



Report to:

South Cambridgeshire District
Council Planning Committee

09 February 2022

Lead Officer:

Joint Director of Planning and Economic Development

21/03039/FUL – Bancroft Farm, Church Lane, Little Abington, Cambridge, CB21 6BQ

Proposal: Demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office

Applicant: c/o Agent, Cheffins

Key material considerations:

- Principle of Development
- Housing Provision
- Protected Village Amenity Area
- Character / Visual Amenity
- Heritage Impact
- Biodiversity
- Landscaping
- Trees
- Flood Risk and Drainage
- Highway Safety, Management of Roads and Parking
- Residential Amenity
- Renewables / Climate Change
- Open Space Provision
- Contamination
- Developer Contributions
- Other matters

Date of Member site visit: None

Is it a Departure Application: No

Decision due by: 16 February 2022

Application brought to Committee because: Officer recommendation is contrary to Little Abington Parish Council's recommendation of refusal; referred by officers through the Planning Delegation meeting given the Planning Committee's consideration of the previous application on the site (ref. S/3921/19/FL)

Officer Recommendation: Approval

Presenting Officer: Michael Sexton

Executive Summary

1. This application seeks full planning permission for the demolition of existing dilapidated agricultural buildings and hardstanding, the erection of five residential dwellings and the conversion of two redundant barns to form a detached dwelling and an office building.
2. The site is located within the development framework boundary and conservation area of Little Abington. To the south of the site is the Parish Church of St Mary the Virgin, a Grade II* Listed Building. To the east of the site is a Protected Village Amenity Area (PVAA) which covers a wide area of open land to the rear of the site (east). The northern and eastern boundaries of the site abut the PVAA designation.
3. The application follows the refusal of a scheme for the erection of six dwellings and the change of use and conversion of two barns to office space, reference S/3921/19/FL, refused by the Council's Planning Committee in February 2021. Two reasons for refusal were cited, including harm to the PVAA by virtue of encroachment into this designation, and harm to the character of the conservation area and setting of the Church of St Mary by virtue of the developments siting, scale and massing, in particular Plots 1 and 6.
4. The application has sought to address the previous reasons for refusal. The site boundary does not encroach into the PVAA designation and the number of units proposed has been reduced, along with alterations to the siting and scale of several proposed dwellings.
5. Officers are satisfied that the proposal would accord with Policy NH/11 of the Local Plan (PVAA) and has responded positively to the first reason for refusal of the previous scheme, with a site boundary that now solely abuts the designated area rather than encroaching into it.
6. In character and heritage terms, and in response to the second reason for refusal of the previous scheme, improvements have also been made. A single Plot occupies the northern portion of the site (previously two) allowing for additional landscaping on the western boundary of the site and a reduction in the prominence of Plot 1. Plot 6 has been sited slightly further into the site away from Church Lane and reduced in scale.
7. Officers are satisfied that the alterations to what is now Plot 1 and associated landscape works respond positively to the previous reason for refusal. Similarly Plot 6 is improved in design terms but would remain evident in street scene views and towards the Church of St Mary and is finely balanced, but not considered sufficiently harmful to warrant a refusal of the application. The one and a half storey dwelling within the development now occupies Plot 2 to

improve views of the church from the public right of way that runs to the east of the site.

8. Noting that the Council's Conservation Officer identifies no harm in heritage terms (previously less than substantial) and Historic England have offered no comment, officers consider that, on balance, the development would be acceptable in design and heritage terms.
9. The scheme has therefore, on balance, been recommended for approval subject to planning conditions.

Relevant planning history

10. S/3921/19/FL – Erection of 6 no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works (Re-submission of S/1388/19/FL) – Refused.
11. S/1388/19/FL – Erection of 6no. dwellings and the change of use and conversion of 2no. agricultural barns to office space (Use Class B1(a) following the demolition of agricultural buildings and removal of hardstanding and associated works – Withdrawn.
12. S/2051/93/PNA – Grain Storage Bin – Have no objections to.
13. S/0433/85/O – Residential development (three houses) – Appeal Dismissed.
14. S/1957/84/O – Residential development conversion of barns and erection of houses – Refused.

