



Report to:

South Cambridgeshire District
Council Planning Committee

19 January 2022

Lead Officer:

Joint Director of Planning and Economic
Development

20/05251/OUT - Land Northwest of 7 Primrose Walk Little Gransden

Proposal: Outline planning application for the erection of a single self-build dwelling with all matters reserved

Applicant: South Cambridgeshire District Council

Key material considerations: Principle of Development
Visual amenity and local character
Impact on amenities of neighbouring properties

Date of Member site visit: N/A

Is it a Departure Application?: No

Decision due by:

Application brought to Committee because: Parish Council objection

Officer Recommendation: Approval

Presenting officer: Mary Collins

Executive Summary

1. The development accords with the South Cambridgeshire Local Plan (2018) as:
 - It would not result in adverse impacts upon the character and appearance of the local area in accordance with policy HQ/1 and H/16;
 - It would not result in significant harm to the amenities of neighbouring properties in accordance with policy HQ/1;
2. Subject to conditions, the proposed development accords with national and local planning policies.

This item was deferred at the Planning Committee of 8th December 2021. A revised plan showing an amendment to the red line of the application site, had been submitted with additional neighbours consulted and a revised site notice displayed on site and a notice published in the press. A further adjoining neighbour had been consulted, however the expiry of the consultation period was after the December committee date expiring on 20th December 2021. Members resolved to defer consideration of the item.

There has been no response received and therefore no new material issues have been raised.

Site and surroundings

3. The proposed development site lies within the Development Framework on the south western side of Primrose Walk to the north west and immediately adjacent to the existing dwelling at 7 Primrose Walk. There is built development opposite which currently extends marginally further along this side of the road. The site would extend up to the village limits on this south western side and would result in built development on either side of the road up to the edge of the village.

The original Primrose Hill development was constructed in the 1960's by the then Rural District Council. This was followed in 1972 by the erection of the bungalows along Primrose Walk in 1972 – also a Rural District Council Development. In the early 1990's the two storey houses in Primrose walk were constructed by South Cambs DC.

The applicant seeks outline planning permission for the erection of a single self-build dwelling with all matters reserved.

Planning History

4. None

Planning Policies

5. National Planning Policy Framework (NPPF) 2021
National Planning Practice Guidance (NPPG)

South Cambridgeshire Local Plan Policies 2018

6. S/1 Vision
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/11: Infill Villages
H/12 Space Standards
HQ/1 Design Principles
H/8 Housing Density
H/16 Development of Residential Gardens
NH/4 Biodiversity
SC/10 Noise Pollution
SC/7 Outdoor Playspace, Informal Open Space and New Developments
SC/8 Open Space Standards
CC/3 Renewable Energy
CC/4 Sustainable Design and Construction
CC/7 Water Quality
CC/8 Sustainable Design Systems
CC/9 Managing Flood Risk
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

South Cambridgeshire District Council Supplementary Planning Documents (SPDs):

7. District Design Guide SPD – Adopted March 2010
Design and Construction SPD – Adopted January 2020
Biodiversity SPD – Adopted 2021

CONSULTATION

8. Little Gransden Parish Council - OBJECT to this application.

The Parish Council was concerned that residents at numbers 2, 4, 5, 6 and 8 Primrose Walk did not appear to have been notified - Primrose Walk is a small community abutting a public footpath, consisting of dwellings that were originally built by the District Council. Some of the dwellings are still owned by the District Council.

- The Parish Council was concerned that the proposed development would put more stress on the existing sewerage system.

- The Parish Council's principal concern was that the access to the proposed development is via a track that has the status of a public footpath: it is not of a suitable standard for vehicles and has not been maintained to highway standards for the existing dwellings, which were built by the District Council. If the Planning Office is minded to approve this application, Little Gransden Parish Council very strongly urges that a condition of any approval should be that either the vendor or the purchaser of the land should make up Primrose Walk to public highway standards and that the County Council should adopt Primrose Walk.

Revised location plan

The Parish Council noted Mr Kelly's letter of 19 August 2021 and has no further comment to make.

Environmental Health - Advise that the following conditions/informatives should be attached to any planning consent granted;

Conditions

Construction Hours

Construction Environmental Management Plan

Local Highways Authority –

No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission as Primrose Walk is not Public Highway.

Revised red line of application site - Comments as previous

Sustainable Drainage Engineer –

There are no surface water flood risk issues. However, the proposals are not in accordance with South Cambs adopted Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage as the proposals have not demonstrated a suitable surface water drainage provision for the proposed development.

