planting Plan Sheet 3-6)
TRF-CBA-1-GF-M2-L-4015-P4 (Planting Plan Sheet 4-6)
TRF-CBA-1-GF-M2-L-4016-P5 (Planting Plan Sheet 5-6)
TRF-CBA-1-GF-M2-L-4017-P5 (Planting Plan Sheet 6-6)
TRF-CBA-1-GF-M2-L-2001-P1 (Detail Plan Pump House Garden)
TRF-CBA-1-GF-M2-L-8500-P3 (Soft Landscape Outline Details)
TRF-CBA-1-GF-M2-L-1010-P6 (Hard Landscape Strategy 1-2)
TRF-CBA-1-GF-M2-L-1011-P6 (Hard Landscape Strategy 2-2)
TRF-CBA-1-GF-M2-L-2000-P4 (Detail Plan LEAP)
TRF-CBA-1-GF-M2-L-8300-P2 (Play Feature)

Landscape Management and Maintenance Plan (Rev A v2 September 2020)

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

- b) Notwithstanding the approved plans, no development above slab level shall take place until details of external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- c) Notwithstanding the approved plans, no development above slab level shall take place until details of external appearance of the proposed cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- d) No development above foundation level shall take place until the details and appearance of the vehicular bridge have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- e) No development above foundation level shall take place until the details of the position and appearance of the electric meter boxes have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

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

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy HQ/1 of the adopted Local Plan 2018.

- g) Notwithstanding the approved plans, no development above slab level shall take place until details of tree pit planting shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- h) No new hard landscaping shall take place in the former waterworks grounds until a detailed plan for the treatment of the original driveway, its surface, edges, junctions with other paths, and terminations have been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of interpretive material about the waterworks.

Reason: To safeguard the significance and visual impact of the Conservation Area in accordance with Policy NH/14 of the adopted Local Plan 2018.

- i) The two 2.0 x 2.0 metre visibility splays as shown on the drawing numbers B411-PL-DR-016-PO5, B411-PL-DR-017-PO4 and B411-PL-DR-018-PO4 shall be kept clear of all planting, fencing and walls exceeding 600mm high.

Reason: For the safe and effective operation of the highway in accordance with Policy HQ/1 of the adopted Local Plan 2018.

- j) Plots 5, 57, 66, 67, 76 and 85, hereby permitted, shall not be occupied until the proposed first floor windows in the side elevation of Plots 5, 57, 66, 67, 76 and 85 have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall. The glazing shall thereafter be retained in accordance with the approved details.

Reason: To prevent overlooking of the adjoining properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Informatives

- a) **Groundwater Monitoring**
The groundwater report included as part of the outline planning permission was carried out in 2014. This recorded groundwater levels at approximately 0.8m below ground level. Anecdotal data has been provided which indicates that groundwater may be shallower than this, at approximately 0.4m below ground level, which would impinge on the base of attenuation features across the site. It must be investigated and demonstrated as part of the discharge of condition application whether there is a clearance to groundwater from the base of the attenuation features, to avoid groundwater ingress. If groundwater is discovered to be shallower than previously recorded, measures will be required to ensure that this does not impact the proposed surface water drainage strategy, or significantly displace groundwater.

b) Surface Water Modelling

It is noted that mitigation measures are being implemented as part of the proposed scheme to reduce the risk of flooding from overland surface water flows. While this is acceptable in principle, the LLFA would be looking for updated modelling as part of the discharge of condition application to demonstrate that these features will work in the landscape, without increasing flood risk to any adjacent land or property.

c) OW Consent

Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-and-waste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

d) Signage

Appropriate signage should be used in multi-function open space areas that would normally be used for recreation but infrequently can flood during extreme events. The signage should clearly explain the use of such areas for flood control and recreation. It should be fully visible so that infrequent flood inundation does not cause alarm. Signage should not be used as a replacement for appropriate design.

e) Pollution Control

Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

f) Foundation Piling

In the event of the foundations for the proposed development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

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)
- Fulbourn Conservation Area Appraisal
- Fulbourn Neighbourhood Plan
- Greater Cambridge Housing Strategy 2019 – 2023
- Planning File References: S/0202/17/CONDA, S/3209/19/DC, S/0626/17/E1, S/0202/17/OL and S/2273/14/OL (APP/W0530/W/15/3139730).

Appendices

Appendix 1: Fulbourn Parish Council Comments

Appendix 2: Lead Local Flood Authority Comments (09 September 2021)

Report Author

Michael Sexton – Principal Planner
Telephone: 07704 018467