



**South
Cambridgeshire**
District Council

Report to:

South Cambridgeshire District
Council Planning Committee

19 January 2022

Lead Officer:

Joint Director of Planning and Economic Development

20/05199/REM – Ida Darwin, Fulbourn

Proposal: Application for all matters reserved for Layout, Scale, Appearance and Landscaping following the granting of outline approval ref: S/0670/17/OL Dated 19th November 2019 for up to 203 dwellings including affordable housing and land for community provision with access and associated works, open space and landscaping, following the demolition of existing buildings on site.

Applicant: Morris Homes

Key material considerations: Compliance with the Outline Planning Permission
Housing Provision (including affordable housing)
Reserved Matters:
Layout
Scale
Appearance
Landscaping
Ecology
Flood Risk and Drainage
Highway Safety, Management of Roads and Parking
Residential Amenity
Other matters

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by: 21st January 2022 (EOT agreed)

Application brought to Committee because: The overall scale and complexity of the application

Officer Recommendation: Approval

Presenting officer: Dean Scrivener

Executive Summary

1. Outline planning permission was granted for 203 dwellings including affordable housing and land for community provision with access and associated works open space and landscaping following the demolition of existing buildings on site in 2019.
2. The submitted reserved matters application proposes the development of 203 dwellings with reference to layout, scale, appearance and landscaping.
3. The applicant has engaged with Officers during pre application discussions before submitting the reserved matters application in December 2020.
4. The proposal is a relatively spacious and low-density development, appropriate to its rural edge of village location, placing a large central green woodland area at the heart of the new development. Being a slightly more 'detached' development from the main village, the site is afforded the opportunity to both respond positively to the design characteristics of the existing village while also creating its own legibility and architectural pattern.
5. The proposed development provides a high quality and spacious development which incorporates a variety of bespoke house types that has a traditional appearance and incorporates similar design characteristics and architectural details from the existing village and local area. The dwellings have well designed elevations which are generally well positioned and responsive to their location within the site, with the use of subtle variations between forms, elevational detailing, and materials to further enhance the aesthetics of the site.
6. The development incorporates large amounts of soft landscaping and additional tree planting, as well as a LEAP and LAPs which are well integrated within the site and provide easy access for use.
7. As required by Condition 9 on the outline permission, all of the dwellings would meet or exceed national space standards to promote a better standard of living for the future occupants on the site.
8. All of the affordable units would be built to accessible and adaptable dwellings M4(2) standard, beyond the 5% requirement of policy H/9(4) of the Local Plan.
9. The elements above, together with the spacious layout of the site and good level of separation between properties, result in the development providing a very high-quality level of amenity to future occupiers.
10. Taken collectively, these factors (and those detailed throughout this report) would accord with policy requirements from both the South Cambridgeshire Local Plan 2018 along with guidance from the Fulbourn Village Design Guide 2020 and the District Council's District Design Guide Supplementary Planning Documents.

11. Furthermore, the development of the site would result in the provision of 203 dwellings towards the Council's 5-year housing land supply and the erection of 81 affordable units to help meet an identified local need.
12. The Fulbourn Neighbourhood Plan is an emerging document and is not formally adopted. Therefore, this document can only be given very little weight in determining this application.
13. Officers consider the reserved matters including the layout, scale, appearance and associated 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 Statement. 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, responsive to its edge of village location, providing a good level of amenity to the future occupiers of the site.
14. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant planning history

15. S/1066/13/OL - the redevelopment of the Ida Darwin Hospital site with up to 180 dwellings (C3) including affordable housing a 70 unit Extra Care facility (C2) with access and associated works open space and landscaping following the demolition of existing buildings on site - Refused
16. S/2001/14/FL - Screen Enclosure and Gates – Approved
17. S/0670/17/OL - Outline planning application for up to 203 dwellings including affordable housing and land for community provision with access and associated works open space and landscaping following the demolition of existing buildings on site – Approved
18. S/4469/18/PN - Prior notification for prior approval of proposed demolition of 18 buildings including water tower – Approved
19. PRE/0444/19 - Reserved matters application for phase 1 (150 units) & phase 2 (53 units) – Generally supportive, subject to consultees received during the application process.

National Guidance

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

South Cambridgeshire Local Plan 2018

- 21. S/1 – Vision
- S/2 – Objectives of the Local Plan
- S/3 – Presumption in Favour of Sustainable Development
- S/5 – Provision of New Jobs and Homes
- S/7 – Development Frameworks
- S/8 – Rural Centres
- H/3 – Fulbourn and Ida Darwin Hospitals
- CC/1 – Mitigation and Adaptation to Climate Change
- CC/3 – Renewable and Low Carbon Energy in New Developments
- CC/4 – Water Efficiency
- CC/6 – Construction Methods
- CC/7 – Water Quality
- CC/8 – Sustainable Drainage Systems
- CC/9 – Managing Flood Risk
- HQ/1 – Design Principles
- NH/2 – Protecting and Enhancing Landscape Character
- NH/4 – Biodiversity
- NH/8 – Mitigating the Impact of Development In and Adjoining the Green Belt
- NH/9 – Redevelopment of Previously Developed Sites and Infilling in the Green Belt
- H/9 – Housing Mix
- H/10 – Affordable Housing
- H/12 – Residential Space Standards
- SC/6 – Indoor Community Facilities
- SC/7 – Outdoor Play Space, Informal Open Space and New Developments
- SC/8 – Protection of Existing Recreation Areas, Allotments and Community Orchards
- 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

South Cambridgeshire Supplementary Planning Documents (SPD):

- 22. Sustainable Design and Construction SPD – Adopted January 2020
- Cambridgeshire Flood and Water SPD – Adopted November 2016
- 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
- Fulbourn Village Design Guide SPD – Adopted January 2020

Consultation

23. **Fulbourn Parish Council** – Approves the Design, Layout, Scale, Appearance and Landscaping of the scheme. The following points are for further discussion:

- The proposed plans for the community facility have not taken into account for the modern day requirements of a purpose built Early Years Nursey to operation effectively. In addition, no partly covered, safe outside space is provided, an essential requirement in a new facility.
- It would be nice if the community could be involved in what type of fruit trees are planted in the community orchard
- How many dwellings will have solar panels on and does this include affordable housing?
- Specific details should be provided of the swift nest bricks
- Could Morris Homes consider a cycle greenway that will run adjacent to the site along Fulbourn Old Drift
- Will all street lamps be LED lighting and have backplates where they are in close proximity to residential windows?
- How much influence will the Parish Council have on the equipment to be installed in play areas?
- Will there be any electric vehicle charging points installed?
- Objection is raised to discharge condition 17 due to insufficient information in regards to the lack of trial pits undertaken to represent peak seasonal groundwater levels
- Objection is raised in regards to the discharge of Condition 30 as mitigation measures and ongoing future ecological management remains to be covered and requires a Landscape and Ecological Management Plan

Further comments were received on 22nd November 2021:

- Parish Council supports the amendments

24. **Cllr Daunton** – Objects to the application on the following grounds:

- Concerned by the recent comments of the Highways officer that the applicant 'has failed to make any significant amendments to the street layout to create an environment that will more readily accommodate non-motorised users and thus encourage not only sustainable modes of transport, but active travel as well.
- There still appears to be a general lack of space for bin storage particularly for the affordable homes (types Windermere, Grasmere and Ambleside), with little space for either storage or manoeuvring of bins. I make the same comment for cycle storage. Again referring to the affordable housing, the cycle storage at present does not allow sufficient space for each adult resident in these homes to store a cycle. Given the increased emphasis on active travel provision across the District and County, the location of the Ida Darwin site in relation to major

employment sites and to the Fulbourn Greenway, this is a significant under-provision.

- It appears that applicant has chosen to adopt what has been termed 'a traditional approach' to design of the housing which is contrary to the Fulbourn Village Design Guide is clear (10.12) that design should be of 'coherent scale, massing and elegant simplicity in detailing, avoiding complex patterns'
- In relation to the community building, there is a statement that it is to be of a contemporary design, but we still have little further specification. If no design details for the building are to be provided, then some guidelines concerning contemporary design would be helpful.
- Under 10.17 the Village Design Guide indicates that 'a strong rural-inspired landscape framework and public realm should be designed...'. Bearing this in mind, one of the least successful aspects of the earlier design was the use of metal estate type railings. These sit ill in the landscape, and do not reflect either the immediate surroundings nor the wider landscape of Fulbourn village. It is good to see that these have been removed in some areas, but a pity they remain in others.

25. **Cllr Williams** - Objects to the application on the following grounds:

- Broadly supports the design and layout of the proposal but concerns are raised about the surface water aspect
- Roberts Way and Thomas Road to the east of the site suffer from serious surface water flooding issues principally caused by the limited capacity of the SCDC Awarded water course on the west side of Teversham Road which requires surface water from these roads to be contained before being released into the water course.
- I see from the plans that this watercourse is also to be used by the Ida Darwin development and the fact that a balancing pond is being located behind Roberts Way and Thomas Road to regulate the flow into the water course gives me cause for concern, least the flooding in those roads being aggravated by this development.
- Flooding is caused by the high water table and limited capacity of the water courses is a toxic subject with regard to developments in this area, i.e. Teversham Road

26. **Affordable Housing Officer** – Originally objected to the application due to the following:

- The proposed housing mix was different to the housing mix which was offered to the developer

- No verification if the affordable units would comply with Part M4(2) of Building Regulations
- Less than 50% of the affordable units are policy compliant
- The scheme does not maximise the bed spaces for the affordable units
- Discrepancies between the legend on the affordable housing tenure plan and the housing schedule in the affordable housing statement
- Not all of the affordable housing types have floor plans on the planning portal for viewing

Additional comments received 24th November:

- The development will provide a number of 1 and 2 bed homes which will address some of the housing need for SCDC and therefore the housing mix is policy compliant
- All affordable units will be built to M4(2) standards which exceeds the minimum 5% requested by policy. Unsure of how many market dwellings are to be built in accordance with M4(2) which will need to be at least 5%.
- 57 homes will be provided for affordable rent and 24 shall be offered for shared ownership. Therefore, this will provide a tenure mix of 70/30 which is in accordance with Affordable Housing SPD.
- All affordable housing will be compliant with National Space Standards
- The number of bed spaces lost is 12 and therefore the scheme does not maximise the bed spaces for the affordable units
- The affordable units are in clusters of less than 25 homes spread across the site, which is policy compliant
- The design and appearance of the affordable units is considered to adhere to the SCDC Affordable Housing SPD in that it is not distinguishable from the market housing by its external appearance
- Overall, the Council's Housing Team support this application

27. **Anglian Water** – No objections

28. **Conservation Officer** – No objections

29. **Contaminated Land Officer** – No objection. Contaminated land conditions were added to the outline consent (conditions 21 & 22). No further comments are made on this reserved matters application or amendments thereof.
30. **Designing Out Crime Officer** – No objection. This to be an area of low vulnerability to the risk of crime at present. An external lighting plan (adoptable and private) including calculations and lux levels should be made available for assessment.
31. **Ecology Officer** – Originally objected on the following grounds:
- There is a requirement for further clarity and detail to be submitted in terms of landscaping and the ecological enhancement of landscape to provide biodiversity net gain.
 - Low resolution plans which are not readable
 - The Ecological Appraisal (FPCR, November 2020) is welcomed. It should remove residual risk of harm to most protected species found on site
 - Changes to the Landscape Strategy and submission of clear Landscape plans is welcome. The updated Ecological Appraisal (FPCR, May 2021) is also welcome

Additional comments received 18th November:

- No objections following the receipt of the Ecology Enhancement Strategy, Reptile Management Plan and Method Statement and Public Open Space Landscape and Ecological Management Plan Years 1-5

32. **Environment Agency (EA)** – Originally objected on the following grounds:

- The Drainage Strategy is incomplete
- The infiltration drainage would only be acceptable if there is a minimum 1.2m clearance between the base of any infiltration SUDs and peak seasonal groundwater levels. Groundwater monitoring has only been carried out over August, September and October and do not represent peak seasonal groundwater levels
- No information has been submitted in respect of demonstrating that the infiltration is not being proposed within contaminated ground (refers to Condition 21 of the outline permission)

Additional comments have been received on 25th August:

- Ultimately the 1.2m clearance is not a statutory requirement and therefore the EA are willing to be flexible on this matter

- The main issue is the pollution risk to controlled waters that should determine acceptability
- Following the submission of site specific groundwater level data for the intervals between August 2018 and May 2021, the groundwater monitoring levels for the western part of the site indicate minimum clearances of 1.2m or above which is acceptable
- The groundwater monitoring levels for the eastern part of the site provide less confidence in terms of minimum clearances
- Although the minimum clearances are not totally reliable, it is clear that the risk of direct discharges into contaminated areas is not high and therefore the risk to controlled waters is not significant
- On balance, the EA remove their objection, subject to Condition 21 being discharged in due course

Additional comments received 18th November:

- No objections

33. **Environmental Health Officer** – No objections

- To address environmental related issues a Construction Environmental Management Plan (CEMP) was required by Condition 26 of the Outline Permission S/0670/17/OL. This Condition required a detailed CEMP prior to commencement.
- Controls on construction noise, dust, building site activities including working and delivery times and the provision of phasing plan are contained in Condition 26 of the outline permission, which required the provision and adherence to the CEMP submitted and should carry through.
- Condition 13 of S/0670/17/OL required the submission of a Construction Traffic Management Plan and should carry through for this application.
- Condition 29 of the Outline Permission S/0670/17/OL required the provision of a scheme for protecting the dwellings within that phase or sub phase from noise from the railway to the north of the site.
- I confirm I have reviewed the Ida Darwin Hospital, Fulbourn, Reserved Matters: Noise Impact Assessment (ref. MM1284/19004/Rev.0 and dated 25th November 2020) prepared by Spectrum Acoustic Consultants and am in general agreement with the methodology and recommendations made. A compliance condition with this document is recommended.
- Condition 27 of Outline Permission S/0670/17/OL required details of external lighting to be provided and will need to be carried through.

34. **Historic Environment Team (Archaeology)** – No comments received (out of time).

35. **Landscape Officer** – Raises concerns regarding the following:

Green Spaces

- Area north and south of the community building and apartments plots 40-45 is dominated by car parking to both sides of the roadways north and south of the community buildings and apartments
- The western boundary requires more planting to mitigate impact of footpaths punching through the development
- More details need to be provided for proposed SUDs – cross sections, boundary treatments, gradients etc.
- The narrow footpath link in the eastern part of the site would not be used as it doesn't lead to anywhere and should be removed
- Cambridge Stiner School parking areas look unattractive with long rear walls and parking courts backing onto the open areas of parking that front the school. Some landscape including tree planting is required to soften this space, and to form an entrance to the southern end of the eastern open space.