The drainage provision would need to include:

- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
- b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved; and
- c) A site plan identifying indicative locations for sustainable drainage features.
- d) Evidence to support b) which must include infiltration/percolation testing or written

confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable.

e) Details of foul discharge location or treatment plant and discharge location. All external areas should utilise permeable surfaces.

Anglian Water

In relation to surface water disposal, a surface water connection to the foul sewer can only be permitted under exceptional circumstances if evidence shows that the previous site was connected to the same sewer and there are no other new feasible discharge options. Anglian Water will seek to separate any surface water from ANY new developments to relieve the existing pressures and treatment requirements.

Trees

The layout of any future application should respect the advice given in the Preliminary Arboricultural Impact Assessment For Outline Planning Application (dated November 2020). A Tree Protection Plan can be submitted with the reserved matters to avoid the need for a precommencement condition.

Ecology

There is no ecological objection in principle to the proposals. The site is not within close proximity to any sites designated for their nature conservation value. Any new residual development at this location must consider potential for significant adverse impacts on SSSIs as a result of additional recreational pressure in accordance with Natural England guidance.

No ecological assessment has been submitted with the application. Ecological surveys are only required when there is 'reasonable likelihood' of important habitats or protected species being present and impacted. There are no records for the site supporting important habitats or protected or notable species. Based on photographs and documents submitted, the site appears to comprise regularly cut grassland with scattered trees and scrub, mostly along the southern site boundary. One ash tree and two small groups of scrub will be removed. The tree does not appear to have any features suitable to support roosting bats based on the Arboricultural Report. Scrub may support nesting birds and avoidance/protection measures will need to be secured by condition if consent is granted. All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). There is not reasonable likelihood of any other protected species being present and impacted, providing grassland continues to be regularly cut. Therefore, an ecological survey is not required to inform this application. If site conditions change, including grassland management, an ecological survey would be required at Reserved Matters stage to demonstrate compliance with UK law.

In accordance with the NPPF, the Adopted South Cambridgeshire District Council Local Plan Policy NH/4 and emerging UK Government Policy, applications should contribute to enhancing and restoring biodiversity. Opportunities should be taken to achieve a measurable net gain in biodiversity through the form and design of development. This should include the incorporation of bat and bird nesting boxes in buildings, use of native planting mixes and wild grasses (including compensatory scrub/hedgerow planting) and

hedgehog connectivity measures would be appropriate and proportional in this instance.

Any external lighting will need to be carefully designed due to habitats in close proximity which may support light sensitive bat species.

Recommended conditions

Nesting Birds

No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a suitably qualified ecologist has undertaken a careful, detailed check of suitable habitat for active birds' nests immediately before the habitat is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Ecological Enhancement

Prior to the commencement of development above slab level, a specification and location plan for a scheme of biodiversity enhancement including native planting, a scheme of integrated bat and bird boxes and hedgehog connectivity measures shall be supplied to the local planning authority for its written approval. A management specification shall be provided. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

External Lighting

No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing before installation by the local planning authority.

Definitive Map Officer

Please note Public Footpaths No. 2 Lt Gransden form part of the site access along a hardcore track already present on the ground. Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the public footpaths, its legal alignment and width which may differ from what is available on the ground.

Recommend informative

Representations from members of the public

9. Objections – Comments summarised below:

2 Primrose Walk
7 Primrose Walk
14 Primrose Walk

Object.

Would spoil outlook, road not suitable for more traffic, why not build pair of bungalows instead and free up some houses

This is the only area of grass in Little Gransden and is used for community gatherings, children's games etc. There's nowhere else for children to play that is close to home.

Primrose Walk is a narrow, single track unmaintained country road, and additional traffic/parking will make it even more difficult for residents to use it safely.

Cutting down the trees and bushes would have a big impact on wildlife. The bramble bushes provide food and a safe haven for birds. Bees also nest in them for easy access to food and protection from predators.

There must be a more suitable area for building in Little Gransden without squeezing a house on this one piece of land which provides a community area, a haven for wildlife and a safe play area for children.

Revised red line of application site

Objections

7 Primrose Walk

14 Primrose Walk

This is one of the few remaining green spaces in Little Gransden and is regularly used by the residents of Primrose Walk for community gatherings. Important area for wildlife.

