



10 November 2021

Report to: South Cambridgeshire District
Council Planning Committee

Lead Officer: Joint Director of Planning and Economic Development

20/02161/FUL - Land At And To The Rear Of 24 High Street Coton CB23 7PL

Proposal: Demolition of existing dwelling, double garage and stores and construction of 4 No. dwellings and associated infrastructure, including access, parking, landscaping and ancillary works.

Applicant: Juxta Properties

Recommendation: Approval

Key material considerations: Principle of Development
Visual amenity, local character and impact on Coton Conservation Area
Impact on amenities of neighbouring properties

Date of Member site visit: N/A

Is it a Departure Application? No

Decision due by: 18 June 2020

Application brought to Committee because: Parish Council objection.

Officer Recommendation: Approval

Presenting Officer: Mary Collins

Executive Summary

1. The development accords with the South Cambridgeshire Local Plan (2018) as:

- It would not result in adverse impacts upon the character and appearance of the local area in accordance with policy HQ/1 and H/16;
- It would not result in significant harm to the amenities of neighbouring properties in accordance with policy HQ/1;
- It would mitigate the impact of development on the adjoining Green Belt in accordance with policy NH/8;
- It would preserve the character and or appearance of the Coton Conservation Area in accordance with policy NH/14;

2. Subject to conditions, the proposed development accords with national and local planning policies.

Site and surroundings

3. The application site is partially located within the existing village development framework boundary and the Coton Conservation Area. The site adjoins the Greenbelt and countryside to the east. There is a large orchard plantation to the northern part of the site which lies outside the development framework.
4. There are no Public Rights of Way running through the site. However, the Harcamlow Way runs along the High Street through the village and immediately adjacent to the southern boundary.
5. There are no TPO's within or adjacent to the site which could be affected by the development. There is a large orchard plantation to the north of the site.
6. At National Level the site is situated within the National Landscape Character Area (NCA) 88 Bedfordshire and Cambridgeshire Claylands. At local level the site is situated within The Western Claylands as assessed by SCDC within District Design Guide SPD March 2010.
7. The existing dwelling at 24 High Street is within the conservation area and dates to the late 1970s/early 1980s and is a one and a half storey bungalow, with accommodation within the roof. It is set back from the streetscape behind the building line of the adjacent properties and is constructed in red brick with a cement tile roof.

Proposal

8. Planning permission is sought for the demolition of the existing dwelling, double garage and stores and construction of 4 No. dwellings and associated infrastructure, including access, parking, landscaping and ancillary works.
9. The proposal is for the demolition and replacement of No 24 and a further three houses on the land to the rear. This is a revision of a withdrawn application from earlier in 2019 which saw the retention of No 24 and building three further houses to the rear. This was withdrawn due to concerns about the height and massing of the proposed dwellings, their impact on the conservation area and amenity of neighbours.

Planning History

10. S/0862/19/FL - construction of 3 dwellings on land to the rear of 24 High Street, Withdrawn May 2019

Planning Policy

11. Central Government Advice

National Planning Policy Framework 2021
Planning Practice Guidance 2014
National Design Guide 2020
Circular 11/95 – The Use of Conditions in Planning Permissions (Annex A)

12. South Cambridgeshire Local Plan September 2018

S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development
S/5: Provision of New Jobs and Homes
S/6: The Development Strategy to 2031
S/7: Development Frameworks
S/10: Group Villages
CC/1: Mitigation and Adaptation to Climate Change
CC/3: Renewable and Low Carbon Energy in New Developments
CC/4: Water Efficiency
CC/6: Construction Methods
CC/7: Water Quality
CC/8: Sustainable Drainage Systems
HQ/1: Design Principles
NH/4: Biodiversity
NH/8: Mitigating the Impact of Development in and adjoining the Green Belt
NH/14: Heritage Assets
H/8: Housing Density
H/9: Housing Mix
H/12: Residential Space Standards
SC/7: Outdoor Play Space, Informal Open Space and New Developments
SC/10: Noise Pollution
SC/11: Contaminated Land
SC/14: Odour and Other Fugitive Emissions to Air
TI/2: Planning for Sustainable Travel
TI/3: Parking Provision
TI/8: Infrastructure and New Developments
TI/10: Broadband

13. South Cambridgeshire District Council Supplementary Planning Documents

Consultations

Coton Parish Council

14. The Parish Council objects to the application on the following grounds.
1. over-development of a site part of which is within the Coton Conservation Area and which is visible from the Conservation Area.
 2. The properties would be overbearing for nearby residents, causing overshadowing, loss of light and loss of privacy. Unit 1 would overlook several properties with a resulting loss of privacy.
 3. Does not object to the demolition of 24 High Street, the proposed replacement dwelling is considered too dominant with respect to its neighbouring properties and position within the Conservation Area. By virtue of moving the building 4 metres forward on the plot and increasing the roof height by two metres the impact on 2 High Street will be significant, particularly with respect to shading and loss of light in the garden.
 4. Access to the site remains problematic and unsafe in the view of residents and the Parish Council. The entrance is onto a road which is already considered dangerous because of the two bends and the nearby junction. There appears to be insufficient space for vehicles to pass each other (5 metres at the entrance is not considered sufficient) which is likely to result in vehicles stopping on High Street or backing into High Street. Visibility is also a concern.
 5. Although parking space provision on the site meets minimum requirements there is no additional parking space, which means that visitors and tradespeople may be forced to park on High Street. Parking on this section of road is already problematic. Moreover this section of High Street will form part of the Comberton Greenway for which planning is now advanced and GCP funding in place. The strong likelihood is that all parking on this section will be prohibited as part of measures to provide greater protection to cyclists using this route. Furthermore the erection of Unit 1 would in fact entail the loss of 4 off-street parking spaces used by occupants of the terraced cottages on High Street. The development would therefore result in a net loss of off-street parking spaces at a point where on-street parking is likely to be prohibited.
 6. A number of neighbouring properties are subject to flooding and there are concerns that the proposed development will exacerbate this issue.