Parking Courts

- The potential quality and character of parking courts is compromised with long areas of close board fencing facing the public realm

Car Parking

- Visitor car parking spaces should be more obvious and not appear to be attached to any particular properties. Suggest that visitor spaces in parking courts could be used for space for tree planting

Boundary Treatments

- Use of estate rails should be limited however, an estate rail may be appropriate to separate the development from the main western park area if the frontage is reconfigured with a connecting path
- Screening boundaries should be of brick where they are in or are noticeably visible from the public realm
- Some boundary treatments will have to be specified for the LAPs, LEAP and play areas where they are adjacent to roads or water bodies

- Some boundary treatments may be required around flood attenuation areas depending on their design and depth of water.

Tree Planting

- Proposed tree planting appears to be in generally appropriate locations and proposals for augmenting existing treed areas – Western Woodland, Railway Corridor and Specimen Groups are also acceptable in principle. However, there should be more integration of tree planting and opportunities for large tree species providing scale, breaking roof-lines and visually linking across the site.

Planting generally

- There are no detailed planting proposals supplied, but planting of shrubs, herbaceous plants and grasses should generally follow the recommendations for Chalkland landscapes in the wider areas, with a wider selection of ornamental plants, hedgerows etc at selected locations and within the built environment.
- Planting should be relatively simple and robust, providing definition of space, landscape character and biodiversity enhancement using repeated complementary blocks of colour and form rather than the ‘scattergun’ approach seen in many developments.

Hard Landscape

- Surfaces Plans – essentially Bitmac for main carriageways and all footways, and block paving for minor roads and shared access. More detail will be required
- Consistency between landscape, materials, open spaces and drainage plans is required
- Paving details will be required for paving on domestic plots – driveways, paths and terraces
- Details will be required for all proposed landscape structures – bike storage, bin storage, pergolas etc and street furniture – seats, bollards, tree grilles, inspection chambers in paving etc and for proposed landscape lighting

Additional comments received 28th July:

- Similar concerns raised as above, in particular to the proposed SUDs
- Discussions with the Landscape Officer have been ongoing and conditions are considered to be acceptable secure further details

36. **Local Lead Flood Authority (LLFA)** – Objects on the following grounds:

- Discrepancies between the invert levels of the basins between the drainage layout plans and the supporting hydraulic calculations
- Infiltration rates used for the hydraulic calculations are not the lowest recorded rates across the site and may vary which will need to be modelled
- Permeable paving will need to be modelled for houses and driveways to ensure they have enough subbase to accommodate surface water runoff
- Management and maintenance is not clear and is required to establish who will be liable for the management of the attenuation ponds

Additional comments have been received on 17th August:

- Following the submission of updated documents, it can be demonstrated surface water from the proposed development can be managed through the use of unlined permeable paving and infiltration basins. Private shared access areas and drives will be constructed using permeable paving, allowing infiltration into the ground below. The highway areas will drain through conventional gullies, into infiltration basins integrated within the site. The submitted groundwater monitoring demonstrates that there will be a minimum of 1.0m clearance between the base of any infiltration features and peak groundwater levels
- The LLFA have now removed their objection

37. Local Highway Authority – Objected due to the following:

- Information regarding the management of the proposed attenuation ponds will need to be managed by either by the Sewerage Authority, District Council, the Parish Council or another body with a successor. The Highway Authority will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of surface water from the adopted public highway
- The applicant has failed to provide a standalone drawing showing the proposed dimensions in respect to the footway/cycleways, shared surface widths and carriageway widths to enable the Local Highway Authority to comment in full
- Shared use footway/cycleways are required to be a minimum of 3m in width Kerb radii are to suit the tracking of the refuse vehicle used in this area
- The Local Highway Authority will not seek to adopt any road that does not include an appropriate turning head, to utilise private parking courts or private roads for turning is not acceptable. It appears that the refuse

vehicle over runs the kerb in a number of locations within the proposed development this needs to be designed out. The applicant should also confirm with the Refuse Authority that the vehicle used for the tracking exercise is appropriate for the Fulbourn area.

- The Highway Authority will not seek to adopt and verge or trees within the proposed development, the proposed layout presents potential management problems in this regard
- The Local Highway Authority will only seek to adopt the proposed footways or shared use footway/cycleways if they serve a highway function
- For the proposed adopted public highway all surface finish details must comply with the Cambridgeshire County Councils Housing Estate Road Construction Specification
- The Local Highway Authority will only seek to adopt residential estate roads that serve a highway function to five or more dwellings units
- In accordance with the precepts of Manual for Streets the design speed for the development should be 20mph. The layout as shown is unlikely to achieve this. Suitable inter vehicle visibility splays for all accesses serving more than one dwelling must be shown. As the design speed for the development should be 20mph the splays should be 2.4m x 25m, (not 2.4m x 33 which equates to a 25mph design speed)
- The Local Highway Authority would request that the Local Planning Authority not approve drawing number: E3922/370 and E3922/371 or any other drawings associated with the construction layout and design of the proposed adopted public highway as submitted as the areas that the Local Highway Authority seek to adopt may differ following Section 38 Agreement discussions.
- The proposed car parking layout appears to show that the length of some of the plot driveways are not equally divisible by units of 5m therefore the proposed layout has the potential to encourage irregular parking which could lead to the overhang of the vehicles into the proposed access route obstructing the footway forcing pedestrians which includes the most venerable road users into live carriageway
- The Highway Authority can confirm that they have severe reservations with regards to connectivity within the site as shown on the Planning Layout as the Highway Authority has a hierarchy which places pedestrian/cycles at the top of that hierarchy and this has not been addressed at all within the submitted drawings. The Highway Authority therefore strongly recommends progressing a more suitable internal arrangement that the footways of 2m within the green space be increased in width to 3m to enable these to be shared use footway/cycles ways

Additional comments have been received 7th January 2022:

- Not all of the access points have visibility splays although it is recognised that 2.4x25m visibility splays can be achieved
 - Tracking plans showing fire and refuse vehicles are acceptable but dimensions between vehicle and kerb line should be shown
 - The LHA would prefer it if turning heads would be constructed using traditional construction as opposed to block paving
 - The LHA recommend that a suitably worded condition will suffice to mitigate the safety of all users in respect of the emergency/temporary accesses
 - Other concerns have now been addressed and the development is acceptable in principle subject to conditions
38. **Natural England** – No comments to make, refers to standard advice
39. **Public Health England** – No comments to make.
40. **Sport England** – Objects.
- Unfortunately, we were not consulted on the outline application, despite evidence that the site contained a sports pitch, and therefore Sport England should have been a statutory consultee.
 - The proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595)
 - There is nothing in the reserved matters application that demonstrates that the proposal meets any of the exceptions within Sport England's policy, therefore we must object to this application, as it fails to meet our adopted policy.
41. **Sustainability Officer** – No objection.
- The information contained within the application does not fulfil the amount of information required to discharge conditions 35, 36 and 38 of the Outline Permission and the developer would need to address this prior to development.
 - A condition regarding water efficiency is recommended

42. **Sustainable Drainage Engineer** – Originally objected subject on the following points, which should be addressed under the discharge of condition 17 of the outline permission:

- An overall impermeable area plan to demonstrate the different drainage catchments shall be submitted. This plan shall be presented in such a way that it can be read in conjunction with hydraulic calculations of the individual catchments. This shall demonstrate that contributing areas of each catchment has been accounted for in the hydraulic models.
- Industry best practice requires that infiltration systems be designed with no infiltration allowed through the base to account for long term ineffective performance through the base due to fine particles clogging. Hydraulic calculations submitted does not reflect this. During detailed design, we would expect that this requirement is considered, or applicant submits evidence to support why this requirement cannot be considered.
- Full hydraulic models shall be submitted to demonstrate for all the required return (1:30 and 100 year event including climate change). We note that there is flooding of the network for the 1:100 year return period. For the 1:100 year rainfall event including an allowance for climate change some short term above ground flooding may be permitted. Flood water should be managed to be safe and not enter any buildings or disrupt emergency access routes.
- Exceedance plan shall be submitted to demonstrate how any flooding can be managed on the site without causing flood risk to proposed dwellings.
- Base of infiltration systems are required to be minimum of 1m from ground water levels. We note that trial pits have been undertaken to confirm suitable infiltration rates. The depths of trial pits are not adequate to confirm ground water is not present within 1m of bases of proposed infiltration basins. If not already undertaken, the applicant shall undertake borehole investigation to suitable depths to confirm that this requirement is achieved. Borehole logs shall be submitted during discharge of condition.
- We note that the site is located in source protection zones. Consultation shall be undertaken with the Environment Agency with regard to discharge into SPZ. Outcome of consultation shall be submitted with subsequent applications to confirm the suitability of infiltration suds.

Additional comments received on 18th November:

- The issues related to the discrepancies in information between drawings and calculation, infiltration rates, permeable calculations have been satisfactory addressed by the applicant

- The proposals are acceptable in principle, however before commencement of works of the infiltration features it must be demonstrated (in line with requirements condition 21) that the infiltration basins will not be constructed in contaminated ground
 - All objections are now removed
43. **Sustainable Communities and Wellbeing Team** – Generally supports the application but requires clarification on the following:
- The application is not compliant with in that it does not include a play strategy as required under Condition 32 of the outline planning permission as part of the Design Statement under item viii) Children's Play Space Strategy including LEAPs and LAPs. Whilst the application does include information in relation to play, it does not set out in sufficient detail how play requirements set out in SDCD Open Space in New Developments (2009) will be met in terms of quantity, accessibility and detailed specification of provision
 - The S106 includes a requirement to submit a LEAP Scheme which should include additional detail to what has already been provided in terms of consultation, equipment, design and layout and planting
 - We would like to see play routes set out across the sites and details as to how safe crossings will be provided. We advocate for 20 mile per hour zones
 - More details should be required in respect of the proposed SUDs
 - We are very concerned that although the development is dominated by family homes and the expectation is that children will attend primary school outside the development site, the access and movement plan does not include information on how children can travel to school on foot or by bicycle. For instance, it is around 20-minute walk and a 5-minute cycle to Fulbourn Primary School
44. **Trees Officer** – No objections subject to the following being provided:
- Part of the site does not have a Tree Protection Plan associated with it, this is the extreme east, around the attenuation pond and boundary trees. If the other TPP are being approved, the extreme eastern plan should be submitted too for approval. I suspect it was missed off in error to fit all the information on sheets, so this should be simple to provide.
 - This has now been provided and will be listed as an approved plan

45. **Urban Design Officer** – Supportive of the application but raises concerns as outlined below:

Height/Scale

- Parts of the apartment blocks Units 87-91 and units 93-97 would exceed the parameter plan of 9.5 m above finished floor level considering it is 3 storeys high.

Boundary treatment

- Overuse of railings/fencing which should only be provided where they are absolutely necessary for example around play areas or where they need to define residential frontage

Parking & Bins/Bikes

- It is unclear why there are visitor parking spaces within these courts as they are most likely to be used by residents. The visitor's spaces within the courts should be replaced with soft landscaping to soften the impact of parked cars, with visitors parking located on street
- Bins/bike storages should be integrated into the design in the least prominent position. There is a potential for tree planting within the amenity provision which should also help mitigate the impact of car parking overall

Appearance/Design of Buildings:

- Gas/electric meters boxes are unattractive elements and they may compromise the quality of the front elevations. These meters should be hidden preferably on the side elevations, on a less prominent/visible wall or incorporated in the porch design
- Georgian/Sash Windows: Sash windows which reflect a Georgian window should have similar proportions, i.e. having vertical emphasis with ground floor windows generally taller than those on first floor windows
- Porches should be simplified, should be reduced in width and scale
- The proposals have provided some good examples that inspire from the local vernacular of Fulbourn Village
- Clarification on the use of different materials adopted throughout the site requires more clarity on plans

Additional comments received 17th December 2021:

- Some of the boundary treatments still adopt estate railings and flint walls in unnecessary locations
- Some of the first floor windows are not aligned with the ground floor openings on some of the dwellings
- Overall, the amendments made are acceptable and necessary conditions could be imposed to secure further details

46. **Waste Team** – Objected on the following grounds:

- Lack of bin storage for apartments
- Distances between bin collection points and bin storage should be included on plans
- What vehicle has been used in this strategy? we now use a 32-tonne vehicle, so please make sure this has been used and not 26 tonnes.
- Please see our guidance "info for developers" on our website, and not that it's a kerbside collection so all bins need to be presented on the kerb, with exception to apartments where crews go to the bin store

Additional comments have been received on 23rd November:

- The pulling distances and capacities are fine for the apartments
- Apartments and community centre - As the pull distance is 15m, a managing agent will pull the bins out for collection. We would need a condition to say managing agent will be putting the bins out for collection
- Knee rails will need to be provided in between parked cars so that no damage is caused upon parked cars

Representations from members of the public

47. Four representations have been received raising objections 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:

- Additional volume of vehicles along Hinton Road and Fulbourn Road and the surrounding road network
- Roberts Way is still not adopted by the Council – would the same happen on this site?
- The condition of the surrounding roads would worsen due to increased load of constant heavy use

- 4 Bedroom bungalows which could be rented could provide living accommodation for local residents who used to live at Ida Darwin and moved to houses in 1983
- Properties with ground floor accessibility/bungalows could be provided to help local elderly people remain living within the area
- How will the structural, waterproofing and drainage integrity and continuity of existing services for the school be protected for the Steiner School
- Boundary treatment between the school boundary and the development
- How will the schools existing emergency fire escapes and routes be maintained?
- What easements/firebreaks have been allowed for between the school and any new buildings or landscaping on the new development
- Is there a biodiversity net gain?
- The development needs to take into account the impact of any surface water drainage system combined with the Steiner School
- There is not enough bike parking places
- It would be great to have more community space
- More units for low income families would help promote diversity across the site
- Can a condition be imposed upon any future application to ensure that access is retained for the school for maintenance works
- It is not clear how the boundary fencing will impact on the school
- It is not clear the existing emergency fire escapes and routes are to be maintained
- It is not clear that the new development has taken into account the impact of both surface water and water table drainage systems which are currently combined with the school's
- The school would prefer that the existing building (within the application site) to the north-east of their site be retained (rather than demolished for a 'potential new car park') and become, once again, part of the school. The school shall approach Morris Homes and the CCC to pursue this option.
- The Section 106 agreement required that there be an early years nursery facility to form part of the development, within the community facilities building. However, the plans as submitted are not clear on this issue
- We would request that any future planning permission includes conditions to protect the interests of the school and the pool.