The destruction of trees and bushes would be detrimental to species of birds and insects whose numbers are already in decline. Primrose Walk itself is an undermaintained single track 'road' which would be difficult to sustain more traffic. Particularly a house built directly opposite existing dwellings

PLANNING ASSESSMENT

Principle of Development

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

11. Policy S/6 of the Local Plan 2018 allows for limited development in rural areas and Policy S/11 classifies Little Gransden as an Infill Village and states:

Residential development and redevelopment within the development frameworks of these villages, as defined on the Policies Map, will be restricted to scheme sizes of not more than 2 dwellings (indicative size) comprising:

a. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or

- b. The redevelopment or sub-division of an existing residential curtilage; or
- c. The sub-division of an existing dwelling;
- d. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.

In very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

- 12. The proposed development site lies within the Development Framework on the south western side of Primrose Walk to the north west and immediately adjacent to the existing dwelling 7 Primrose Walk. There is built development opposite which currently extends marginally further along this side of the road. The site would extend up to the village limits on this south western side and would result in built development on either side of the road up to the edge of the village.
- 13. The proposed site is not considered to comprise a gap in built-up frontage, or the subdivision of an existing residential curtilage or dwelling and therefore does not accord with Policy S/11.
- 14. However, in this instance the boundary of the Development Framework has been drawn to include this land and its inclusion was acceptable at the time of the adoption of the Local Plan 2018 and therefore the principle of some future use of this land within the Development Framework was accepted.
- 15. Given the location of the site with built up frontage immediately adjacent and opposite, and its position within the Development Framework, it is considered that an exception to policy S/11 can be made in this instance for the erection of one dwelling.

Impact on the Character of the Area

- 16. Policy HQ/1 (a) of the South Cambridgeshire Local Plan 2018 states that development will only be permitted where it preserves or enhances the character of the local urban and rural area and responds to its context in the wider landscape. Furthermore, this policy also states that development must be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area (d).
- 17. Although layout is a reserved matter at this stage, the siting of the proposed dwelling is indicatively shown on drawing 1780-SBA-XX-ZZ-DR-A-502 -B. This indicates that there is sufficient room on the application site for the siting of a dwelling and garage. The height of the proposed dwelling is not known at this outline stage. therefore, a similar height dwelling is considered appropriate. This will be subject to any reserved matters application.

18. There is a mix of styles in the surrounding neighbouring properties and as such, there is no single architectural style. No specific design of the dwelling has been submitted due to the application being outline. This will be subject to any reserved matters application.
19. It is considered the proposal would not result in a significant adverse impact on the character of the landscape. The design and appearance of the units will need to be resolved at the reserved matters stage.
20. Therefore, overall the proposal is considered to be in accordance with to policy HQ/1

Density

21. Policy H/8 of the South Cambridgeshire Local Plan 2018 states that residential developments should achieve average net densities of at least 30 dwellings per hectare, unless there are exceptional local circumstances that require a different treatment. The proposed development would fall below that density, however given the semi-rural location and relatively open character of the surrounding countryside, the proposed development is considered acceptable in this instance.

Residential Amenity

22. Policy HQ/1 of the Local Plan requires all new development to make a positive contribution to its local and wider context. Development proposals should, appropriate to their scale and nature, protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust; (criterion 1n).
23. Paragraph 6.68 of the Council's District Design Guide details that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms. Where blank walls are proposed opposite the windows to habitable rooms, this distance can be reduced further, with a minimum of 12 metres between the wall and any neighbouring windows that are directly opposite.
24. Paragraph 6.75 of the Council's District Design Guide details that ideally residential units should be provided with access to the following sizes of private amenity space. Each one or two bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings.

25. Although the application is in outline only with matters of scale, layout and appearance reserved, the indicative site plan provides an idea of the likely layout. Considerations fall to whether it is possible to accommodate an acceptable form of development in residential amenity terms.

Residential Space Standards

26. Policy H/12 of the Local Plan requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document with their gross internal floor areas. Should the proposal benefit from support and planning consent it would be reasonable and necessary to impose a condition that any future reserved matters application adheres to the requirements of Policy H/12 of the Local Plan.
27. The indicative footprint of the dwelling is approximately 115sqm. This suggests that potentially a 4 bed 6 person dwelling could be constructed.

Amenity of adjoining residential properties

28. The proposed dwelling would be adjacent to 7 Primrose Walk and would be sited to the north west.
29. The indicative position of the proposed dwelling shows it would be inset from the boundary with this property and would be approximately the same depth as the adjacent bungalow and approximately aligned with both front and rear elevations.
30. Given the orientation and the inset from the boundary, Officers are satisfied that the erection of a dwelling in this location would not be detrimental to the amenities of the adjacent occupier by way of overbearing, overshadowing or loss of light,
31. Overall, the proposal is in accordance with policy HQ/1 (n) of the South Cambridgeshire Local Plan 2018 in this respect.