Revised drawings

1. Over-development of the site, which is partly within the Coton Conservation Area.
overshadowing, loss of light and loss of privacy.
The dwelling which would replace 24 High Street would be too dominant.
Access is problematic and unsafe.
5. Although each plot would include parking spaces for residents there would inevitably be more parking on High Street, at a time when the Comberton

Greenway proposals foresee a parking ban along this section of road.

6. The village's well documented flooding problems could be exacerbated by the development.

The Parish Council does not believe that the amendments have made any significant impact on the objections above.

Furthermore, given that Unit 1 has moved closer to the Grade II Listed heritage asset at 12 High Street the Parish Council has significant concerns, which have not been addressed in the heritage statement, about the negative impact on 12 High Street, as well as concerns about the impact on the Conservation Area in general.

Highways

15. No objections subject to the following conditions:

- Two 2.0 x 2.0 metres pedestrian visibility splays be provided within the curtilage of the new development. This area shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.
- No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority.
- The access shall be a minimum width of 5m, for a minimum distance of 5m measured from the near edge of the highway boundary and not carriageway edge.
- The vehicular access should be constructed using dropped kerbs rather than the radii ones as shown.
- Proposed access be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- Proposed access be constructed using a bound material to prevent debris spreading onto the adopted public highway.
- Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway boundary and not carriageway edge. Any access gate or gates shall be hung to open inwards.
- No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority.

Conservation

16. Original submission

Unit 1 - This is a two storey house of modern design and is situated to the rear of No 22 High Street. It appears quite close to the garden boundary of No 22 but in conservation area terms it does not impact hugely on views out of the High Street. There might be an oblique view but as No 22 is a large house these views would be minimal and would not cause harm to the character of the area.

Unit 2 - This is the same design, orientation and height as unit 1 and sits behind the proposed new house at No 24. The land rises at this point and as shown on the section drawings the roof is potentially visible behind the new house at No 24 although this is hard to tell as there has been no street scenes or perspectives have been submitted with the application. Its roof would be visible in the gap between No's 8 and 2 Cambridge Road as it rises above unit 3.

Unit 3 - This is a 1.5 storey house with dormers in the roof. It sits quite close to the rear of No 2 Cambridge Road and to the side of No 8. Unit 3 will be highly visible in the gap between No's 8 and 2 but its height will help it to look subservient. All three houses are clad in timber boarding with render and slate roofs which are materials common to a number of houses in Coton.

Units 1 and 2 are standard sized 2 storey houses and whilst unit 1 will not impact hugely on the conservation area due to being hidden by No 22, combined with unit 2 they are not of an appropriate scale for this back land site. Unit 3 is a more appropriate size at 1.5 storeys but in order to respect the distance between it and No 8 it has a very cramped relationship with unit 2. Overall the houses need to be lower, and grouped in a way that looks like a more organic evolution of the built form in the village. Reducing the height of the buildings would improve the views into the site of the development from the gap on Cambridge Road and when viewed from behind No 24.

Unit 4

No 24 is a 1970s chalet bungalow which has been extended over the years to fill almost the width of the plot. It is set well back from the road with a mature garden to the front and its contribution to the conservation area is neutral.

The proposed replacement is a pastiche mid/late 19th century double fronted house with a modern extension to the rear. The building is brought forward of the existing building line and sits forward of both No 2 Cambridge Road and No 22 High Street. It still features a planted front garden and the house does not fill the plot to the same extent as the existing house.

The issue with this house is its design. It has taken the tradition of a brick mid/late 19th century house prevalent in many Cambridgeshire villages but has changed the proportions and windows in a way which does not make for a convincing pastiche.

This type of house is not particularly common in Coton. The houses vary greatly from 17th and 18th century farmhouses, some 19th century brick built houses and school and a lot of 20th century infill. No 2 Cambridge Road is a double fronted house from the late 19th century and the first house to be built in this area. It has the traditional proportions as described above. The application does not include a street scene to help show how this proposed house would look within its context and I consider that putting a similar but not quite traditional house on this site which will be far more visible than the existing house would have a detrimental impact on the conservation area.

Taking the above into account, consider that the proposals fail to preserve or enhance the character of the Coton conservation area and would cause less than

substantial harm to the heritage asset. The proposals will not comply with Local Plan policies NH/14

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 193 and 196 would apply. Within the broad category “less than substantial harm”, the extent of the harm is considered to be significant.

First Revisions

The revisions provided have made amendments to the frontage of Unit 4 and provided some further analysis of views into the site and a street scene drawing.

In terms of the revisions to Unit 4 the design now has improved proportions and better reflects a traditional double fronted house. Unfortunately, the street scene drawing shows the trees in full leaf so it is difficult to get a full appreciation of the new house in its setting and its potential impact on the conservation area.