The Fulbourn Forum Group have raised the following concerns:

- The South Cambs Sustainable Drainage Officer has accepted the drainage strategy for the above development subject to conditions. Drainage issues should be addressed as part of the Reserved Matters application
- The hydraulic calculations submitted with the application are either inadequate or non-existent, and that an overall impermeable area plan to

demonstrate the different drainage catchments has also not been submitted

- With the rapid acceleration of the climate emergency and the increase in extreme weather events, many schemes now consider the impact on developments of the 1 in 1000 year plus climate change event. Given the history of flooding in the vicinity of the site (Thomas Road through to Teversham Road) this longer term scenario should also be considered
- As the trial pits were most probably undertaken several years ago, the applicant should urgently undertake (as required by the Drainage Officer) new borehole investigations to suitable depths
- Both the design and the management of the proposed Community Facility appear to be unresolved and the current proposal is for the main space to be designed around a badminton hall. There are already two badminton courts in Fulbourn at the Fulbourn Centre and no case has been made for a third in the application
- Although there has been some attempt to spread the 'affordable homes' (rented and shared ownership) throughout the development, there is no true 'pepper-potting', while the sizes are largely 1 and 2-bedroom units, with no 4-bedroom dwellings
- The affordable homes and flats (as well as the 'market' Apartment Block) are not entirely 'tenure blind' as claimed by the applicant. Facilities are, in part, less well appointed. For example, none of the flats have a balcony most have no other private outside space
- It is further noted that no enclosed bin store and covered cycle parking has been provided for the Apartment Blocks. This is also the case for the adjacent community facility building. There appears to be no detailed drawing of the bin and cycle stores and the areas marked on the plan appears inadequate to accommodate the necessary 12 bins (6no. 2-bedroom flats x 2 bins) and at least 12 cycles
- There is a clear under-provision of both bin and cycle stores for the affordable homes
- There are three storey buildings located to the north end of the central gas pipeline easement corridor which is contrary to the VDG

Additional comments received, 10th August:

- Inadequate clearance depths provided in basin levels of the proposed attenuation ponds
- Additional data provided is still misleading and invalid, and does not contain reliable data for the drainage strategy to be approved

- Of further concern is the lack of explanation for, or consideration of, the groundwater pump located behind the Steiner School being seen to be operating – what is going to happen with this?

Additional comments have been received on 19th and 23rd November:

- Still concerns regarding the 1m clearance across all infiltration basins and whether the groundwater levels used can be used to claim that clearance
- The latest basin levels for the proposed attenuation basins are not up for scrutiny. The data presented in Appendix H is not valid and there are concerns regarding the clearance levels between the basin levels and groundwater levels
- Concerns also remain around sustainability issues such as solar panels, electric car charging points, high standards of energy efficiency, and alternatives to gas for heating

The Fulbourn Swifts Group have made the following comments:

- There is no clear ecology strategy document with details of how compensation for habitat loss will be made and biodiversity net gain be achieved on the site
- Clarification is required on development phasing and an ecology strategy should be provided for the whole site, or will there be another REM application to cover for the smaller Phase 2 area?
- Higher resolution landscaping plans need to be provided to allow understanding of what is being proposed
- Specific details should be provided of the nest bricks to be included in the development in line with the SCDC Biodiversity SPD (2009)
- Conditions 30 and 31 of this approved outline application, which requires a LEMP and Reptile Management Plan, remains outstanding
- It is suggested that the ecology plan should include proposals for hedgehog highways between gardens

Further comments received 26th March:

- Although there is a detailed list of tree and shrub species on the Plans there is no assessment of habitat loss and habitat provided to achieve an ecology strategy for biodiversity gain on the site

Trees

- Looking at the species list on the Plans, the main concern is that there appear to be very many non-native trees and shrubs listed despite generous references in the Landscaping Strategy Document to the Fulbourn Village Design Guide SPD in which native species are favoured

Hedges

- There is no evidence that new mixed native hedge planting proposed as wildlife corridors across the site on the Landscape Structure Plans. There are only three hedge species listed - beech (the only native), Portuguese laurel and New Zealand Broad Leaf

Estate Railings

- On the landscaping plans there is copious use of estate railings with small ornamental hedging even around open green spaces - this is not typical of Fulbourn character

Community Orchard

- There is no mention of any local varieties proposed within the orchard

Wildflower Grassland Areas

- The extent of these areas is not clear - also there is no detail of how these will be set up and maintained as flower rich areas close to a housing development

Further comments received, 2nd August:

- A new document has been submitted by the Applicant: 'Ecology Enhancement Strategy' dated July 2021. This addresses the specific points outlined in our letter of 2 July where the Ecological Appraisal document had mainly outlined recommendations. The new strategy document states what will be done for habitat enhancements, habitat creation and species-specific enhancements. Further details are provided, particularly on habitat creation and ongoing maintenance in the new document 'Public Open Space Landscape and Ecological Management Plan, Years 1-5'. Both of these documents are welcome
- It is suggested that the number of proposed bird boxes/bat boxes is reviewed as the current number proposed is below that recommended in the SPD

Hedgehog Highways

- The Species Enhancement Plan now shows five ‘hedgehog highways’ as shown, which link green infrastructure on the northern and southern boundaries of the site through a number of private gardens to areas of public open space using standard hedgehog accesses in new residential boundary fences. This change is welcomed.

Hedge Maintenance

- In Section 2.5 there are several pages dedicated to the ongoing management of hedges and there are a number of points to be made, particularly with regard to the timing of maintenance to minimise impact on wildlife and to maximise the benefit to wildlife of any fruiting of hedge species.
- Under the heading ‘Structural Hedges’ on page 12 there is reference to trimming three times annually in April, June and October. There is an obvious danger of cutting hedges in the bird nesting season, which includes April and June – light trimming at those times should be limited to any overhang of public pathways.

Management of Plan Implementation

- It is not clear whether the completion of these complex tasks will be managed on an ongoing basis by people having the appropriate skills, could the applicant clarify how frequently progress will be assessed by a suitably qualified landscape architect and/or an ecologist, as 1 visit in years 1, 3 and 5 does not seem adequate?

Native Tree Planting

- Approximately half of the trees planted on site appear to consist of ornamental cultivars of native trees together with specimen non-native trees and many oriental ornamental trees, such as Japanese flowering cherry.
- While ornamental cultivars of native trees and some specimen European species are found in Fulbourn, North American specimen species and ornamental oriental flowering trees are not typical of Fulbourn open spaces and hopefully the planting of the latter will be confined to areas close to houses.
- In the original proposal, the trees proposed for planting adjacent to the western ‘Windmill viewing platform’ (close to the southern native hedge and tree belt) were Himalayan Birch – non-native. It is welcomed that in the revised Landscape Plans that these have been replaced by native Silver Birch.

Community Orchard

- It is welcomed that the community orchard of 34 trees will now include several local varieties together with some well-known varieties.

Hedges

- The text on page 8 of the Strategy now states that '*Native hedgerows will provide aesthetic advantages and low-level screening and containment. The hedgerows have been used to define space, provide screening, soften boundary treatments and will act as wildlife corridors increasing connectivity throughout the development*'. This is welcomed.
- The planting of Beech hedging to plot frontages and new mixed species hedging to define POS boundaries is welcomed. However, on the Proposed Habitat Creation Plan a single-coloured line is used to denote both single species and mixed species native hedging.
- It is not possible to assess the extent of mixed species native hedging, which is more likely to function as some sort of wildlife corridor across the site compared to the single species. Could this be clarified by using a different coloured key to denote the extent of new mixed native species hedging on M3091-PA-02-V01 Proposed Habitat Creation Plan?

Reptile Management Plan

- The submitted document addresses the management of the existing population of reptiles (common lizard) during the construction phase of the development, but does not address the creation/enhancement of suitable habitat, such as scrub, tussock grassland, brash and log piles in the 10m ecology buffer adjacent to the railway line
- The creation/enhancement of habitat for common lizard needs to be addressed either in this Plan or the LEMP, as noted above

The Site and its Surroundings

48. The site is located outside of the development framework boundary of Fulbourn and in the countryside and designated Green Belt. The site occupies the former IDA Darwin Hospital, part of which has been demolished to facilitate the new development. To the east of the site lies residential development which marks the boundary of the edge of the village of Fulbourn. Open agricultural fields lie to the south of the site within which the Fulbourn Windmill stands, which is an important landmark within the local landscape. Immediately to the northern boundary lies the Cambridge to Newmarket railway line which is screened by a mature hedgerow. Open fields and existing woodland lies to the west of the site. The site is accessed from Fulbourn Old Drift which was the original road leading to both the IDA Darwin and Fulbourn hospitals before their use came to a close. An Award Drain bisects the site from north to south broadly on the line of the existing access into the site.

49. Fulbourn lies in the East Anglian Chalk Landscape Character Area. The surrounding landscape comprises agricultural land and further to the south lies rolling chalk hills which form part of the Gog Magog Hills.

The proposal

50. This application seeks approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/0670/17/OL for residential development comprising 203 dwellings including including affordable housing and land for community provision with access and associated works, open space and landscaping, with all other matters reserved.
51. A discharge of conditions application was submitted alongside the reserved matters application in respect of discharging conditions 14, 17, 28 and 32 of the outline permission (reference S/0670/17/CONDA). These conditions referred to cycle and bin storage details, surface water mitigation, waste management and a design statement, and were required to be discharged prior to the determination of the reserved matters application. The information provided for these conditions have been consulted with the relevant consultees and the paper work has been processed in readiness for their imminent discharge. The Officer shall provide an update on the discharge of these conditions prior to the Planning Committee meeting.

Planning Assessment

Reserved Matters

52. 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 reserved comprise the following criteria:
- Details of the layout of the site.
 - Details of the scale of buildings.
 - Details of the appearance of buildings.
 - Details of landscaping.
53. The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) 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

54. 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.
55. 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.
56. 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 and therefore the Plan can only be given very little weight at this stage.

Principle of Development

57. The principle of residential development comprising 203 dwellings was established on the site under outline planning consent S/0670/17/OL. This site is identified in the Local Plan for redevelopment under Policy H/3, which identifies the site as providing up to 275 dwellings. The Greater Cambridge Housing Trajectory and Five-Year Housing Land Supply update (April 2021) identifies this site as starting to deliver houses in 2022/2023 and relies on all of the 203 dwellings proposed by this reserved matters application being delivered within the five years.
58. Condition 6 of the outline consent, the approved plans condition, listed the following drawing numbers approved under the outline consent:
 - MPA-00-ZZ-DR-AR-09049 Rev P7
 - MPA-00-ZZ-DR-AR-09052 Rev P7
 - MPA-00-ZZ-DR-AR-09053 Rev P8
 - MPA-00-ZZ-DR-AR-09054 Rev P8
 - SLR 51 Rev 3

- SLR IDH 001
- SLR IDH 002
- SLR IDH 003
- SLR IDH 004
- SLR IDH 005
- SLR IDH 006

59. 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 and other matters.

Compliance with the Outline Planning Permission

60. Several conditions were imposed on the outline consent that require compliance at the reserved matters stage.

61. Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters for Phase 1 of the development to be submitted within three years of the date of approval (i.e., by 7th November 2022). Condition 3 of the outline consent required the submission of an application for the approval of the reserved matters for Phase 2 of the development within four years of the of the date of approval (i.e., by 7th November 2023). The current reserved matters application is for both Phase 1 and Phase 2 of the development.

62. The site boundary for the reserved matters application is consistent with the approved Development Area Parameter Plan (MPA-00-ZZ-DR-AR-09052 Rev P7).

63. The Density and Height Parameter Plan (MPA-00-ZZ-DR-AR-09053 Rev P8) sets out maximum density and heights across the site. The developer has clarified that the development is compliant with these parameters as shown on drawing number E1175-SD01. The Parameter Plan also shows the areas designated for open spaces and the green wedge for which the reserved matters also complies with. Therefore, 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 Plans.

64. Condition 17 of the outline permission requested that a strategic surface water drainage strategy is submitted to and approved in writing by the Local Planning Authority prior to the submission of the first reserved matters application. As noted above, a discharge of condition application was submitted in parallel with the submission of the reserved matters application which included a surface water drainage strategy for the site. These details were consulted on with the Local Lead Flood Authority and the Environment Agency to ensure the information submitted was satisfactory to discharge condition 17. Drainage matters will be dealt with in a separate section of this report in more detail.

65. Condition 32 of the outline permission requested that a design statement and accompanying plans is submitted to and approved in writing by the Local Planning Authority prior to the submission of the first reserved matters application. The statement should include various criteria in relation overall layout, design, appearance, parking, LEAPs and LAPs, street hierarchy and the general design ethos for the development. The design statement and accompanying plans were submitted under the discharge of condition application and have been reviewed by Officers and specialist consultees to ensure the details submitted are in accordance with the details approved at outline and that the general design approach is acceptable. Layout, scale and appearance will be dealt with in a separate section of this report.
66. Condition 38 of the outline permission requested that within any reserved matters application, a strategy for the delivery of show homes shall be submitted to and approved in writing by the LPA. These details are contained within section 7.5 of the Design Statement and accompanying plans which will be approved as part of the current reserved matters application.
67. The application boundary for the reserved matters application falls entirely within the boundary of the outline consent; therefore, the development remains in compliance with the outline permission.
68. Condition 8 of the outline consent requires as part of any reserved matters application, a schedule of the mix of market dwellings within the phase to which the application relates, demonstrating how the proposed mix provides a range of accommodation, including one and two bedroom dwellings and demonstrate how they meet the requirements of M4(2) 'Accessible and Adaptable Standards'. The application contains a schedule for the proposed mix of market dwellings and includes a statement as to how these homes will accord the regulations under M4(2). Housing mix and affordable housing will be further addressed under a separate section of this report.
69. Condition 9 of the outline permission requests that for any reserved matters application relating to dwellings, a schedule demonstrating how the dwellings comply with residential space standards as set out in the Nationally Described Space Standard (2015) or successor document. The developer has provided a schedule demonstrating that all dwellings meet these standards and shall be approved as part of the reserved matters application.
70. In conclusion, the reserved matters application is considered to be in accordance with the parameters set out under the outline permission and associated conditions.

Housing Provision

Housing Density

71. 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.
72. The part of the site which comprises development measures approximately 9.8 hectares in area. The provision of 203 dwellings across this area would equate to a density of approximately 21 dwellings per hectare. This excludes the green wedge to the west of the site which is not to contain any form of development, in accordance with the outline permission. The density of development on the site would fall below the requirement of an average net density of 30 dwellings per hectare. However, the density has already been accepted through the outline planning permission which sets maximum densities across the site, with a higher density to the east and a lower density to the west. The relevant densities of each of the indicative parcels as shown on the Parameter Plan (MPA-00-ZZ-DR-AR-09053 Rev P8), are in compliance with this plan as shown on E1175-SD01. Furthermore, given the locality of the site being within the countryside, the lower density is considered to be acceptable in this instance.
73. The proposal would therefore comply with Policy H/8 of the Local Plan.