Parking/Highway Safety

32. The Local Highway Authority have raised no issues in relation to the proposal and have not recommended conditions as Primrose Walk is not public adopted highway.
33. Policy TI/3 of the South Cambridgeshire Local Plan 2018 states that two car parking spaces should be provided per dwelling with one space allocated within the curtilage of residential dwelling.

34. It is likely that this could be achieved. This will be a subject to any reserved matters application.

Drainage and flooding

35. According to the South Cambridgeshire District Council Drainage Officer, the proposal is not in accordance with South Cambs adopted Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage as the application has not demonstrated suitable surface water and foul water drainage provision. However, for an outline application, a condition in this location is acceptable. Little Gransden is situated on greensand formation and Drainage Officers are satisfied that they can make an assumption that the infiltration coefficient will be good enough to permit infiltration subject to BRE365 testing and detailed design which can be by way of condition on this application.
36. The Parish Council has raised concern that the development would exacerbate existing drainage issues in the village.. In the last decade the incidences of flooding in Little Gransden has significantly increased in frequency. With regard to development carried out in the past such as when Primrose Hill and The Drift, Church Street in Little Gransden, when these areas were developed, the requirements for assessing drainage and flood risks differed from current requirements as there was no requirement for sustainable drainage. These streets are at higher ground to where the regular flooding occurs and the parish council is concerned that the run off water from these more recent development areas ends up flowing down to the vilage's oldest areas, in lower grounds.
37. With respect to the assessment of drainage and flood risk the Planning Officer would on the advice of the technical specialist in drainage ensure that firstly the principle of sustainable drainage is acceptable in the location proposed and that surface water run-off can be managed for the lifetime of the development and this would be through the imposition of a condition.
38. The Council's Drainage Officers have recommended that a condition requiring details of a surface water drainage scheme shall be submitted prior to commencement of the development. This is a pre-commencement condition which would need to be satisfied prior to any work on the development commencing. This would ensure that the site is drained without causing flooding or other drainage issues inside or outside the application site and that the issues of water management and flood risk are addressed to the satisfaction of the Councils Drainage Team.

If the scheme is acceptable, the drainage scheme must be implemented in accordance with the approved details and must be maintained for the lifetime of the development.

39. Officers consider the principle of drainage is acceptable on this site and subject to compliance with the proposed drainage conditions, the development is in accordance with South Cambridgeshire Local Plan 2018 Policy CC/7 Water Quality and Policy CC/8 Sustainable Drainage

Ecology and landscape

40. The application is considered to be acceptable in regards of Policy NH/4 of the adopted South Cambridgeshire Local Plan 2018 and conditions will be attached in relation to schemes of biodiversity enhancement and landscaping.

Self-build and custom-build concept in decision-making

41. In March 2015 the government introduced the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). This places a duty on certain public authorities to maintain a register of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects and places a duty on public authorities to have regard to those registers in carrying out planning and other functions including housing, regeneration. The 2015 Act also places a legal duty on authorities to grant sufficient development permission to meet the demand for self-build and custom build in its area.. This places a duty on certain public authorities to maintain a register of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects and places a duty on public authorities to have regard to those registers in carrying out planning and other functions including housing, regeneration. The 2015 Act also places a legal duty on authorities to grant sufficient development permission to meet the demand for self-build and custom build in its area.
42. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications shall be determined in accordance with the development plan unless material considerations indicate otherwise. At present Council does not have a specific adopted or emerging local planning policy for the provision of self-build and custom build sites in the district. However, Policy H/9 (Housing mix) does touch on this.
43. South Cambridgeshire District Council is a Right to Build Vanguard Authority which aims to support people to design and build their own homes at potentially a lower cost than buying an existing property.
44. In accordance with the 2015 Act, the Council maintains a register of people interested in a serviced plot within the district. Given that the Council have progressed to becoming a vanguard authority and given the number of members on the register, both factors are considered to be a material consideration to the determination of any planning application. The provision of serviced plots will also meet the aims of paragraph 62 which seek to deliver a wide choice of homes which in turn could significantly boost the supply of housing.

45. In considering whether a home is a self-build or custom build home, the relevant authority must be satisfied that the initial owner of the home will have primary input into its final design and layout.
46. The proposed development would make a small contribution to the demands of the register as it will take one person off the register and will ensure that this need for custom self-build is met.
47. The application is considered to be acceptable in regards of Policy H/9 of the adopted South Cambridgeshire Local Plan 2018.