Apart from an analysis of whether the roof of Unit 2 could be seen in views over Unit 4 from the High Street my concerns over the height and mass of Unit 2 and the cramped relationship of the three houses to the rear haven't been addressed and so my previous comments still apply.

The proposals fail to preserve or enhance the character of the Coton conservation area and would cause less than substantial harm to the heritage asset. The proposals will not comply with Local Plan policies NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 193 and 196 would apply. Within the broad category “less than substantial harm”, the extent of the harm is considered to be significant.

Second Revisions

The latest revisions show a reduction in ridge height of 710mm and a street scene has been provided to show how Unit 4 will appear in the street scene. The new verified views help to confirm the visual impact of Unit 4 on the High Street and this unit is now acceptable.

The reduction in ridge height of units 1 and 2 helps in terms of their visibility in longer views however my previous concern about the mass of unit 2 and the cramped relationship of this and unit 3 have not been addressed. This relationship is the result of having to provide enough space between Units 1 and 2 to prevent overlooking and Unit 3 which must be moved away from No 4 Cambridge Road.

The layout and size of the houses has produced an urban context with a linear layout with drives and garages. Back land development is not a feature of this part of the conservation area and whilst it has been accepted that some form of development could go on this site as I mentioned in my previous comments the form of this development needs to be much more organic and the buildings at a smaller scale to ensure the primacy of the High Street frontage.

Taking the above into account, consider that the proposals fail to preserve or enhance the character of the Coton conservation area and would cause less than substantial harm to the heritage asset. The proposals will not comply with Local Plan policies NH/14.

With reference to the NPPF and the effect on the significance of the heritage asset, paragraphs 193 and 196 would apply. Within the broad category "less than substantial harm", the extent of the harm is considered to be significant.

Third Revisions

Following on from discussions these latest revisions show Unit 2 has been moved away from Unit 3 which has improved the relationship of the three units which combined with the reduction in height of the previous revisions has met my concerns and allows for the primacy of the High Street frontage to be retained.

Taking the above into account, I consider that the proposals will preserve or enhance the character of the Coton conservation area will comply with Local Plan policies NH/14. With reference to the NPPF and the effect on the significance of the heritage asset, paragraph 195 would apply.

Environmental Health

17. Advise that the following conditions/Informatives should be attached to any planning consent granted.

No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

No burning of waste or other materials on site without consent of Environment Agency.

Contaminated Land

18. The proposed development is sensitive to contamination with regard to human health effects. The council holds no records of any historic potential contamination overlapping the site. However, there are buildings to be demolished as part of the development and the unknown nature of the ground beneath the existing structures holds the potential for risk. The report also discusses the potential for contamination arising from nearby filled ground, alongside made ground and evidence of burnt material.

As such, although the site is probably low risk, agree with the proposal in the report that a Phase II Intrusive Investigation be carried out to assess potential risks from contamination associated with the proposed redevelopment. The pathways highlighted in the report are primarily associated with domestic garden use, therefore these areas should be prioritised in any future investigation.

The following conditions are recommended:

- Contamination and remediation investigation
- Remediation works and verification report
- Remediation proposals for any additional or unexpected contamination

Tree Officer

19. Have no arboricultural or hedgerow objections to this application. Trees on or adjacent site have a level of protection through the Conservation Area, and/or no statutory protection.

Hedgerows on or adjacent to site: From a quick desk study it is possible they may qualify as important hedgerows under the Hedgerow Regulations 1997 and would therefore have statutory protection. There are also hedgerows with no statutory protection. Due to the importance of hedgerows and the position adjacent to fields, the boundary hedgerows should be managed and retained.

The submitted AIA and Preliminary AMS/TPP is sufficient for this stage of the application but further detail will be required by condition. Also recommend a boundary hedge condition that retains current field boundaries in perpetuity.

Landscape Officer

20. Supportive subject to conditions. At National level, the site is situated within the National Landscape Character Area 88 Bedfordshire and Cambridgeshire Claylands. At local level the site is situated within The Western Claylands. As defined within the Character Areas, the area villages often have well defined edges provided by mature trees, thick hedgerows, copses or parkland. Small fields and paddocks also contribute to their landscape setting, providing a transition to the surrounding countryside. Despite the presence of some major roads, much of the area has a relatively tranquil rural character. Supportive of layout, tree survey and surgery works subject to AMS and TPP.

Ecology Officer

21. The site consists of a large residential building and garden, grassland, other buildings, woodland and scrub, and wooded boundaries. The site does sit within the Impact Risk Zone of a nearby statutory protected site; however it does not meet the criteria that would require a consultation with Natural England. There are no non-statutory sites in the vicinity that are likely to be impacted by the application. Species records show barn owls and other breeding birds, flowering plants, invertebrates, bats, brown hare, badger, and water vole have been recorded locally.

The applicant has submitted a Preliminary Ecological Appraisal (Applied Ecology, October 2018) in support of the application. The report found that breeding birds were the likely only ecological constraint to works. The report does not include the residential property to be demolished. Considering the location of the building, local bat records, and surrounding habitat a Preliminary Bat Roost Assessment should be included.

Revised information

The applicant has submitted a Preliminary Bat Roost Assessment & Activity Survey (Applied Ecology, August 2020). The building was assessed as having a low bat roost potential due to a hole in the soffit box, lifted tiles, and some wooded cladding on flat roved dormer windows. Therefore, as per best practise advice a single emergence survey was undertaken. No bats were found to be roosting by the emergence survey; however, as a dropping was found beneath a hole in the soffit box a precautionary approach has been recommended. This appears to be a robust approach and is supported.