Affordable Housing Mix

74. The reserved matters application proposes the erection of 203 residential dwellings. The Section 106 agreement secured at outline stage requires that 40% of the dwellings shall be provided as affordable housing. The application therefore provides 81 affordable units, of which 57 will be affordable rented units and 24 will be shared ownership units.
75. Policy H/9(2) of the Local Plan states that the housing mix of affordable homes shall be determined by local housing needs. Of the 81 affordable units proposed, 34% will be 1 bed dwellings (28), 42% will be 2 bed dwellings (34) and 23% 3 bed dwellings (19). The developer has been in ongoing discussions with the Council's Affordable Housing Team who have confirmed this mix meets local housing needs in Fulbourn, with more 1 bed affordable dwellings being proposed. As such, the proposed housing mix is considered to be in accordance with policy H/9 of the Local Plan and is acceptable.
76. Officers also consider the provision of affordable housing to be in accordance with the outline permission and S106 agreement and is therefore acceptable.

Market Housing Mix

77. Policy H/9(1) 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. The policy sets out that market homes in

developments of 10 or more homes will consist of (a) at least 30% 1 or 2 bedroom homes, (b) at least 30% 3 bedroom homes, (c) at least 30% 4 or more bedroom homes, (d) with a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.

78. The application proposes the development of 122 market dwellings of which 36% will be 2 bed dwellings (44), 30% 3 bed dwellings (36), 31% 4 bed dwellings (38) and 3% 5 bed dwellings (4). This mix is in accordance with the standards as set out above and therefore the proposed market mix is in accordance with policy H/9 of the Local Plan.
79. There are comments raised amongst the representations received suggesting that more bungalows could be provided for the elderly population. The proposed housing mix has been consulted on with the Council's Housing Team whereby an assessment of the need for different types of housing within the local area has been undertaken. The proposed housing mix is considered to account for the local housing need of Fulbourn which the Housing Team has approved.
80. Officers are therefore 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.

M4(2) Accessible and Adaptable Dwellings

81. 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.
82. The Council's Affordable Housing Team had originally objected to the application due to a number of points regarding insufficient affordable housing provision, no verification if the affordable units would comply with Part M4(2) of Building Regulations and discrepancies between plans and Affordable Housing Statement. Not all of the floor plans for the affordable units had been submitted either and therefore it was difficult to confirm whether these complied with Nationally Described Space Standards (NDSS).
83. It is now confirmed that all affordable housing on site will comply with the regulations under Part M4(2). The scheme will therefore be above policy requirements regarding Part M4(2). A document has been submitted separately by the developer to demonstrate this is the case.
84. Officers acknowledge that all of the affordable and market dwellings will be built to accessible and adaptable dwellings in accordance with the M4(2) standard, beyond the requirements of policy H/9(4) of the Local Plan. A condition is recommended to ensure this.

Affordable Housing Tenure

85. 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 throughout the site. 40% affordable housing provision was secured under the outline permission and the associated S106 agreement.
86. The application proposes the development of 81 affordable properties. 57 of these will be offered for affordable rent in the form of 23x1-bedroom properties, 23x2-bedroom properties and 11x3-bedroom properties. 24 of these properties will be offered as shared ownership in the form of 5x1-bedroom properties, 11x2- bedroom properties and 8x3-bedroom properties across a tenure split of 70/30 in favour of affordable rent. This tenure and mix has been consulted with the Council's Housing Team who are satisfied with the proposed tenure which is considered to meet local need.

Affordable Housing Distribution

87. In terms of the layout of the 81 affordable units, both Policy H/10 of the Local Plan and the Affordable Housing SPD require affordable homes to be in small groups or clusters distributed through the site; small groups or clusters will typically be of 6 to 8 units.
88. The layout of the site creates several separate groups of affordable units which are evenly distributed throughout the site, as illustrated on drawing number E1175/P/PL03 Rev J. Despite a comment raised amongst the representations received concerning the distribution is not satisfactory, Officers in consultation with the Affordable Housing Team are satisfied with this distribution.
89. The layout presents clusters of affordable housing which vary from 4 to 10 properties per cluster which are well distributed among the market housing. There are clusters of 10 affordable units located amongst the mews court arrangements towards the front east and west of the site, which exceeds the guidance of 6 to 8 units of the SPD. However, these figures are a guide only and when taken in the context of a development for 203 dwellings where all of the affordable properties are well integrated amongst the market units, the higher clustering in these areas is considered acceptable in this instance.
90. Overall, Officers consider that the distribution of the affordable units is appropriate, having regard to Policy H/10 of the Local Plan and the Affordable Housing SPD.

Residential Space Standards

91. 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.

92. Condition 9 of the outline planning permission requires all dwellings will meet the residential space standards and that the developer should demonstrate this by providing a schedule for all dwellings as part of any reserved matters application. The developer has submitted a schedule demonstrating this is the case.
93. The proposal would therefore accord with policy H/12 of the Local Plan and Condition 9 of the outline permission.

Reserved Matters

Layout

94. The layout of the site has been designed to provide a transition from reducing density from east to west across the site and placing a large central village green at the heart of the development whilst maintaining the open green wedge to the west. This general arrangement and characteristics have been established at outline stage via the approval of the Parameter Plan.
95. The Parameter Plan sets out guidelines for the reserved matters scheme to follow, including density and height restrictions across the site and the locations for housing, open spaces, LAPs, LEAPs and community infrastructure.
96. The Illustrative Masterplan for Phase 1 and 2 shows how the development of 203 dwellings could be accommodated within the restrictions of the Parameters Plan. It shows 11 distinct development parcels linked by one or two access roads which surround a central green space. It should be noted that this is purely for illustrative purposes.
97. The layout plan has been amended several times throughout the application process. A lot of these changes have been minor in order to reflect changes which have been made on other aspects, such as tree planting. The most up to date layout plan is drawing number E1175/P/PL01 Rev R and the main wholesale changes which have been made since the submission of the application are as follows:
 - The main road which originally dissected the central village heart has been amended so that it runs around the edge of the central village heart
 - The footpath has been widened to 3m to become a shared cycleway/footway which now meanders through and around the site
 - More trees proposed along western edge of development to soften the transition from development into western green wedge
 - Inclusion of visibility splays at every access point serving dwellings to ensure 20mph vehicular speeds
 - Some of the tarmac surfaces have been changed to bound gravel for private driveways

- Some of the car parking spaces have been tucked away to the sides of dwellings and removed from within the street scene
 - Cycle storage allocation has been added to plots and amended to address consultee issues
98. Section 10 of the Fulbourn Village Design Guide (VDG), 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.
99. The VDG 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.
100. The VDG then provides points of guidance on site layout, building design and landscape design before providing additional guidance specifically for the Ida Darwin site (illustrated in Figure 45). The additional site guidance highlights that the development of the site will need to pay particular attention to preserving long distance views out to the surrounding countryside, with particular reference to the windmill located to the south. The guidance also states that its design should reflect its location within the Green Belt, and that the green wedge to the west of the site should be retained in order to establish an area which has trees and high biodiversity value with no night lighting.
101. The layout of the scheme generally accords with the guidance, in that it comprises a central green village heart with LAPs and retained woodland. The scheme has been amended to ensure that the edges of the development promotes green edges with hedgerow planting around the perimeters of the site to 'soften' the transition of the development within the local landscape. The built form would not encroach into the western green wedge which is to be retained as parkland with a cycleway/footway to promote better connectivity from the pedestrian access point to the west of the site via Fulbourn Old Drift.
102. The Fulbourn windmill stands to the south of the site on an outlier of the Gog Magog Hills and has historical importance within the local area. There are views from the site across the windmill which are uninterrupted and are classified as important views within the VDG. However, it has proven difficult to fully retain these views whilst also delivering housing on the site which would not be significantly compromised in terms of its layout.
103. The developer has undertaken an analysis across the site of the most prominent viewpoints as to where the windmill can still be viewed. The landscape architects have designed small areas or platforms which are to be

used to view the windmill and celebrate its historical importance. The concept of the layout is to create a footpath link which enters the site adjacent to the Steiner School to the south east of the site. Firstly, users will be able to use a viewing platform at this access point to view the windmill. The footpath will then meander through the front linear park parallel to Fulbourn Old Drift all the way to the viewing platform situated within the open green wedge to the west of the site. These two viewpoints are considered to be the most elevated viewpoints in which to view the windmill. A condition is recommended to secure the details of these viewpoints to ensure the platforms are successfully assimilated into the landscape. Overall, Officers acknowledge the proposal does not strictly accord with the VDG in this regard, however, the developer has found a solution for users to view and appreciate the windmill from the site which Officers consider to be an acceptable compromise.

104. Soft edges and landscape buffers are provided on all boundaries of the site 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 VDG 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.
105. The layout of the site incorporates a main cycleway/footway and road layout 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. The cycleway/footpath has been widened to 3m as requested by the Local Highway Authority in order for this to be adopted which will be dealt with under a Section 38 agreement. The road layout throughout the site is considered to be informal with interconnected streets, lanes and spaces. This has been provided along the front of the site adjacent to Fulbourn Old Drift, as requested by the Parish Council. Overall, the layout is considered to be in accordance with the guidance note 10.8 for providing a network of pedestrian routes and cycleways to the village.
106. The development incorporates thirteen house types spread across the 203 units in a variety of forms across detached, semi-detached, terraced properties and apartment blocks. 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 VDG guidance notes 10.7 and 10.13.
107. 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 VDG. There have been comments raised in respect of the visitor car parking layout, in that their locations are not directly situated within their respective plots. The majority of the visitor car parking spaces are located behind hedgerows or trees in an attempt to reduce any car dominance within the street scene in order to accord with the VDG and therefore Officers are content with the parking layout in this instance.

108. In respect of the site being located within the Green Belt, the site is a designated site under Policy H/3 of the Local Plan. The layout and general siting of residential development was established at outline stage through the approved Parameters Plan and Illustrative Masterplan and the proposed layout adheres to these plans. Given these details were secured at outline stage, the proposal is considered to accord with Policy NH/8 and NH/9 of the Local Plan.
109. Overall, collectively the proposed layout is 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 VDG SPD.
110. The layout has been amended throughout the planning process which has greatly improved the scheme overall. Officers acknowledge that there is some of conflict with Figure 45 and guidance of the VDG in respect of the loss views out towards to the Fulbourn windmill however the developer has mitigated this loss by providing new views. In addition, this conflict must be weighed against the requirement for the layout of the site to follow the provisions of the outline consent secured and therefore Officers consider this conflict is not significant to warrant a refusal of the application on these grounds.

Scale

Existing Development

111. 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. The nearest properties to the site are located in Fulbourn village to the east and Cherry Hinton to the west. In general properties are typically good-sized detached dwellings with some examples of semi-detached and terraced arrangements.

Proposed Development

112. The Parameters Plan approved under the outline permission restricts the heights of the buildings to 9.5m within the eastern section of the site and 9.0m within the western section of the site. This was to reduce any visual prominence within the countryside and to mitigate any visual impact upon the openness of the Green Belt.
113. 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. Parts of the apartment blocks (plots 87-91 and 93-97) and plots 40-45 as originally proposed would have exceeded the height restrictions and this was raised by the Urban Design Officer, especially as they were three storeys high. Officers have therefore requested

for these buildings to be reduced in height in order to comply with the Parameter Plan as well as the guidance note 10.10 of the VDG which discourages the implementation of three storey high buildings. These buildings would appear as 2.5 storey buildings but have now been reduced to 9m in height to accord with the Parameter Plan and VDG. These buildings are now more appropriate in scale and would have less visual impact upon the surrounding countryside and Green Belt.

114. The proposed dwellings comprise a mix of two storey detached, semi-detached and terraced properties which is considered to provide a compatible and coherent scale of development (guidance note 10.13), appropriate to the context of the area.
115. 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 VDG.
116. The VDG 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 set among trees (guidance note 10.12). The ridge height of the majority of buildings would be set no higher than the crown of proposed trees although there is some degree of conflict with this design criteria as some of the buildings would not sit lower than the crown of surrounding mature trees, i.e the apartment buildings. Officers acknowledge this conflict however 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 are considered acceptable in this instance. Therefore, Officers consider this conflict with this guidance note to be minor in this instance and is not a significant reason to warrant a reason for refusal.
117. As previously mentioned within the Layout section above, the site has been allocated for 203 dwellings within this Green Belt location, as supported by Policy H/3 of the Local Plan. The outline permission has effectively allowed for the development of the site within the Green Belt and a degree of openness will very much be lost through this scheme which is an intrinsic and accepted part of the allocation for its development and issue of principle dealt with at outline stage.
118. The scale of development is considered compatible within the Green Belt, with the exception of the apartment buildings, as all of the dwellings will be two storeys in height and therefore proposed scale is considered to be acceptable in the context of Policy NH/8 of the Local Plan.

119. 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 most of the guidance within the VDG.

Appearance

120. Section 4 of the VDG highlights Ida Darwin as its own character area. It states that nature is a dominant feature and that buildings are connected by quiet parkland and mature trees. Buildings are not visible from a distance or from Fulbourn Old Drift and the landscape is simple with traditional trees and hedge species.
121. The developer's Design Statement outlined the assessment of the existing village vernacular by designating different character areas of Fulbourn. By analysing the different areas of Fulbourn, an insight into the different styles, materials and designs has been formulated which has assisted in the design approach for the proposed development.
122. As noted above, guidance note 10.13 of the VDG sets out that for integrating larger developments within the village, buildings 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.
123. The development has been carefully designed to create different character areas which will help integrate the development into its rural location as well as taking into account the existing characteristics of Fulbourn. Three character areas are proposed; Development Edge, Woodland Edge and Intimate Streets.

Development Edge Character Area

124. The Development Edge has been developed primarily for the Fulbourn Old Drift road and then adapted to the Western Parkland frontage and the ecology corridor to Northern railway boundary. First and foremost the Fulbourn Old Drift frontage development has been set back so as to provide a linear park along its entire length which contains some of the mature boundary trees being retained. This has been further enhanced with additional trees, native hedge planting and estate railings and, a footpath / cycleway which links the windmill viewing areas in the south eastern corner of the site and the middle of the parkland to the west. Local flint walls have proposed and around the site entrance and the first gateway buildings, which themselves will be distinguished with sliding sash Georgian bar windows; the use of render; crafted brick eaves and voussoir brick window heads and tiled window cills. The remaining buildings consist mainly of detached two storey dwellings of many varied forms to give the appearance of a village built over time. Local architectural references include 'eye brow' windows; cat slide roofs; modest timber porches and Georgian stone surrounds.

125. In order to promote a variety of building typologies in accordance with guidance note 10.13, the Development Edge is broken up with two distinct mews courts at its eastern and western end. These have been carefully designed with car free frontages which are instead tucked to the sides and out of view. The high quality local distinctive architectural details has been carried through to these mews courts but a change in brick roof and window style has helped distinguish them from the rest of the character areas.
126. The western and northern edges of the character area predominantly follow a similar appearance but do not contain mews courts and appear more formal. The western edge is broken up by the community building and the northern edge is broken up by the 'pump houses' which form part of the Intimate Streets character area. The western edge will be softened by the imposition of hedgerows amongst railings, to help create a transition into the rural green wedge.
127. The northern edge will contain the ecology corridor which runs along the northern boundary which will comprise a band of existing trees and shrubs which again will soften the edge of the development.