Planning balance and conclusion

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

Recommendation

49. Officers recommend that the Planning Committee approve subject to conditions

Conditions

- 1 Prior to the commencement of any development, details of the appearance, means of access, landscaping, layout and scale, (hereinafter called the 'reserved matters') shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

- 2 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

(Reason - The application is in outline only.)

- 3 The development hereby permitted shall begin no later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

(Reason - The application is in outline only).

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

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

- 5 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:

- a) full details of any piling technique to be employed, if relevant;
- b) contact details for site manager, including how these details will be displayed on site.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 6 No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme must include details as to how a 10% net gain in biodiversity has been accomplished. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority.

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

- 7 Prior to commencement of development a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

This would need to include:

- a) The existing drainage arrangements of the site including discharge location and rate where appropriate;
- b) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
- c) A site plan identifying indicative locations for sustainable drainage features;
- d) Evidence to support b) which must include infiltration/percolation testing or written confirmation from the appropriate water authority/third party that a discharge to its drainage system is acceptable; and

e) Details of foul discharge location or treatment plant and discharge location.

All external areas should utilise permeable surfaces.

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

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

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy SC/10 of the South Cambridgeshire Local Plan September 2018.)

9 The landscaping details required in condition 1 shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan September 2018.)

10 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

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

11 No development above slab level shall take place until a scheme has been submitted that demonstrates a minimum of 10% of carbon emissions (to be

calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) can be reduced through the use of on-site renewable energy and low carbon technologies. The scheme shall be implemented and maintained in accordance with the approved details prior to the occupation of the dwelling.

(Reason - In accordance with policy CC/3 of the South Cambridgeshire Local Plan 2018 and paragraphs 148, 151 and 153 of the National Planning Policy Framework 2018 that seek to improve the sustainability of the development, support the transition to a low carbon future and promote a decentralised, renewable form of energy generation.)

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

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

13 The dwelling hereby approved shall not be occupied until the dwelling has been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

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

14 No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing before installation by the local planning authority.

Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy SC/9 of the South Cambridgeshire Local Plan 2018 and to protect nearby wildlife habitat

15 The dwelling hereby approved shall not exceed one and a half storeys.

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

- 16 The dwelling shall comply with the Residential Space Standards set out under Policy H/12 of the South Cambridgeshire Local Plan or successor and demonstrated through the provision of floorspace details within the submission of any reserved matters application.

(Reason - To ensure an appropriate level of amenity for future occupiers in accordance with policy H/12 of the adopted Local Plan 2018.)

Informatives

- 1 No removal of hedgerows, trees or shrubs, brambles, ivy and other climbing plants that may be used by breeding birds shall take place between 1st March and the 31st August inclusive, unless a suitably qualified ecologist has undertaken a careful, detailed check of suitable habitat for active birds' nests immediately before the habitat is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 (as amended).

- 2 Public Footpath 2 Lt Gransden must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).

Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980)

The Highways Authority has a duty to maintain Public Rights of Way in such a state as to be suitable for its intended use. (S41 Highways Act 1980 and S66 Wildlife & Countryside Act 1981). If the surface of Public Rights of Way are damaged as a result of increased motorised vehicle usage or during the construction phase, the Highways Authority is only liable to maintain it to a unbound standard. Those with private vehicular rights will therefore be liable for making good the surface of the Public Right of Way.

The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

Developers should follow the County Council's guidance on boundary treatment to ensure it does not result in obstruction and maintenance problems, available online at www.cambridgeshire.gov.uk/definitivemap.

- 3 The layout of any future application should respect the advice given in the Preliminary Arboricultural Impact Assessment For Outline Planning Application (dated November 2020). A Tree Protection Plan can be submitted with the reserved matters to avoid the need for a precommencement condition.

4 The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level. To avoid noise complaints it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features.

In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

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.

5 In relation to surface water disposal, a surface water connection to the foul sewer can only be permitted under exceptional circumstances if evidence shows that the previous site was connected to the same sewer and there are no other new feasible discharge options. Anglian Water will seek to separate any surface water from ANY new developments to relieve the existing pressures and treatment requirements.

For developments on Greenfield or Brownfield sites, sufficient evidence must be provided to prove that all surface water disposal routes have been explored. The Developer must demonstrate that the site does not increase flood risk both within the development and elsewhere, and that the surface water disposal hierarchy has been considered.

The disposal hierarchy should be in the following order of preference:

- 1) Discharge by infiltration to the ground
- 2) Discharge to an open surface water body
- 3) Discharge to a surface water sewer
- 4) Discharge to a combined sewer
- 5) Discharge to a foul sewer

Appendices

None.

Background Papers

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: 20/05251/OUT

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