The Preliminary Ecological Appraisal already submitted found only breeding birds are likely to provide a constrain to works. Therefore, recommend the following conditions.

All ecological measures and/or works shall be carried out in accordance with the submitted details.

Lastly in accordance with NPPF paragraph 170, 174, and 175, the Adopted South Cambridgeshire District Council Local Plan Policy NH/4, the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD) (Section 3.5), and the upcoming Environment Bill, where applications should look to enhance, restore and add to biodiversity. Opportunities should be taken to achieve a minimum 10% net gain in biodiversity through the form and design of development. This should include the incorporation of bat and bird nesting boxes within the development, use of native planting mixes and wild grasses, the inclusion of green and brown roofs, the inclusion of green walls, or the inclusion of features such as log piles, insect hotels and hedgehog connectivity. Using tools such as the DEFRA Metric 2.0 can help to clearly show that the development is creating a positive gain in biodiversity. Would therefore also recommend a condition to secure this.

Drainage Officer

22. The proposals are not in accordance with adopted Policies CC/7 and CC/8 as they have not demonstrated a suitable surface water and foul water drainage provision for the proposed development. Therefore a condition requiring the submission and agreement of foul and surface water drainage details before commencement of development is recommended.

Representations received from the public

23. 1 letter of support received from 18 High Street. Objections received from the following:
 - 2 Cambridge Road
 - 8 Cambridge Road

- 4 High Street
- 6 High Street
- 22 High Street

24. Although we have enjoyed views over open land for many years, accept no right to expect this to continue indefinitely and village plans will need to change over time. We do however feel that the proposed development is still far too imposing for this site adjacent to the conservation area.

25. Although unit 1 is now slightly more 'hidden' behind number 22, it is still on full view from the conservation area in the High Street to the side of 22 and the field beyond.

Impact on 22 High Street

26. The plan appears to still have a very narrow access road with little boundary to number 22. The proposed increase in use along the access road both during development and beyond will cause unacceptable traffic noise and disturbance that would be detrimental to number 22's amenities

27. Overbearing impact, loss of light and privacy to number 22. We have 11 windows and 2 glass doors facing that way and we will no longer be able to see sky from any but 2 of them. The current view from our bedroom windows is of nothing but trees and green space, all these trees will be felled and replaced with the view of nothing but the black block gable end of unit 1 only 7 metres from our fence.

28. Although unit 1 has now been moved further from our boundary, with the space filled with a large bike and bin storage unit, concerned that the floorplan is designed to make an extension; to return unit 1 to a 5 bedroom house very possible under permitted development, and we will be closer again with no recourse.

29. The bedroom windows in unit 1 are very large and now, with the new position, look directly into our garden. This is as well as still looking down into the bedroom windows of numbers 4 and 6 High Street in the winter when the deciduous trees between have shed their leaves.

30. The boundary fence at the rear of number 22 is actually and purposely sited inside our boundary to facilitate maintenance of both sides of the wooden fence. We note that the plans suggest planting a hawthorn hedge against this fence which will hinder maintenance and reduce its expected life.

31. We are still concerned that the building of such large houses will cause potential flooding issues to neighbouring properties, large areas of concrete foundations and hard landscaping stopping the absorption of rainwater. The surrounding lands have pumps already to clear surface water and as all properties from 22 to 4 High Street are at lower levels flooding may ensue. There are many natural springs in this area of Coton, so it would need to be checked how many there are on these plots.

32. Although the siting of the new Unit 4 'principal' house does not physically impact 22 consider that the design of this is out of keeping in both style and size with any

other buildings in the vicinity. The position of this will have more overpowering impact on the conservation area in general and number 2 Cambridge Road in particular.

Traffic and Highway

33. The entrance to the High Street from the proposed development is very close to a very dangerous junction and bend in the road where visibility is severely restricted. While the driveway exit for the existing single property has been adequate an increase of six-fold in traffic will be a bigger danger. Coton High Street is used as a cut through during rush hours each day, also by very large agricultural vehicles travelling between fields and as a bypass when there is a problem on the M11. At these times we have trouble getting in and out of our driveway especially if there are any parked cars. With potential increased parking from the cottages; which will have lost some of their off-street parking with the sale of their land and visitors to the proposed new development, which has no provision for visitor parking, feel the problems will be accentuated for many Coton residents. The access road to the new development appears to only be single file so one vehicle entering and one leaving the access road will cause a potential hazard on the High Street.

Conservation area

34. The large scale of this development will have a detrimental effect on the setting of the conservation area and will certainly have a negative effect on the biodiversity of the area. It will not enhance the area in any way. The conservation area boundary will be changed from a rural setting to a more urban one, which seems to contradict the criteria of the local conservation area.

Unit 1

35. Concern as residents of No.6, is the height and imposing nature of the whole development and in particular, of Unit 1. The large windows on the first floor of Unit 1 all face directly towards the ground floor bedrooms, living space and gardens of No 6 (and No 4). This will be even more noticeable in the winter months when there are no leaves on the remaining trees. No consideration has been given to the slope of the land and the fact that the height of Unit 1 will seem considerably higher from our house, than is shown on the elevations. We are concerned that the ridge height proposed is already unnecessarily high; there is clearly space for a loft conversion which could easily take place under permitted development and this would undermine our privacy further as well as being out of keeping with the surrounding dormer bungalows and low thatched cottage.