Woodland Edge Character Area

128. This character area forms the central part of the development which is built around a central village woodland. This has been designed to create a more open sense of place. The garden frontages to the dwellings have been increased and a verge treatment introduced to the perimeter road which runs around the central woodland so that new trees can be provided.
129. The development continues as predominantly two storey detached but alternative local architecture detailing has been utilised such as stone slip window cills and horizontal bar windows to help distinguish the change in character. The Gateway buildings which are first encountered at the site entrance are also utilised in the Woodland Edge with their distinctive materials, parapet walls and sliding sash windows, but also building typologies from the other character areas, for instance the 'pump houses' from the Intimate Street character area are used to help create more distinctive gateway buildings around the open space and footpath links. Again, the design ethos of a village built over time is achieved by forming irregular building lines, in accordance with design guidance note 10.7.
130. Officers acknowledge design guidance note 10.6 states that gateway buildings should not be used at entrances to the site however this design approach was adopted prior to the VDG being formally adopted. These gateway buildings do create sense of arrival and act as navigation points for the future occupants and visitors to the site. This design concept is supported by the Urban Design Officer and has not been raised as a specific issue amongst the representations received.

Intimate Streets Character Area

131. This character area is the 'glue' connecting the Development Edge and Woodland Edge together within interconnecting streets. This area is slightly more dense with the adoption of two storey mews courts and apartment buildings. The buildings are set up hard against the road frontage and car parking has been relegated to the sides of dwellings in order to reduce visual impact, in accordance with design guide note 10.16.
132. Some of the architectural characteristics from the Development Edge have been carried through into this character area but they have also been provided with their own distinctiveness by subtle changes such as stone window heads, cills and a different window style. By taking local references within the area, such as the local pump houses which are Victorian in appearance, the building typologies are to appear different from the other two character areas to create distinctive place making. The buildings increase their eaves height to accommodate arch topped windows with contrasting red brick detailing set against the main yellow bricks. Large gables and loft room dormers help emphasis them vertically, as do the tall chimneys. All of this combines to help create an 'intimate street' character which successfully joins the other two character areas together.

Materials Distribution

133. Section 11 of the VDG 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.
134. The proposed materials palette has been chosen to replicate the village vernacular of buff brick and grey roof tiles, with contrasting colours introduced to emphasise the difference between the character areas. Red brick will highlight the mews court areas and inner streets whilst the use of render and red roof tiles will spotlight the focal buildings. Traditional flint walls are also adopted which are prevalent in Fulbourn. Officers acknowledge that the proposed materials are generally in accordance with the design guidance, albeit not entirely, however, the materials palette is considered to be acceptable. A condition requesting material details is recommended.
135. The Urban Design Officer has requested that the surface finish for the access serving the mews courts should be resin bound gravel or loose gravel to ensure a distinct village character. These areas are indicated as being tarmac on the Materials Distribution Plan (drawing number E1175/P/PL02 Rev J). Officers are satisfied that a condition to secure details of an alternative material to tarmac to be submitted for approval is acceptable to overcome this concern.

Focal Buildings

136. Focal buildings are proposed within the site, to provide areas of interest. These buildings are located on corner plots mostly and are outlined with a red line on the Materials Distribution Plan. After conducting a character analysis of the local area, one of the key buildings discovered was the Old Pump Lodge in Cherry Hinton which ceased operation in 1921 and was subsequently converted into residential use. The developer has taken some of the architectural characteristics from this building and integrated these within the focal buildings (named Focal Buildings 01). These comprise deep buff brick with a smooth red banding detail and red quoin detail around the windows, of which are double arched in shape. These focal buildings act as way finders throughout the scheme and assist the user when navigating their way through the site, whilst also providing architectural interest and variety.
137. As well as the Pump Lodge focal buildings, other focal buildings are also proposed. These would replicate the larger dwellings seen on the edge of the village settlement, usually adjacent to the large areas of open space. These dwellings would sit in their own right and have a dual aspect position and would contain large garden areas. These form Focal Buildings type 02 and 03. Focal Buildings type 02 will be situated on corner plots of development pods and will adopt a buff brick with red brick detailing and a mixture of red and grey roof tiles. Focal Buildings type 03 will comprise white render and red roof tiles and will have 'eye brow' detail above the first floor windows at eaves level which is seen within Fulbourn.

Elevation Details

138. In response to the comments raised by the Urban Design Officer, the developer has amended the elevations to remove the gas meter boxes from the front elevations onto the side elevations on most of the house types. This is also encouraged under guidance note 10.17 and is therefore supported by Officers.
139. The porches to the front elevations on some of the house types have been reduced in width and scale and would appear more incidental to the dwelling which is more acceptable, in response to the Urban Design Officer recommendations.
140. The downpipes on some of the house types have not been removed as requested by the Urban Design Officer however these are set on the side and rear elevations and are not significantly noticeable from the front. Therefore, it is considered that these features would not be significantly detrimental to the appearance of these dwelling to warrant a refusal in this instance.
141. Some of the blank side elevations on some of the house types now have windows which fronts onto the main spine road which delivers more architectural interest.
142. There are comments raised amongst the representations received, raising concerns that the appearance of the development resembles a more traditional

character as opposed to a more contemporary character, as encouraged within the VDG. The overall appearance and detailing of the proposed units reflect a more traditional character, by incorporating design features found within the local area. This was discussed and agreed during the pre application process which was also supported by the Parish Council at the time, who wanted a more traditional character to be implemented. These discussions took place prior to the formal adoption of the VDG and as such, the developer has submitted a scheme which includes a variety of interest within the development, which draws on the context of the site's rural location while creating its own identity.

143. Overall, 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, in accordance with Policy HQ/1 of the Local Plan. A condition is recommended to ensure appropriate finishes are adopted, as recommended by the Urban Design Officer.

Community Building

144. Illustrative details of the community building have been submitted as part of the application. There are comments raised amongst the representation received concerning the layout and design of the building is not adequate to provide an early years use. There is also reference made to ensure that the size of the building is satisfactory in providing for a sufficient number of children within the area. As required under Schedule 4 of the S106, a separate reserved matters application is required to be submitted for the appearance and design of the community building. The plans submitted under the current application will not include the drawings for the community building. Therefore, comments in relation to the community building are not relevant to this application and will be dealt with under a separate reserved matters application in consultation with the Parish Council and the County Council to ensure an adequate facility is provided. Sufficient space is provided in the layout to ensure a community building of appropriate size to accommodate the community's needs can be provided.

Landscape

145. In respect of landscaping, conditions 7 and 30 of the outline permission requested all soft and hard landscaping to be carried out in accordance with the approved details, and that a Landscape and Ecological Management Plan is submitted, respectively.
146. The application is supplemented by a range of documents and drawing in respect of landscaping details. Over the course of the assessment of the application, some of the documents and drawings have been amended to reflect changes to the layout to address the comments raised by consultees and third party representations. Originally some of these documents were not legible due to poor resolution but have been uploaded at a higher resolution for public viewing.

147. The Parameter Plan and illustrative Masterplan both indicate areas which should be retained for soft landscaping, such as the green wedge to the west and the central green village heart. The proposed layout accords with these plans and the areas of green spaces are illustrated on E1175/P/PL06 Rev I.
148. Section 5 of the VDG, 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 VDG emphasises the landscape setting of the village being set amongst 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).
149. The VDG 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.
150. The VDG sets out in Figure 45, with specific guidance for the Ida Darwin site, the importance of the natural woodland to the west and the emphasis of low level lighting, soft green edges and green space within the centre of the development.

Western Green Wedge and Proposed Parkland

151. In terms of strategic landscaping to address the edge of village location, the green wedge to the west provides a significant amount of open space which will be retained and enhanced as a parkland area, in accordance with the outline permission and the VDG. The woodland area to the western boundary of the site comprises a rich variety of mature trees which will be managed and retained. A selection of arboretum specially selected trees are also proposed which will further enhance the existing woodland and nature of the parkland. Low impact footpaths are proposed within this area which will adopt self binding gravel and bark chippings and additional informal mown grass paths will also provide easy pedestrian access. A number of trees are proposed along the western edge of the development, along with the native hedgerows and railings along the boundaries of the plots along this section of the site. There are comments raised by the Landscape Officer and representations received, suggesting that the railings are not characteristic of Fulbourn and should be removed. Some of these railings have been removed however the addition of the proposed hedgerows will soften this edge in accordance with the VDG and is therefore acceptable. No lighting is proposed within this area which is compliant with the guidance set out for the Ida Darwin site within Figure 45 and guidance note 4.5 of the VDG, in an attempt to limit light pollution within this sensitive rural location.

152. One of the features proposed within the parkland is a community orchard, which will be situated directly adjacent to the LEAP on the western boundary of the development. The orchard will be easily accessible for future users via the cycle/footpath link. The orchard will comprise a variety of native species fruiting trees such as Apple, Pear and Cherry, including local varieties such as Barnack Beauty, Huntingdon Codlin, Swan's Egg Pear and Cambridge Gage. This is in response to a comment raised that there was a lack of local varieties proposed which has now been accounted for. The orchard will be set within wildflowers and species rich meadow planting to establish an attractive and biodiverse landscape feature that will integrate well within the surrounding open parkland.
153. A Local Equipped Area of Play (LEAP) is proposed to the west of the community building. This measures 400m² in area and a condition will be imposed to secure the details of equipment proposed which will be liaised with the Parish Council following any Reserved Matters approval.
154. As discussed previously, a proposed viewing platform is proposed further to the west of the site which will be partially screened by hedgerow and trees. The platform will be of raised earth and will be complemented with seating. Details of this feature will be secured by a condition.

The Railway Corridor

155. In accordance with the outline permission, the application proposes to retain the woodland belt running along the northern boundary of the site, adjacent to the railway line. In order to safeguard this feature, additional planting is also proposed. This area is indicated as a 10m ecological buffer zone which will further enhance biodiversity on the site which will be discussed in the section below.

Central Woodland Area

156. The large area within the centre of the site is one of the key features of the development and is to be retained as open space and additional planting proposed. This is the central village heart and will be a fundamental area for future occupiers to use for walking, cycling, exercising, and child play. There are a small number of trim trails proposed within this area which will comprise simple logs or boulders which will be located in such a way to allow for children to use, meandering through the woodland.
157. Fulbourn is characterised as being a village set among the trees, where tree crowns and foliage dominate most buildings and where rural biodiversity is rich. Section 6 of the VDG emphasises the legacy of majestic trees which highlights the central woodland area of the site as being an important characteristic within the landscape. Currently there are a number of existing mature trees within this area which are of high value and will be retained. New native species are proposed within this area to enhance this woodland area and any existing trees which are of poor quality will be replaced with a similar species, in accordance with the guidance under Section 6. It is noted that estate railings which were

originally proposed around open spaces have also been removed, which is more compliant with the guidance within VDG.

158. There are a series of attenuation ponds located within this area in order to mitigate surface water drainage within the site. These ponds are to have gently sloping banks to help them blend into the landscape and form natural landforms as opposed to appearing as engineered features. This was a concern raised by the Landscape Officer and their steep sides have been reduced in response to this. Large areas of native woodland wildflowers combined with native wetland meadow planting within the proposed attenuation ponds will provide a species rich habitat/hunting ground for local bird and bat populations and altogether enhance the amenity value of this area. A condition is recommended to secure details of these ponds in respect of their headwall design, cross sections, planting, gradients and general infrastructure to ensure these features are effectively assimilated within the site. Overall, the proposed attenuation ponds would be effectively assimilated within the site and would appear to be part of the landscape as opposed to being engineered features.
159. There are also two Local Areas of Play (LAPs), situated within this area which will be 100m² each, for which users can come together and play. These areas are in accordance with the outline permission and shall be secured via a condition.

Eastern Open Space Area

160. This area provides a soft buffer between the edge of the development and the existing residential properties to the east. This area will connect the green infrastructure by way of footpath links and will contain a large attenuation pond to mitigate surface water drainage on this part of the site. It will form a wildlife pond and a timber boardwalk and picnic area will enhance the recreational value of the pond within this location and will provide opportunities for people to meet and enjoy. A comment has been raised by the Landscape Officer in regards to the footpath linking this area to the central village heart, in that the footpath and space provided between plots 150-158 north and 159-168 south was narrow and not very legible for future occupiers to use. This area has now been widened with the addition of proposed trees lined along the footpath to provide more softer edges against the railings on either side which is acceptable.
161. Proposed trees are lined along the eastern boundary to screen the development from the neighbouring properties to the east, as well as promoting a village among the trees feel in accordance with the VDG.

Southern Area/Boundary Treatment

162. This area comprises an existing native hedgerow species along the southern boundary, parallel to Fulbourn Old Drift. There will also be a cycle/footpath linking the front of the site to the western edge, which is primarily to allow users to move between the viewing platform proposed to the south east corner of the site and the one proposed within the western area. The proposed viewing

platform within the south east corner is to set within the retained grass verge between the proposed built form and the existing native hedgerow, with a resin bound gravel path and circular platform atop the mound of earth. As for the platform within the western area, these details will be secured via condition. The hedgerow provides a natural screen along the frontage of the site but is overgrown due to the lack of maintenance. This hedgerow is to be retained and pruned to an appropriate height and enhanced with planting of native scrub and tree species. This will not only enhance biodiversity but also provide a good level of visual amenity when entering the site from Fulbourn Old Drift via the main entrance.

Street Landscaping

163. The street planting throughout the site includes trees, hedgerows and verges that are in accordance with the recommendations of Section 7 of the VDG. The street scenes are informal in character comprising gentle bends in the road network with groupings of larger sized native species trees that are in keeping with the local context, along with the hedgerows and grass verges which allow for one sided footpaths, in accordance with guidance notes 7.1 and 7.3.

General Landscaping Details

164. The Council's Tree Officer has commented on the application and has raised no objections. The application is supplemented by an Arboricultural Implications Assessment and plans for east, west and central parts of the site. As requested by the Tree Officer, the developer has submitted the Tree Protection Plan for the eastern part of the site. These documents shall be included on the approved document/plans list.
165. The Landscape Officer has commented on the proposed parking layout for the community building, suggesting that it is dominant on both sides. The developer has introduced new trees amongst the parking to soften the parking on each side in an attempt reduce any visual impact of the car parking which Officers consider to be acceptable.
166. A high screened wall is proposed around the existing car parking areas for the Steiner School, south of plots 159-169. Some trees have been added around the perimeter of this area to help soften the car parking area, especially to the southern end of the eastern open space. Trees have also been proposed around the car parking area serving plots 170-174 however there is insufficient space to plant trees along the boundary immediately to the north of plots 177-180 and therefore no trees are proposed. These changes are overall considered to overcome the concern raised by the Landscape Officer and Officers now satisfied this area would not be detrimental to the scheme.
167. Some of the bin collection points are located within the street scene, i.e between plots 08-15, and 181-188. Although these would be evident on bin collection days, Officers consider it to be unreasonable to impose a condition to

ensure these areas are well screened as for the majority of the time, bins will be kept within the boundaries of plots.

168. A comment is raised by the Landscape Officer regarding the distribution of the visitor car parking spaces in that it is unclear as to which visitor car parking spaces are allocated to which plot. The visitor car parking spaces have been located in discrete locations to prevent any dominant car parking along the streets and to reduce street clutter in accordance with Section 12 of the VDG. Therefore, Officers are of the view that the layout of the visitor car parking is not unacceptable in this instance and is considered to prevent any visual impact of cars in this instance.
169. It is noted that some of the boundary treatments may need to be secured via a condition for the LAPs, LEAPs and attenuation areas in order to ensure these features are satisfactorily assimilated within the site. As such, a necessary condition is recommended to secure these details.
170. Half of the tree species proposed are native, as suggested within Section 6 of the VDG. As illustrated on the Proposed Habitat Creation Plan (M3091-PA-02-V01), these trees are distributed throughout the site. There are non-native species also proposed, which are included within the western parkland area. A concern is raised in respect of this distribution as this is not particularly characteristic of Fulbourn however there are both native and non-native proposed within this area as opposed to purely non-native and therefore Officers are content with this distribution. The mix of species provides across the site as a whole and Officers do not consider this to be a significant issue in this instance. It is noted that around the western viewing platform, native Silver Birch trees are now proposed to replace the Himalayan Birch which is welcomed.
171. The Landscape Structure Plan has been updated to reflect concerns raised in respect of the lack of non-native species of hedges proposed. There are now seven native mixed hedges proposed as indicated on M3091-PA-01-V08 which is acceptable.
172. The Native Wildflower Meadows are clearly identified on the Proposed Habitat Creation Plan in response to a comment raised that these areas are not shown. These areas are shown within the community orchard and along the southern boundary of the site. It is proposed that these areas will be maintained by a Management Company.
173. In conclusion, Officers consider that the proposed landscaping would accord with policies HQ/1 and NH/2 of the Local Plan and is in general accordance with the guidance set out within the VDG, as well as complying with the parameters set out at the outline stage. Overall, the development seeks to secure high quality landscaping and public spaces that would integrate the development in with the surroundings. Conditions regarding the implementation of these details are recommended.

Reserved Matters Summary

174. The main considerations of the Reserved Matters application in respect of layout, scale, appearance and landscaping are considered acceptable subject to conditions for reasons outlined above. Therefore, Officers consider these aspects of the application to be acceptable.
175. The application will now discuss other planning material considerations relevant to the application.

Ecology

176. Conditions 30 and 31 of the outline permission requested a Landscape and Ecological Management Plan (LEMP) and a Reptile Management Plan to be submitted prior to occupation and commencement of development, respectively. These conditions are yet to be discharged.
177. The ecology information has been assessed in consultation with the Ecology Officer and the Fulbourn Swifts Group, who are a community group which have been involved in various planning projects within the Fulbourn area since its establishment in 2012.
178. The Ecology Officer had originally objected to the application on the grounds that further clarity and detail is required in terms of landscaping and the ecological enhancement of landscape in providing a biodiversity net gain. In addition, the original documents submitted were of low resolution and were not easily legible. These comments were also repeated by the Fulbourn Swifts Group. The documents/drawings have been resubmitted at a higher resolution, so these are now legible for public viewing.
179. The original Ecology Appraisal (FPCR, November 2020) submitted with the application outlined methodologies and recommendations for safeguarding species within and around the site. The Ecology Officer was satisfied with this document however noted that a separate Reptile Management Plan was required to satisfy Condition 31 of the outline permission and this was to be submitted separately. Since these comments were received, this document has been substituted by an Ecological Enhancement Strategy (November 2021), which contains the same information as the previous Ecology Appraisal but provides ecological enhancements, habitat enhancements and habitat creation information. The Ecology Officer has been consulted on this document and is satisfied with these measures.
180. Moreover, a Reptile Management Plan and Method Statement (FPCR, July 2021), has been submitted which outlines details of appropriate working methods to be completed during the clearance and construction phases. This outlines method and management techniques for safeguarding the common lizard species which has been found under previous surveys. Again, the

Ecology Officer has been consulted on this document and is satisfied with these measures.

181. Section 10 of the VDG highlights the importance of biodiversity within its landscape design sub-section. 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.
182. In accordance with the outline permission, the 10m ecological buffer zone will be implemented along the northern boundary of the site which will provide a corridor for a range of wildlife. This area will comprise native woodland wildflowers and grasses and additional planting in areas where the existing hedgerow has become scarce will also take place in order to enhance biodiversity within the site. This will also be buffered up with additional tree planting and native understorey woodland planting which will provide further ecological enhancements.
183. Paragraph 3.76 of the Biodiversity SPD states that for all major developments, 50% of dwellings should have features such as bird and bat boxes. The usual recommendation for these is to be integral to the buildings, i.e bricks rather than boxes. Fulbourn is known for its swifts and therefore any proposed nest bricks should be swift bricks, although swifts are not listed as a priority species under Appendix 5 of the SPD, whereas sparrows are listed. As stated within the Ecology Enhancement Strategy (November 2021), 20 swift bricks, 36 bat bricks, 10 sparrow terraces and 16 bird boxes are proposed, totalling 82 bird and bat enhancement features. This equates to 40% of dwellings across the site containing these features which is less than the 50% stated within the SPD however, it is noted that the bat survey conducted by MKA Ecology which was submitted as part of the outline permission concluded that a total of 30 bat boxes of which the proposals here exceed. Officers acknowledge the slight shortfall in the percentage of dwellings containing bat/bird bricks however consider that it is not a significant shortfall to result in a refusal on these grounds. Conditions are recommended to secure the details of the swift and bat bricks prior to occupation to ensure these are fitted to a satisfactory standard.
184. There are concerns raised by the Fulbourn Swifts Group that the scheme does not provide a biodiversity net gain on the site. The outline permission set out parameters for which the developer has adhered to in terms of retaining the 10m ecological buffer along the northern boundary and open spaces within the development area and the open parkland to the west. There were no obligations set out under outline nor within the S106 to provide a biodiversity net gain within the site.
185. Officers do acknowledge the importance of providing biodiversity enhancements, especially following the approval of the Environment Bill in November 2021. Notwithstanding this, the document does allow for current applications which have already been submitted to merely demonstrate a measurable biodiversity net gain. Given the outline permission for this allocated site was granted back in 2019, Officers consider it reasonable to seek that only

a measurable net gain is demonstrated. The Ecological Enhancement Strategy outlines habitat enhancements for wildlife such as hedgerows, wildflower grasslands, an orchard, swift/bat bricks and hedgehog highways which are all considered to deliver a measurable net gain on the site. The Ecology Officer has provided support for these measures and therefore Officers are of the view that the developer has provided a net gain on the site, despite no obligations to do so.

186. As mentioned above, Condition 30 of the outline permission requests a Landscape and Ecological Management Plan to be submitted prior to occupation. The developer has submitted a Public Open Space Landscape and Ecological Management Plan, Years 1-5. This supplements the Enhancement Strategy and provides further details as to how the habitat enhancements will be managed throughout the first five years. Again, the Ecology Officer has been consulted on this document and is satisfied with the ecological information submitted.
187. There are concerns raised in respect of the hedge management under Section 2.5 of the document in that some of the proposed schedules for trimming/cutting are during periods which could result in an impact upon birds and other small mammals. However, on page 15, it is clearly stated mature hedgerows will only be managed during the autumn/winter and not during the bird nesting season (March-August). Should this be the case, a qualified ecologist or ornithologist will be hired to undertake such works. The Ecology Officer has been consulted on this document and is satisfied with the information contained in respect of ecological management and would not result in any harmful impact upon wildlife.
188. There is a comment raised in respect of the monitoring and management of the site in regard to landscape and ecology being undertaken by site visits on years 1, 3 and 5 of the plan by a qualified ecologist. This is stated under Section 1.4 of the document and the Ecology Officer has been consulted on this and has accepted this regime.
189. There are comments raised in respect of on site lighting in relation to bats which is not directly stated within the Ecological Enhancement Strategy however it was included within the Ecology Appraisal which outlined where artificial lighting cannot be avoided, a lighting scheme will be designed with reference to the Bat and Conservation Trust and Institute of Lighting Professionals guidance and will be designed to direct light spillage in a downwardly direction. Condition 27 of the outline permission requests a scheme for artificial lighting and therefore Officers will consult on this scheme with the Ecology Officer at the time of submission to ensure artificial lighting is designed to reduce any impact upon bats.
190. The Proposed Species Enhancement Plan indicates provisions for hedgehog highways which link green infrastructure on the northern and southern boundaries of the site through a number of private gardens to areas of public open space using standard hedgehog accesses in new residential boundary fences. This has overcome previous concerns in the lack of hedgehog highways

provided, as well as their distribution throughout the site and is acceptable. A condition is recommended to secure details of the walls/fences to enable the movement of hedgehogs throughout the site as indicated on this plan.

191. The Proposed Habitat Creation Plan clearly shows where the native species hedging is to be located throughout the site, in response to a comment raised by the Fulbourn Swifts Group.
192. Overall, officers consider that the proposal would accord with policy NH/4 of the Local Plan and paragraphs 174 and 180 of the NPPF, as well as the guidance of the VDG which requires development to enhance, restore and add to biodiversity with opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.

Flood Risk and Drainage

Site Characteristics

193. The site is located in flood zone 1 (low risk) and lies to the north of the Gog Magog Hills which acts as a basin for storing surface water run off from these hills which is classified as a Source Protection Zone (SPZ). There are concerns raised in respect of surface water drainage from third party representations.

Proposed Strategy and Outline Conditions

194. Strategic drainage principles are 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.
195. Condition 17 of the outline permission required a strategic surface water drainage strategy for the site to be submitted and approved in writing by the Local Planning Authority prior to the submission of any reserved matters application. The condition requires the strategy to be informed by groundwater level monitoring to establish the feasibility of infiltration drainage. The condition requires the phasing arrangements, details of primary infrastructure for each phase and plans for drainage asset operation, maintenance, and contingency, as well as setting out information, design parameters and design details which are to be set out under any reserved matters application.
196. Given these details needed to be submitted to and approved in writing prior to the submission of the reserved matters application, Condition 17 will be imminently discharged in consultation with both the Environment Agency (EA),

Local Lead Flood Authority (LLFA) and Drainage Officer, under reference S/0670/17/CONDA.

197. Condition 18 of the outline permission requested that a surface water strategy is submitted with each application relating to the reserved matter of layout. Therefore, the approved documents under the discharge of Condition 17 have been transferred to this reserved matters application.
198. Condition 20 of the outline permission requests a scheme for foul water drainage to be discharged prior to the commencement of development which will be submitted under a separate discharge of condition application. It is proposed to discharge foul water via an existing manhole located along Fulbourn Old Drift to the pumping station located within the north east of the site. This will entail conversions between Anglian Water and the developer following planning permission.
199. Officers also note that condition 25 of the outline consent required details of a scheme for the provision of pollution control of the water environment, which shall include foul and surface water drainage, by way of a pre-commencement condition.

Drainage Scheme Design and Groundwater Baselines

200. The Sustainable Drainage Systems (SuDs) hierarchy requires that surface water run off is controlled and preferably reused wherever possible. Where it is not practicable to reuse, methods of disposal can be considered by one of infiltration, using a local watercourse or existing public sewers. Given the site is mainly underlain by chalk, infiltration methods were deemed to be the most appropriate method to adopt.
201. Trial pits were carried out across the site and infiltration test results varied, which are presented in Appendix B of the Drainage Strategy. Groundwater was found in each of the boreholes and a series of borehole monitoring visits were carried out in 2018 and 2021. The average depth at which the groundwater level was found was around 9.3 AOD. It was also found that groundwater levels were higher in the eastern part of the site compared to the western part of the site.
202. It is proposed to install infiltration basins across the site to mitigate surface water run off from roads and dwellings. The large car parking areas will adopt a permeable paving material to mitigate surface water run off. This is illustrated under drawings E3922/500-501 in Appendix D of the Drainage Strategy.
203. Originally, the EA, LLFA and Drainage Officer objected to the proposals due to the lack of information and inaccuracies within the documentation required to give them confidence that appropriate surface water drainage infrastructure was being mitigated for.
204. The EA had previously advised the developer that infiltration drainage would only be acceptable if there is a minimum of 1.2m clearance between the base of

any infiltration SUDs and peak seasonal groundwater levels. The original drainage information only measured groundwater depths between August and October in 2018, which was not representative of peak seasonal groundwater levels. This concern was highlighted by third party representations. In addition, the information did not clarify whether infiltration from the proposed SuDs will not occur into contaminated ground.

205. Following resubmissions of drainage information, the EA still withheld their objections as the proposed infiltration basins in the eastern part of the site would not maintain adequate clearance above peak seasonal groundwater levels. The data included within the projected 2021 groundwater elevations did not confirm whether this was representative of peak seasonal groundwater levels and therefore confirmation of this was required. The EA were prepared to consider the standard minimum 1.2m clearance subject to the following being demonstrated: (i) infiltration via the basins will not result in direct inputs to groundwater; (ii) SUDs treatment steps adequate for the minimum unsaturated zone thicknesses will be provided; (iii) the basins will not be constructed in contaminated ground.
206. The developer has submitted site-specific groundwater level data for the intervals between August 2018 and May 2021. The submitted monitoring data for the western part of the site, indicated minimum clearances of 1.2m or more, which is acceptable. However, the monitoring data for the eastern part of the site provides less confidence. The 2021 monitoring locations are offset from the locations of the proposed basins and whilst the developer has provided contouring and predicted values in the vicinity of these basins, there is uncertainty regarding these values and further monitoring should be undertaken within the basin locations over the upcoming winter period to reduce this uncertainty. Notwithstanding this, the EA are of the view that this would be unreasonable and that the main assessment here is whether there would be any risk to controlled waters. Based upon the information provided, this risk does not appear to be high and therefore, the EA are minded to accept the current proposals, provided there will be sufficient surface water quality management as follows: (i) at least one SUDs management stage for clean roof water, which should be conveyed to the infiltration basins via sealed downpipes; (ii) a minimum of two SuDS management stages for run-off from car parking areas and access roads; (iii) additional SUDs management stages for run-off from any areas subject to heavy vehicle access or parking. It must also be demonstrated via a suitably designed scheme of investigation (i.e. targeted testing) that the proposed infiltration basins will not be constructed in contaminated ground however this relates to Condition 21 of the outline permission which the developer will need to formally discharge in due course prior to commencement.
207. Moreover, the developer has submitted further information which demonstrated that surface water can be managed on site through the use of unlined permeable paving and infiltration basins. Private shared access areas and drives will be constructed using permeable paving, allowing infiltration into the ground below. The highway areas will drain through conventional gullies, into infiltration basins integrated within the site. The submitted groundwater

monitoring demonstrates that there will be a minimum of 1.0m clearance between the base of any infiltration features and peak groundwater levels, which is in accordance with the standard clearances recommended by the LLFA. The submitted information also demonstrates how the features will be maintained across the site for the lifetimes of the development. Therefore, given these additional measures proposed, the LLFA are of the view that the proposed drainage scheme is acceptable and no longer object to the scheme, despite the offset monitoring locations within the eastern part of the site.