Drainage

36. Concerned the gradient of the land to be developed has not been duly considered. Water naturally drains down the slope from the proposed site towards the brook and we know that at times the water table already rises to a level where pumps are required at some nearby properties and there is flooding to the roads around the High Street and Brook Lane. Our concern is that developing the land behind No 24 to this extent will increase the risk of flooding and water-logging to our property and the surrounding area. This isn't mentioned at all in the application

which doesn't give us confidence that a proper survey has been carried out into the risk of potential future flooding.

Highways

37. Concern that the safety of the High St will be adversely affected. Along with more traffic coming in and out of the new access, there is likely to be increased parking along the High Street, which, for cyclists and drivers arriving around the already dangerous "blind" bends, will be hazardous, as cars may be travelling on the wrong sides of the road. We are already apprehensive about crossing the road with our children and expect that increased parking in the area will make the situation worse.
38. Feel the scale of this proposal is excessive. The units are just too large and imposing for an area bordering the conservation area, the proposal does not sufficiently consider the surrounding houses and setting.
39. In respect of the proximity of unit 3 to 8 Cambridge Road, would submit that unit 3 is still too close to 8 Cambridge Road. This would suggest that the density of buildings proposed for the development on this site is too great.
40. In the plans submitted, we note that the space (c. 1.5 meters) between the garage of 8 Cambridge Road and the boundary is not represented. This may have affected the accuracy of the planners' understanding of the boundary between unit 3 and 8 Cambridge Road. The post and rail fence which we erected was deliberately sited within our side of the boundary at the top of the bank. We have valued shrubs and trees precisely (just) on our side of the boundary and would appreciate an assurance from the developers that the hedge they propose on the north boundary 'to supplement the existing vegetation on the northern boundary' will not adversely affect these our shrubs and trees.
41. Proposed unit 4 (replacing the demolished bungalow) elevation is very high (and thus not aesthetically in accord with the existing buildings of Coton. It will also obstruct the eastward view of (2 Cambridge Road) and deprive them of sunlight to their garden between October and February.
42. Access to the proposed development presents problems in respect of the flow of traffic through the particular section of the High Street on which it is sited. It is virtually opposite to that which serves the St Catharine's complex and this, by its complicated nature, engenders danger. The High Street at this point lies between two substantial bends which are negotiated, from time to time, by a considerable volume of traffic -- including, in season, some very heavy farm vehicles. Further, the not infrequent blockages on the M11/A14 swiftly effects diversionary traffic of bumper -to -bumper proportions, crawling through this section of the High Street. Parking on this section of the High Street, and parking resulting from full on-site spaces, present grave problems.
43. Revised drawings
 - 2 Cambridge Road
 - 8 Cambridge Road
 - 4 High Street

- 6 High Street
 - 12 High Street
 - 22 High Street
 - 3 St Catharines Hall
 - Wisteria Barn, High Street
44. The development is overcrowded and inappropriate for such an area. It would be visible from the Conservation Area. The proposed houses would be overbearing for nearby residents, causing overshadowing, loss of light and loss of privacy.
45. Access to the site would be dangerous. Diagonally opposite to the proposed entrance is the entrance to St Catharine's Hall. It is already difficult to negotiate turning out of that drive because poor lines of sight. Exiting the new development would mean contending with a 3-way junction on a blind bend to the right and roadside parking which often restricts the road to one lane to the left.
46. The High Street is narrow at this point with a single file paved walkway on one side only. The road is used by pedestrians, cyclists, lorries, cars and school buses and I have witnessed several near accidents caused by dogs on leads or people forced to step off the pavement to pass by others.
47. Large lorries will add to the mix during construction; there will be backups and dangerous congestion at a difficult road configuration. Ask the Highways authorities to re-visit on a busy weekday morning in the Winter and assess the potential for accidents.
48. Part of the site of the proposed development is within the Coton Conservation Area. The development is inappropriate for such an area and would be visible from the Conservation Area.
49. Access to the site is a serious problem. We live in St Catharine's Hall, the entrance to which is diagonally opposite to the proposed entrance to this site. Entrance to St Catharine's Hall is significantly more splayed than that proposed here; but exiting our drive is already difficult through confined lines of sight, being close to two dangerous bends and the nearby 3-way junction. The proposed access for the site will be much worse and even more dangerous being close to the junction & bend. It is beyond comprehension how access will be achieved by large lorries during construction; there will be backups and dangerous congestion at a difficult road configuration. We witnessed this during the recent construction of 3 new properties on the nearby Footpath where accessibility was considerably easier.
50. The development is overcrowded and inappropriate for such an area. It would be visible from the Conservation Area. The proposed houses would be overbearing for nearby residents, causing overshadowing, loss of light and loss of privacy.

Assessment

Principle of Development

51. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area and respond positively to wider opportunities for growth.

52. Policy S/6 allows for limited development in rural areas and policy S/10 classifies Coton as a Group Village.
53. Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages, as defined on the Policies Map. 3. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site

Context of surrounding area and impact on character/appearance of the Coton Conservation Area and setting of listed building at 12 High Street.

54. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, in the exercise of its planning powers with respect to any buildings or other land within a Conservation Area, to 'Pay special attention to the desirability of preserving or enhancing the character or appearance of that area'.
55. The National Planning Policy Framework 2021 clearly sets out the requirement to conserve the significance of heritage assets and emphasises that great weight should be given to this (and the more important the asset the greater that weight should be), paragraphs 195, 197 and 199. For this reason, any harm requires a clear and convincing justification. Less than substantial harm should be weighed against the public benefits of the proposal (paragraphs 200 and 202).
56. This site is split with No 24 and its garden lying within the Coton conservation area and the remainder of the land just outside but adjacent to it. This part of Coton remained undeveloped until the 70s with the exception of the building of No 2 Cambridge Road in the late 19th century.
57. The existing bungalow at the property is twentieth century with a typical 1970/80s aesthetic which contrasts with the traditional character of the Conservation Area. The existing foliage within the site filters the views of the property, and the site wider behind it, from the High Street. The existing building is considered to make a neutral contribution to the character and appearance of the conservation area given its modern appearance but limited visual impact. It is not considered to be a Non-Designated Heritage Asset.
58. There are no in principle objections to its demolition, however, the principle of any demolition in a conservation area is acceptable subject to the proposed replacement building being of the same or better quality in order to preserve or enhance the character of the conservation area.
59. The proposed replacement dwelling (Unit 4) would be two storeys and drawings indicate that it would not be significantly higher than the adjacent dwellings to either side. The form and appearance of the dwelling would be double fronted with a contemporary subservient two storey gable projection to the rear. The replacement dwelling would be taller than the existing bungalow, however there would be visual space to each side. It would be sited further forward than the existing footprint of the bungalow but would respect the established building line to the High Street frontage.

60. The replacement dwelling would preserve the character and or appearance of the Coton Conservation Area and would not harm it in accordance with Policy NH/14.
61. The three other dwellings are situated outside the conservation area and would occupy a position behind the main High Street frontage and on the rural edge of this part of the village. This site is within the historic and relatively undeveloped part of the village. Back land development is not a feature of this part of the conservation area and whilst it has been accepted that some form of development could go on this site, the form of this development needs to be organic, of a scale and design which respects the evolution of the village and built context, with these buildings at a smaller scale and subservient to the buildings lining the High Street to ensure the primacy of the High Street frontage.
62. Plot 1 would be sited behind 22 High Street and there will be views of a section of this dwelling from High Street and along the access road, however these views would be recessive and not detrimental to the character and appearance of the conservation area. Unit 2 is located more directly to the rear of Plot 4 which would obscure views of it and Unit 3 is situated behind 2 Cambridge Road. As such views from the High Street of the dwellings to the rear of the High Street frontage would be recessive and not highly visible in views.
63. Other public views into the site would be available from Cambridge Road through a gap between No's 8 and 2 Cambridge Road which currently gives on to the countryside. Again, owing to the siting of Unit 3, views would be maintained through this gap towards open countryside beyond and views into the development itself would not be unduly detrimental.
64. There is visual spacing between Units 1 and 2 and between Units 2 and 3. Their siting behind the dwellings on the High Street frontage allow views through from within the conservation area to the countryside beyond as well as allowing views into the conservation area. The total distance separation between the rear elevation of Plot 2 and the end gable of Plot 1 would be 15 metres and the distance between Plots 2 and 3 would be 5 metres. This allows the individual dwellings to occupy their own space with views through and their relationship is considered open and looser rather than cramped.
65. There would be views though the site from the High Street and the three proposed dwellings beyond occupy a subservient position which retains the primacy of the High Street frontage and helps to preserve the character and appearance of this part of the conservation area.
66. There are fewer public views into the conservation area from the rear of the application site and the open countryside beyond. The dwellings on Units 1 and 2 would be on the edge of the village and next to the Green Belt and countryside. The proposed dwellings Units 1 and 2 are inset from the northeast boundary of the site and from open countryside and the Green Belt beyond. They are inset from the existing native species hedgerow by approximately 13 metres and 14 metres respectively. The intervening distance between these dwellings helps to reduce their visibility in longer views.
67. The articulation of the northeast elevation of these dwellings, also helps to reduce the visual impact of the dwellings by breaking up the massing into a gable and a

one and a half height section. This has reduced the visual impact on this rural edge and the conservation area. The proposed dwelling, Unit 3 would also have its narrower end facing the countryside beyond which would reduce its visual impact on this rural edge.

68. All three houses are clad in timber boarding to the upper sections with a render finish at ground floor level with slate roofs. These materials are common to a number of houses in Coton and are considered appropriate to the setting of the dwellings close to the countryside edge as well as adjacent to the conservation area.
69. Given the depth of the rear gardens and the form and appearance of the dwellings, it is considered that the impact on the adjacent Green Belt has been mitigated. The retention of the existing hedgerow would help to further assimilate these dwellings on this village edge location as well as landscaping.
70. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it a statutory duty for a local planning authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
71. With relation to the impact on the setting of the listed building at 12 High Street, setting of a heritage asset is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. In this instance it is considered that Unit 1 owing to its siting and separation from the listed building would not compete or detract from this heritage asset and that the development would not occupy a position in relation to key views to, from and across this heritage asset.
72. Officers consider the proposals will preserve or enhance the character of the Coton conservation area and would preserve the setting of the listed building and will comply with Local Plan policy NH/14.

Residential Amenity

Amenity of future occupiers

73. The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit
1	4	8	2	124	180
2	4	8	2	124	180
3	4	8	2	124	200
4	4	7	2	115	255

The dwellings would comply with the space standards set out within Policy H/12 of the Local Plan.