208. The Council's Drainage Officer has also been consulted on the application and has raised no objections to the proposed Drainage Strategy, subject to further information in respect of hydraulic calculations. Some of the issues raised above have also been highlighted by the Drainage Officer but these comments have been accounted for in the submitted documentation which has been approved by the EA and LLFA. The latest set of comments received by the Drainage Officer are now consistent with the EA and LLFA in that discrepancies in the information between drawings and calculations, infiltration rates, permeable calculations have been satisfactorily addressed by the developer and therefore the Drainage Officer no longer objects to the scheme.

Response to Third Party Representations

209. The groundwater monitoring results are presented in Appendix H of the Drainage Strategy. There have been concerns raised in respect of the validity of these results by the Fulbourn Forum Group, in that the measurements were not undertaken over the wettest time of year and does not reflect peak water table levels. As can be seen from the results, the groundwater levels for 2018 are lower than in 2019 and 2021. This is due to 2018 having a slightly lower average rainfall than other years. The values for 2019 and 2021 represent more typical groundwater levels within the area.
210. Although monitoring was not undertaken in identical places between the two data sets, comparisons can still be drawn. The reasons for not undertaking at identical places was due to the ongoing demolition works on the site. Furthermore, it is considered to be difficult to guarantee that the highest groundwater level had been recorded due to unpredictable rainfall events. The groundwater levels are variable however this degree of variability is considered to be expected, which has resulted in slight adjustments to the proposals.
211. The Fulbourn Forum are also questioning the design of the surface water scheme. Their comments are aimed at the clearance levels presented in Appendix H, in that they are not true and would result in flooding. The intention is to raise the ground levels around much of the site by approximately 1m or so, on average. This will allow the basins to be installed with the required separation to groundwater, along with the piped drainage network carrying the surface water. For example, looking at the data for Basin 3, existing ground levels are around 11.9 AOD and the top of the basin level is 12.58 AOD, meaning that levels in this area are to be built up around 700mm. This gives an invert to the basin of 11.28, with high groundwater levels here recorded at

10.08, giving the 1.2m clearance between the invert of the basin and highest recorded groundwater levels which is acceptable.

212. There is a comment raised in regards to the calculations provided in respect of extreme weather events. The developer has provided calculation rates within the minimum standard of 1 in 100 years plus climate change which has been accepted by technical consultees. Therefore, the request for providing calculations for 1 in 1000 years plus climate change is considered unreasonable.
213. Another concern raised by the Fulbourn Forum group is the discharge of water from an existing water pump located to the north east of the Steiner School which is outside of the red line boundary. The applicants have advised that a number of these pumps are installed around the old hospital site with the purpose of draining the network of service tunnels around the site. Most of these tunnels are walkable and up to 2m deep. They receive water ingress from rainfall via the access points and undoubtedly some seepage from groundwater also. We are informed that these pumps operate all year round and are not in any way linked to raised groundwater levels. These would be running almost constantly to keep a small area of trench 'dry' and workable. Once the services for the hospital are redundant and the tunnel removed, the pumps will also be redundant and removed, but until then, they will remain operational. Given this water pump is outside of the ownership of Morris Homes, the operation, maintenance and management of this pump is not relevant to the planning application in this instance.
214. Overall, and notwithstanding the initial objections from the EA, LLFA, Drainage Officer and third parties, the layout of the site and its design are compatible with both the strategic and detailed surface water scheme put forward for discharge under Condition 17. The detailed issues raised have been dealt with directly by the applicants and condition 17 will now be discharged imminently. Officers are satisfied that the proposal would accord with policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and minimise flood risk. It remains through this Reserved Matters application, that condition 18 of the outline permission to be endorsed for discharge through the approval of this application.

Highway Safety, Access, Management of Roads and Parking

215. The main access to the site from Fulbourn Old Drift was dealt with at outline stage with appropriate details secured through condition 6 of the outline consent.
216. Access point C indicated on drawing number No. 51 Rev 3 from Fulbourn Old Drift is a temporary access which is to be permanently blocked up prior to the commencement of construction of the main vehicle access, as secured via condition 15 of the outline permission. A condition is recommended by the Highway Authority to ensure this is undertaken. The other access point A is a

pedestrian/cyclist access further to the west. The layout of the reserved matters application is consistent with the points of access as shown at outline stage.

217. Condition 10 of the outline permission requests detailed designs for the footways, junction improvements and shared use footway/cycleway shown on the approved drawings as listed above, prior to commencement.
218. Condition 13 of the outline permission requests a Construction Traffic Management Plan (CTMP) is to be submitted and approved by the LPA prior to commencement of demolition or construction works on site. There is a comment raised by the adjacent Steiner School in respect of disruption upon the operation of the school during demolition and construction. This condition will be secure details of construction material storage, contractor vehicle parking and movements, delivery times and mitigation of mud, debris and dust which will be consulted on with the Local Highway Authority to ensure there is no disruption to the operation of the school.
219. Moreover, in accordance with paragraph 113 of the NPPF, Condition 12 requests a Travel Plan to be submitted prior to occupation of the development. These details will enable the LPA to assess the likely impacts of the amount of vehicular movements generated and what mitigation measures can be put in place to prevent any significant impact upon the surrounding road network. This will be dealt with under a separate discharge of conditions application.
220. Extensive discussions have taken place with the Local Highways Authority (LHA) to ensure that the layout of the proposed development is constructed to an adoptable standard as far as practicable. Originally, primary concerns were raised in respect of the following:
 - The management of the attenuation ponds to manage drainage of surface water in relation to the adopted highway
 - No drawing showing dimensions of footway/cycleways
 - Inappropriate turning heads for refuse vehicles and lack of tracking of vehicles
 - Management problems in respect of grass verges with trees
 - All surface finish details would need to comply with Cambridgeshire County Councils Housing Estate Road Construction Specification
 - The Local Highway Authority will only seek to adopt residential estate roads that serve a highway function to five or more dwelling units
 - The design speed for the development should be 20mph
 - Some of the driveways in certain plots are not divisible by 5m
 - The Highway Authority strongly recommends increasing the width of the 2m wide footway to become shared footway/cycleways measuring 3m wide
 - The carriageway accessing plots 1-18 should be a traditional construction, increasing the green buffer between Fulbourn Old Drift and the proposed development
 - The turning heads should not be made of block paving and should be constructed with a more traditional material

Road Adoption

221. It is noted that the LHA will not accept the use of a Management Company to maintain attenuation ponds that directly relates to the drainage of surface water in respect of the safe and effective operation of the adoptable highway. As shown on the Management Plan (1175-P-PL08 REV D), the attenuation ponds are to be managed by the Drainage Authority which will be agreed after the determination of this application. Subject to the satisfaction of these details, the LHA would seek to adopt most of the development. The fact that the LHA may not adopt the proposed development is not a highway safety issue and this arrangement is not unusual for schemes of this nature and is a separate matter which would need to be agreed between the developer and the LHA after planning permission is granted.
222. The LHA has stated that they would not seek to adopt the proposed development until the information has been submitted and approved by the LHA through a Section 38 Agreement between themselves and the developer.
223. Notwithstanding the above, the Highway Adoption Extents Plan indicates which carriageways and footways are being put forward for adoption. Following discussions with the LHA, the cycleway/footway has already been amended to a width of 3m under the request of the LHA in preparation for its adoption following the determination of this application.
224. Following discussions with the LHA and the Urban Design Officer, the extent of shared surface and block paving have been agreed. The turning heads are to adoptable standards and tracking shows that they are of suitable size for all necessary vehicles. Turning heads will be offered for adoption but this will be agreed separately once planning permission has been granted.

Design Speeds and Access

225. The Layout Plan has been amended to show the inter vehicle visibility splays of 2.4x25m at each of the main access points serving dwellings as requested by the LHA. This is to provide certainty that the proposed layout would encourage a design speed of 20mph in respect of highway safety and is now acceptable.
226. A temporary turning head is proposed to the far east of the site in association with the construction of phase 2 of the development. The LHA have requested that a tracking plan is submitted to demonstrate that a refuse and fire vehicle can sufficiently turn around in this space prior to determination. The developer has provided these details and the LHA are now satisfied with these arrangements however request the drawing shows 500mm being always shown between the vehicle and the kerb line. It is confirmed that there is a 500mm gap between the vehicle and kerb line at all times and therefore showing this measurement is not required and the details are therefore acceptable.
227. Concerns are raised in respect of Access point C as shown on drawing SLR 51 Rev 3, which is to be used for an emergency access, a temporary access, and

a pedestrian/cyclist access. The concerns raised are due to the access dissecting the cycle/footway running along the front of the site as vehicles using the access in association with the construction of phase 2, could cause conflict with pedestrians and cycle users. This access has already been approved for the uses as stated above under the outline permission however in order to ensure the safety for all users, a condition requesting details of how this access arrangement is controlled for during and after construction is recommended, and is acceptable to the LHA.

228. Subject to the recommended conditions, officers are satisfied that the development is acceptable in highway safety terms and would accord with

Response to Third Party Representations

229. There is a concern raised amongst the representations received which raises the increase of traffic volume along Hinton Road and Fulbourn Road, as well as the surrounding streets, and the impact of additional vehicles on the condition of the roads. Given the outline permission for 203 homes on this site, the increase in traffic on the surrounding road network is inevitable within the area and is therefore not a reasonable reason for refusal.
230. A comment is raised amongst the representations received regarding the adoption of Roberts Way. Roberts Way is situated to the east of the site and is outside of the red line of the location plan. The adoption of this road by the LHA is not a material consideration under this application.
231. A concern is raised amongst the representation in respect of the lack of garages for the affordable housing. This is noted however sufficient car parking is still provided for these dwellings and therefore the lack of a garage is not considered to be a reason for refusal in this instance.
232. 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 111 of the NPPF.

Car and Cycle Parking

233. In terms of car and cycle parking provision, each property would benefit from appropriate levels of off-road parking spaces (at least two in most instances), which would accord with policy TI/3 of the Local Plan. The Design Statement details that each dwelling would benefit from cycle storage and the developer has amended and submitted drawings which shows the dimensions of the cycle parking proposed for each of the units. The original concerns raised in respect of the lack of cycle parking for some of the affordable units have now been accounted for and Officers are satisfied that each unit will have an adequate number of cycle parking spaces provided within secure cycle stores. These details are shown on drawing number E1175/P/BCS Rev D and will be secured via the discharge of Condition 14.

Residential Amenity

Neighbouring Properties

234. The neighbouring properties with the greatest potential for impact from the proposed development are the existing properties to the east of the site along Roberts Way and Thomas Road. There are no neighbouring properties located near to any of the other boundaries of the site.
235. Paragraph 6.68 of the Council's District Design Guide SPD 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.
236. Plots 159, 158, 139, 140, 135, 134, 133 and 132 are the closest properties located along the eastern edge of the development, in relation to the neighbouring properties located at Roberts Way and Thomas Road. Plot 132 situated at the far north east corner of the development is situated approximately 24m from the rear elevation of No. 15 Roberts Way, which is more or less located directly opposite this plot to the east. Although this is slightly short of the minimum 25m back to back distances states within the SPD, Officers consider this is a minor shortfall and would not lead to any significant overlooking impact upon this neighbouring property. All of the other plots as noted above are located at distances well in excessive of the minimum distances stated within the SPD from the neighbouring properties to the east and as such, no significant overlooking impact is considered to arise upon these properties. Furthermore, the eastern boundary of the site is to be lined with mature trees which would provide screening all along this boundary which would further alleviate any overlooking impacts.
237. Overall, given the degree of separation from the proposed development and the neighbouring properties to the east, the proposed development is not considered to result in significant harm by way of a significant overbearing impact or significant loss of light.

Future Occupiers

238. The internal layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property, noting the relatively spacious relationship between dwellings where back to back distances range from approximately 20 metres to 34 metres. Where properties have a rear to side relationship, which is a small proportion of the development, a good degree of separation is achieved by virtue of the spacious layout and low-density development.

239. The relationship between the existing properties of Rampton Road and the proposed development, notably Plots 1 to 5, has been detailed above. For these reasons, the existing properties are not considered to significantly compromise the quality of amenity afforded the proposed dwellings near to these existing properties.
240. Paragraph 6.75 of the Council's District Design Guide details that ideally each one or two bedroom house should have private garden space of 40sqm in urban settings and 50sqm in rural settings whilst each house with 3 bedrooms or more should have private garden space of 50sqm in urban settings and 80sqm in rural settings. Ground floor apartments should have a minimum of 10sqm private amenity space immediately outside their living accommodation, or use of a communal garden, where 25sqm is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3sqm, plus use of a communal garden, where 25sqm is allowed for each apartment.
241. Most of the properties would benefit from a private amenity space which would meet or exceed the recommendations of the Council's District Design Guide, with the 1-2 bedroom dwellings measuring approximately 40m². Although this is below the minimum 50m² as stated within the SPD in rural areas, this shortfall is not considered to be significantly below the standard to warrant a refusal in this instance. All of the 3, 4 and 5 bedroom properties would benefit from sizeable rear garden areas which are generous in size and would be in accordance with the minimum standards. Unfortunately upper floor apartments are not provided with private balconies however the shared amenity spaces serving apartment blocks exceed 25m² in space and therefore Officers consider the lack of private balconies is offset in this instance.
242. As previously mentioned, in terms of the residential space standards and the internal quality of each unit, Condition 9 of the outline permission required a schedule to be submitted with each reserved matters application. This schedule has been submitted with the application which demonstrates that all units will accord with the National Described Space Standards, in accordance with Condition 9 and Policy H/12 of the Local Plan.
243. Overall, Officers consider that the size of each unit would provide a high quality of amenity to the future occupiers of the site.
244. The proposal is considered to accord with policy HQ/1 (part n) 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.

S106 Open Space Requirements

245. Part 1 of the Fifth Schedule of the Section 106 for the development requires for the Green Wedge to the west of the site to be laid out and practically completed prior to the occupation of the 40th dwelling on site. Within 28 days of the

practical completion of the Green Wedge, this area of land will be offered to the Parish Council for adoption. Should the Parish Council decide not to take on the management of this open space, no more than 100 dwellings within Phase 1 of the development will not be occupied until a suitable Management Company has been found and approved.