Size of external amenity space

74. Each property has direct access to private outdoor space. The rear gardens are enclosed and are a good size for family dwellings and all are at least 80msq.

Residential Amenity

Relationship of proposed dwellings to each other

75. Within the application site itself there is a distance of 15 metres between Unit 1 and Unit 2, where the side (principal) elevation of Unit 1 faces the side (principal) elevation of unit 2.
76. Likewise, Unit 2 has windows to a landing and study area facing the southeast elevation of Unit 3 which has a dormer window serving a bedroom.
77. Both Units 1 and 2 will have a condition imposed requiring windows serving the landing and study area on the landing to be fitted with obscure glazing to a height of 1.7 metres above internal floor level to prevent any views outwards but allowing ventilation.

Impact on amenity of neighbouring occupiers

78. The Council's adopted Design Guide advises 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. Where the opposing alignment of facing windows is significantly offset, these distances may be slightly reduced. Where blank walls are proposed opposite the windows to habitable rooms, this distance can be reduced further, with a minimum of 12 metres between the wall and any neighbouring windows that are directly opposite.

2 Cambridge Road

79. The proposed replacement dwelling at 24 High Street, Unit 4 is situated to the southeast of this property and would be separated from the boundary with this property and would be constructed on a similar building line.
80. The proposed double garage lies to the east and is inset marginally from the common boundary with its roofs sloping away from the boundary
81. The proposed double garage to Unit 3 would be sited to the northeast and alongside the rear boundary of this property.

8 Cambridge Road

82. The proposed dwelling Unit 3 is situated to the southeast of this dwelling. The proposed dwelling has roof lights to the north-west elevation facing this property,

but these are high level and would not result in a detrimental loss of privacy through overlooking.

83. The scale of the proposed dwelling is one and a half storey. It would present a central gable to the boundary, but the majority of the roof would be sloping away from the common boundary. This proposed dwelling is also positioned so that it is not in direct line of windows in the property at 8 Cambridge Road and therefore it is considered the proposal would not result in a detrimental loss of outlook.
84. The scale and massing of the building and its inset from the boundary of 12 metres would not result in a detrimental overbearing impact or a detrimental loss of outlook or light.
85. The proposed garage is single storey and is sited away from the boundary and is not considered to have a detrimental impact.

10, 12 and 14 Cambridge Road

86. The existing garden land to the rear of these properties (The Orchard) would be retained as garden land in association with the proposed dwelling on plot 3. The proposal is not considered to be detrimental to occupiers of these properties.

22 High Street

87. The proposed dwelling Unit 1 is to be situated behind this property to the northeast. It is in close proximity to the rear boundary but is not considered to be overbearing on the boundary given its inset of 7 metres from the common boundary.
88. It would present a gable to the southwest and towards 22 High Street but there are no windows proposed at first floor level which would overlook this property and therefore this is considered acceptable. Roof lights are proposed in the bedroom in the roof space above the garage which would face towards 22 High Street. However these windows would be 21 metres away from this dwelling with a cill height of 1.7 metres above floor level and as such would be acceptable and would not in the opinion of Officers lead to a detrimental loss of privacy through overlooking. However, it is considered that to protect the amenities of 22 High Street, a condition would be attached to ensure that no further openings are inserted in this front elevation without express planning permission. Other first floor windows proposed to the southeast elevation of Unit 1 would not result in a detrimental loss of privacy.

6 High Street

89. This property is sited to the southeast of the application site but does not share a common boundary and is separated from the application site by land in other third-party ownership. The proposed dwelling would be inset 13 metres from the southeast boundary of the site. The distance between the proposed dwelling and the boundary with this existing dwelling would be 24 metres and as such, a detrimental loss of privacy to both the garden or habitable rooms is not considered to occur as a result of the proposal.
90. The proposed dwelling, Unit 1 would be visible from this property; however it is not considered to detrimentally affect the outlook from the rear of this existing dwelling.

91. In the opinion of Officers, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Integrated water management and flood risk

92. Neighbours have expressed concern that the gradient of the land to be developed has not been duly considered. They state that water naturally drains down the slope from the proposed site towards the brook and that at times the water table already rises to a level where pumps are required at some nearby properties and there is flooding to the roads around the High Street and Brook Lane. They feel that developing the land behind No 24 to this extent will increase the risk of flooding and waterlogging to the surrounding area.
93. The Council's Drainage Officers have recommended that a condition requiring details of a surface water drainage scheme be submitted and implemented in accordance with these details. This would ensure that the site is drained without causing flooding or other drainage issues inside or outside the application site. It is the opinion of Officers that subject to compliance with these conditions, the applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

Ecology and landscape

94. The application is considered to be acceptable in regards of Policy NH/4 of the adopted South Cambridgeshire Local Plan 2018 and conditions will be attached to ensure all ecological measures and/or works are carried out in accordance with the details contained in the Preliminary Bat Roost Assessment & Activity Survey (Applied Ecology, August 2020) and Preliminary Ecological Appraisal (Applied Ecology, October 2018) and requiring a scheme of biodiversity enhancement.

Planning balance and conclusion

95. Section 38(6) of the 2004 Planning and Compulsory Purchase Act requires that planning applications are 'determined in accordance with the development plan unless material considerations indicate otherwise'. The development accords with the Development Plan for the following reasons.

The proposed development would preserve the character and or appearance of the Coton Conservation area.