246. Part 2 of the Fifth Schedule of the Section 106 also secures the provision of a Local Equipped Area of Play (LEAP), which should be submitted prior to the submission of any reserved matters application. A LEAP scheme has not been submitted to the Council prior to the submission of the reserved matters application however a condition is recommended requesting details of the LEAP and LAPs prior to occupation of the development. After discussing with the Council's S106 Officer, this is standard practice on schemes of this size and therefore Officers consider this approach to be acceptable. Such details shall be discussed with the Parish Council.
247. Similarly, Part 3 of the Fifth Schedule of the Section 106 also secures the provision of a Public Open Space Scheme, which should be submitted prior to the submission of any reserved matters application. This scheme has not been submitted to the Council. The application is supported by an Open Spaces Areas Plan (latest version E1175/P/PL06 Rev G), illustrating the designated areas of open space within the scheme, as well as the areas catered for LAPs. Again, a condition is recommended to secure these details prior to occupation.
248. The Section 106 agreement ensures that appropriate management, public access and maintenance arrangements for the LEAP and Open Spaces will be secured and ultimately this will be agreed between the developer and the Parish Council, or otherwise a suitable management company.

Other Matters

Sport England

249. Officers acknowledge the objection raised by Sport England in respect of the lack of sport pitches proposed as part of the application. The site was once used as sports pitches within the last five years and therefore as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595), the proposal should provide sports pitches in this instance. Sports England were not consulted at the outline stage. Given there are no legal obligations stated within the S106 for the developer to provide sports pitches on the site, Officers consider that the lack of sports pitches cannot be a reason for refusal in this instance.

Waste

250. The Waste Team have been consulted on the application, as well as the discharge of conditions application S/0670/17/CONDA. Details for cycle and bin stores were secured through Condition 14 of the outline permission. These details are shown on drawing number E1175/P/BCS Rev D, which shows the dimensions of the bin stores, the capacities of the bins and the number of bins

provided for each size of dwelling/apartment. The Waste Team originally objected to the application due to the lack of details regarding bin storage but this drawing clearly shows these details which are now acceptable.

251. The Refuse Strategy Plan (E1175/P/PL04 Rev K) provides details of bin collection points and their associated pull distances, which are in accordance with the guidance set out under RECAP. The Waste Team have raised that the pull distances for the community building and apartments 40-45 is 15m and therefore a management company will pull the bins out for collection. There needs to be sufficient room for the bins to be located at a specific bin collection point and not on the road. Should the managing agent put the bins out the night before collection, a paved area will need to be provided for the bins. However, if the bins are put out at 6am in the morning of collection day, this is not required. A condition is recommended to secure the arrangements for the disposal of waste and on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point.
252. Comments are also raised in respect of pulling bins past parked cars, for which is acceptable if knee rails are installed. These details would need to be included within the condition recommended detailing the arrangements for the disposal of waste and on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point.
253. The Waste Team have also requested dropped kerbs to be installed directly in front of the bin collection points, to allow for easier access. A compliance condition is also recommended to ensure these are installed prior to occupation.

Sustainable Construction & Climate Change

254. The Council's Sustainability Officer has been consulted on the application and has raised no objections to the proposal. Conditions 35, 36 and 38 of the outline permission secures a scheme for renewable energy, a water conservation strategy and a strategy for the delivery of show homes respectively. Therefore, such details will be dealt with through a formal discharge of conditions application(s) rather than the reserved matters application.
255. Details of renewable energy will be addressed as part of discharging Condition 35 of the outline permission whereby the developer will need to deliver at least 10% or more of on-site renewable energy. In response to the Parish Council's comments regarding solar panels, none of the dwellings are proposed with solar panels however these could be included to promote on-site renewable energy in respect of discharging condition 35. These details will be secured via a separate discharge of condition application.
256. Condition 38 requires a sustainable show home to be provided to demonstrate sustainable design and construction. Such features include roof insulation, flue gas heat recovery systems, upgraded wall insulation and floor insulation. A condition is recommended by Officers to ensure that a heating system which is

compatible with electric forms of heating is considered reasonable as the development relies on gas heated systems.

257. A condition regarding water efficiency to ensure a design standard of water use of no more than 110 litres/person/day is achieved and is recommended.

Designing Out Crime

258. The Designing Out Crime Officer has been consulted on the application and has raised no objections however has suggested that the submission of an External Lighting Plan would have been useful to see at this stage. Officers acknowledge this request however Condition 27 of the outline permission requests a lighting scheme for all external lighting for the site, such as street lighting, floodlighting, security, residential lighting and the assessment of impact upon any sensitive residential premises on and off site. This will address the Parish Council's comments regarding backplates and lighting being in close proximity to residential windows. These details will be secured prior to the commencement of development and therefore will be submitted under a separate application.

Contaminated Land

259. The Contaminated Land Officer has been consulted on the application and has raised no objections. Conditions 21 and 22 of the outline permission require the developer to submit a remediation report and verification report prior to commencement and occupation of the development, respectively. These will be submitted in a separate discharge of conditions application.

Third Party Comments

260. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
261. Concerns are raised in respect of the continuing operation of the adjacent Steiner School, located to the south east of the site. The proposed layout of the development is in accordance with the outline permission and does not encroach into areas associated with the Steiner School. Should the owners of the school wish to discuss any legal discrepancies in respect of the red line boundary, party wall agreements or maintenance work agreements, these will need to be dealt with separately and will not be a material planning consideration in this instance. Therefore, conditions in this regard are not considered to be reasonable.
262. The developer is legally obliged to retain a vehicular access to the car park at the rear of the school. The development closest to the school on the eastern section of the site which forms Phase 2, will be carried out at a later date and meetings with the school have already been arranged to ensure that their operations remain uninterrupted during the lifetime of the development, as well as during the demolition and construction phases of the development.

263. There is a comment raised requesting whether more community space could be provided within the scheme. The amount of community space was designated and approved at the outline stage and the layout of the proposal accords with these parameters. Therefore, it would be unreasonable to request the developer to provide more community space over and above which was approved at outline and within the S106 agreement.
264. There are comments raised in respect of the boundary treatment around the school and whether these would obstruct fire exits and more generally how the treatment would affect the school. The Materials Distribution Plan illustrates that the northern and western boundaries around the school will comprise 1.8m timber boarded fencing. The obstruction of fire exits would need to be discussed between the developer and the school however the proposed timber fence is considered to be an acceptable boundary treatment in this location and is acceptable.
265. The existing pumping station located to the north east of the school is to be retained in this location. The pump lies outside of the red line boundary of the application site and is therefore not under the ownership or control of the applicant. Therefore, a condition requesting the management of this water pump is not considered reasonable in this instance.
266. There is a request for the building to be located to the north east of the school to be retained as opposed to be demolished and become part of the school. Given the outline permission included the demolition of this building as part of the consent, the developer has a right to demolish this building. Should the school wish to pursue this option, they will need to discuss this with the developer and the County.

Planning balance and conclusion

267. The principle of residential development for 203 dwellings was granted outline permission in November 2019.
268. Whilst there is some objection to the design and appearance of the proposed development, as well as concerns surrounding drainage, 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.
269. 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, as well as the parameters set out under the outline permission.
270. 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 visual interest.

271. The developer is providing a measurable biodiversity net gain by providing a community orchard, native hedgerows, a significant number of trees and bird/bat bricks, all of which will enhance biodiversity within the site. Therefore, there are several elements of the scheme that will see biodiversity conserved or enhanced within the site, in line with adopted policy and guidance note 10.20 of the Village Design Guide. Officers consider acceptable in this instance, especially given the outline permission for the site.
272. 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, has been submitted and consulted on with specialist consultees who have approved the information provided. As noted above, this information was requested to be submitted and determined by the LPA prior to the submission of the reserved matters application by Condition 17 of the outline permission, which will be discharged in full as recommended by the LLFA, EA and Drainage Officer.
273. Taken collectively, these factors (and those detailed throughout this report) would accord with policy requirements from the South Cambridgeshire Local Plan along with guidance from the Fulbourn Village Design Guide and District Council's District Design Guide SPDs.
274. Officers consider the reserved matters including the layout, scale, appearance and associated 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 VDG. 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, responsive to its edge of village location, providing a good level of amenity to the future occupiers of the site.
275. The development of the site would also result in the provision of 203 dwellings towards the Council's 5-year housing land supply and the erection of 81 affordable units to help meet an identified local need.

Recommendation

276. Officers recommend that the Planning Committee APPROVES the Reserved Matters application subject to the following conditions.
- The planning conditions as set out below, with the final wording of any significant amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission;

- Consultation with and confirmation from the Secretary of State in respect of the Town and Country Planning (Consultation) (England) Direction 2009 that the application is not to be called in for his determination in respect of the objection from Sport England;
- And that the Planning Committee confirm Reserved Matters compliance with Condition 18 of the outline permission in respect of surface water drainage and also discharge Condition which requests a Reptile Management Plan.

Conditions

- 1) The development hereby permitted shall be carried out in accordance with the approved plans as listed on the Decision Notice.

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

- 2) Prior to the first occupation of the development hereby approved, details of the windmill viewing platforms and a timescale for their delivery shall be submitted to and approved in writing by the Local Planning Authority. The platforms shall be provided in accordance with the approved details and timescale and shall be retained for the lifetime of the development.

(Reason – To ensure the development is satisfactorily assimilated within the landscape, in accordance with policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018).

- 3) No development above ground level shall commence until material finishes to be used in the external elevations of the dwellings hereby approved, have been 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 development is satisfactorily assimilated within the local area, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- 4) No development above ground level shall commence until details of the proposed children’s play areas (LAPs and LEAP), including the number and type of pieces of play equipment have been submitted to and approved in writing by the Local Planning Authority. The play areas shall be laid out and equipped as approved before the first occupation of any part of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.

(Reason - To provide adequate outdoor play space in accordance with Policies HQ/1 and SC/7 of the South Cambridgeshire Local Plan 2018).

- 5) No development above ground level shall commence until details of the proposed attenuation ponds have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:
- a) Headwall design
 - b) Cross section drawings
 - c) Proposed planting/boundary treatments
 - d) Gradients of the basins
 - e) General infrastructure

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

(Reason – To ensure the attenuation ponds are satisfactorily assimilated within the site, in accordance with policies HQ/1 and NH/2 of the South Cambridgeshire Local Plan 2018).

- 6) Prior to the occupation of any of the dwellings hereby approved, full details of the location, number and design of the bat bricks and swift bricks, shall be submitted to and approved in writing by the Local Planning Authority. The swift bricks shall be installed on the identified dwellings prior to their occupation and shall meet the following criteria unless otherwise agreed in writing by the Local Planning Authority:
- a) Be located a minimum of 5m above ground level with a clear flight path;
 - b) Be located high on a gable end near the roof apex, or close to the eaves of a two-storey or higher building;
 - c) Be built-in to the walls of the specified dwellings and not externally fixed.

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

(Reason - To ensure the development enhances and sustains biodiversity, in accordance with the SCDC Biodiversity SPD (2009) and Policy NH/4 of the South Cambridgeshire Local Plan).

- 7) Prior to the erection of any boundary fencing, details of the boundary treatment, by way of gaps in walls/fences to enable the movement of small mammals and amphibians between the greenways and adjacent private gardens 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 development enhances and sustains biodiversity, in accordance with the SCDC Biodiversity SPD (2009) and Policy NH/4 of the South Cambridgeshire Local Plan).

- 8) No dwelling(s) shall be occupied until a water efficiency specification for each dwelling/house type, based on the Water Efficiency Calculator Methodology or

the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

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

- 9) In order to facilitate the upgrade of heating systems to efficient (i.e., heat pump) electric heating, radiators shall be sized and fitted on the basis of being capable of running at a maximum of 45°C flow temperature to all residential units when switched to a heat pump system. All residential units will have an appropriate space identified for an external air source heat pump unit that is acceptable within permitted development requirements for noise, proximity to boundaries and physical size. Furthermore, for all residential units the primary pipework shall be provided between the external unit and the primary heating installations (heating pump and hot water tank) to enable the use of the heat pump system with minimum disruption upon gas boiler removal. The hot water tank shall be heat pump ready, sized to enable incorporation of any additional requirements to the heat exchanger area and storage volume.

(Reason - In the interests of reducing carbon dioxide emissions and futureproofing the development for net zero carbon and ensuring that new buildings are constructed in a sustainable manner and are easily adaptable (South Cambridgeshire Local Plan 2018, Policy CC/3 and Policy HQ/1 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 10) Prior to the first occupation of the development hereby approved, a dedicated electric vehicle charge point scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that at least one active electric vehicle charge point will be designed and installed with a minimum power rating output of 7kW to serve at least one of the approved allocated on-plot parking spaces for each dwelling.

The approved scheme shall be fully installed before the development is occupied and retained as such.

(Reason - In the interests of encouraging more sustainable modes and forms of transport and to reduce the impact of development on local air quality, in accordance with Policy TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

- 11) Prior to the occupation of any residential units, the arrangements for the disposal of waste detailed on the approved plans shall be provided and information shall be provided on the management arrangements for the receptacles to facilitate their collection from a kerbside collection point. The

approved arrangements shall be retained thereafter unless alternative arrangements are agreed in writing by the Local Planning Authority.

(Reason - To protect the amenities of nearby residents and in the interests of visual amenity, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

12) Dropped kerbs shall be installed in front of each Bin Collection Point marked on the Refuse Strategy Plan (E1175/P/PL04 Rev K).

(Reason – To ensure that each bin collection point is easily accessible, in accordance with policy HQ/1 of the South Cambridgeshire Local Plan 2018).

13) Notwithstanding the approved details on the Materials Distribution Plan (E1175/P/PL02 Rev J), no development above ground level shall commence until the surface finish of the areas serving the mews courts are 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 development is satisfactorily assimilated within the local area, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

14) The proposed driveways shall be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

(Reason – To ensure the safe effective operation of the highway, in accordance with paragraph 111 of the NPPF).

15) No development of the primary road network 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 the satisfactory management of the development is accounted for in respect of the safe and effective operation of the highway, in accordance with paragraph 111 of the NPPF)

16) No development shall commence until details of how the temporary and emergency accesses will be managed during and after the construction phase of 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 safety of all users in respect of highway safety, in accordance with paragraph 111 of the NPPF).

Informatives:

- 1) The granting of planning permission does not constitute a permission or licence to a developer to carry out works within, or disturbance of, or interference with, the public highway and that a separate permission must be sought from the Highway Authority for such works.
- 2) The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service.
- 3) There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
- 4) Fire Service vehicle access should be provided in accordance with Approved Document B Volume 1 of the Building Regulations. There should be vehicle access for a pump appliance to within 45m of all points within the dwelling-house in accordance with paragraph 11.2 of Approved Document B Volume 1. Where the proposed new dwelling cannot meet access requirements for fire appliances, compensatory feature(s) should be provided.

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 Neighbourhood Plan
- Greater Cambridge Housing Strategy 2019 – 2023
- Fulbourn Village Design Guide SPD – Adopted 2020

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