The proposed development would not have any significant adverse impact on the amenity of surrounding occupiers.

The proposed development would provide accessible living accommodation and a good level of indoor and outdoor amenity for future occupiers

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

Recommendation

Officers recommend that the Planning Committee approve subject to conditions

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

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

- 2 The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

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

- 3 Before any works on site commence a detailed Arboricultural Method Statement and Tree Protection Strategy shall be submitted to and approved in writing by the Local Authority, including details of timing of events, protective fencing and ground protection measures.

This should comply with BS5837. The tree protection measures shall be installed in accordance with the approved tree protection strategy before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 4 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 5 Prior to commencement of development a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority. This would need to include:
- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
 - b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
 - c) A site plan identifying indicative locations for sustainable drainage features;
 - d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and
 - e) Details of foul discharge location or treatment plant and discharge location. All external areas should utilise permeable surfaces.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 6 Details for the long term maintenance arrangements for the surface water drainage system (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 166 and 168 of the National Planning Policy Framework and in accordance with Policies CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

- 7 No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principle areas of concern that should be addressed are:

- i) Movement and control of muck away vehicles (all loading and unloading should be undertaken where possible off the adopted public highway)
- ii) Contractor parking, with all such parking to be within the curtilage of the site where possible
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway where possible.)
- iv) Control of dust, mud and debris, and the means to prevent mud or debris being deposited onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that before development commences, highway safety will be maintained during the course of development and in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

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

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

- 9 No development shall take place until:
- a. The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority
 - b. Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

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

- 10 Prior to the first occupation of the dwellings hereby permitted, the works specified in any remediation method statement detailed in Condition 9 must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

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

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

Reason: To ensure that risks from land contamination to the future users of the land neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be

carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018.

- 12 All ecological measures and/or works shall be carried out in accordance with the details contained in the Preliminary Bat Roost Assessment & Activity Survey (Applied Ecology, August 2020) and Preliminary Ecological Appraisal (Applied Ecology, October 2018) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981).

- 13 Prior to the commencement of development above slab level, a scheme of biodiversity enhancement shall be submitted to and agreed in writing by the Local Planning Authority. The scheme must include details as to how a positive net gain in biodiversity has been accomplished.

The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

Reason: To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 14 During the period of demolition and construction, no power operated machinery shall be operated on the site before 0800 hours and after 1800 hours on weekdays or before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 15 No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority (The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement

has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established).

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

- 16 The proposed drive way shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: For the safe and effective operation of the highway Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 17 Prior to occupation the new drive shall be constructed using a bound material, for the first five metres from the boundary of the public highway into the site, to prevent debris spreading onto the adopted public highway. Details of the material to be used shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the drive shall be constructed in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 18 Prior to the first occupation of the development the vehicular accesses where they cross the public highway shall be laid out and constructed in accordance with the Cambridgeshire County Council construction specification. The Highway Authority will not accept the use of setts on the public highway, as shown on the submitted drawings.

Reason: In the interests of highway safety and to ensure satisfactory access into the site.

- 19 Prior to the first occupation of the development, any gate or gates to the vehicular access shall be set back a minimum of 5m from the near edge of the highway carriageway. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety.

- 20 Prior to first occupation, the two 2.0 x 2.0 metres visibility splays shown on the drawing shall be provided and included within the curtilage of the application site. One visibility splay is required on each side of the access, measured to either side of the access, with a set-back of two metres from the highway boundary along each side of the access. This area shall thereafter be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: In the interests of highway safety.

- 21 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 22 The line/width of the existing native mixed hedge to the north eastern and south eastern boundaries of the application site as shown in light blue on approved drawing 1.01 Rev E (Landscaping proposals dated 19 .10.2021) shall be retained in perpetuity.

Any trees/shrubs which die or are removed, uprooted or destroyed , shall be replaced with native variety species as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that this historic and important hedgeline is retained and to assimilate the development into the area and to maintain/enhance biodiversity in accordance with policy NH/4 of the South Cambridgeshire Local Plan 2018.

- 23 Prior to the first occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

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

- 24 No development above ground level shall proceed until an Energy Statement has been submitted to and approved in writing by the local planning authority. The Statement shall demonstrate that a minimum of 10% carbon emissions (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The approved scheme shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with the approved details.

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

Reason: In the interests of reducing carbon dioxide emissions and to ensure that development does not give rise to unacceptable pollution in accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and Greater Cambridge Sustainable Design and Construction SPD.

- 25 The dwelling hereby approved shall not be occupied until the dwelling has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been

provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

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

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

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

- 27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, C and D of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

Reason: In order to ensure that development that would not otherwise require planning permission is not carried out with consequent potential harm to the character of the conservation area, setting of listed buildings, countryside and amenities of neighbouring residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 28 No further openings shall be inserted in the South West elevation of Unit 1 without the specific granting of planning permission.

Reason: To protect the amenities of 22 High Street in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 29 Prior to the occupation of the development, hereby permitted, the first floor side windows in the North West elevation to Unit 1 and Unit 2 serving a landing and a study shall be obscure glazed to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent and shall be non opening under 1.7 metres from internal floor level. The glazing shall thereafter be retained in accordance with the approved details.

No further windows or openings shall be inserted at first floor level in these elevations without the granting of specific planning permission.

Reason: To protect the amenities of neighbouring properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

Appendices

None.

Background Papers

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 20/02161/FUL

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