Planning policies

National Guidance

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

South Cambridgeshire Local Plan 2018

16. S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/10 – Group Villages
CC/1 – Mitigation and Adaptation to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
NH/4 – Biodiversity
NH/11 – Protected Village Amenity Areas
NH/14 – Heritage Assets
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
E/12 – New Employment Development in Villages
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space and New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
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):

17. Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
District Design Guide SPD – Adopted March 2010
Landscape in New Developments SPD – Adopted March 2010
Biodiversity SPD – Adopted July 2009
Listed Buildings: Works to or affecting the setting of SPD – Adopted July 2009
Development Affecting Conservation Areas SPD – Adopted January 2009
Open Space in New Developments SPD – Adopted January 2009
Trees & Development Sites SPD – Adopted January 2009

Consultation

18. **Little Abington Parish Council** – Objection.

December 2021

Little Abington Parish Council (LAPC) met to discuss this application on Wednesday 1 December 2021. Three members of the public summarised their objections. There was a unanimous objection to it from the four members of LAPC who were present for the following reasons:

- Rural character: While we agree that the Bancroft Farm site needs some development we still feel that this amended application does not do enough to fit in with the rural character of this corner of the village. The new visualisations in the Design and Access Statement are misleading. They show the view down Church Lane towards the church with trees in leaf on one side of the road and bare on the other, as well as a new large tree that must be planted in the middle of the service road. They therefore do not offer a realistic preview of the site after construction.
- We still feel that an office is unnecessary, given that there are numerous empty offices on Granta Park and elsewhere in the vicinity.
- Road safety: We are still concerned that safety could be an issue on the tight bend near the church, especially as there could be extra parking and deliveries to the office.
- Drainage and flooding: Flooding is already an issue outside Bancroft Farm and we fear the creation of more hard standing will reduce the amount of land available for soakaway and increase the risk of flooding.
- PVAA: The boundary of the PVAA does not seem to be accurately drawn and so the site still encroaches on it.

Conditions

When an acceptable proposal has been submitted and approved, the following conditions would need to be included in the approval:

- Working hours restricted, given the proximity to residential property.
- Restricting delivery times given proximity to residential property and concerns about road safety.
- Routes for vehicles to and from the building site to be defined, given the narrow roads into and out of the village and concerns about road and pedestrian safety.
- Arrangements for building site parking because of concerns about parking on footways, parking on narrow roads, access to the church, and road and pedestrian/cyclist safety.
- Keeping the area clean and tidy and any mud and mess on the roads to be dealt with at the end of each working day.
- Arrangements for storing building materials.
- Tree protection for the mature trees that are to be retained – when confirmed.
- Consideration must be given to protecting the PVAA during the building works.
- Making good any damage to road surfaces, kerbs, pavements and verges as a result of the building work and the associated heavy traffic.

August 2021

Little Abington Parish Council (LAPC) met to discuss this application on Tuesday 3 August 2021. Four letters of objection were received, and one member of a household summarised his objections at the meeting. We understand from the applicant that more information to support the application was being prepared. The Parish Council based its decision on the information that was available.

We welcome the revised layout to avoid infringing the PVAA, but there was a unanimous objection to the proposal for many of the same reasons as we gave in December 2019 and April and October 2020.

We agree that the Bancroft Farm farmyard site, which has been left to fall into disrepair and neglect, should be used for housing that meets the village's needs. Following consultation with residents, the site was identified as a potential small development of up to six dwellings suitable for downsizing. We did not envisage that it would be a mixed development of housing and offices.

Our objections can be summarised as follows:

- Rural character: The proposed site remains an overly dominant and prominent form of development in the conservation area where the hardcore appearance of roads, dwellings, carports and pavement and the inevitable loss of trees will detract from the current tree-lined vista towards the church. This was one of the principal reasons that the Planning Committee voted to refuse permission for the previous plans, and the present submission does not address this fundamental objection. With the current increased emphasis on sustaining and indeed enhancing biodiversity and tree cover the grounds for objection are stronger. The rural character and sense of tranquillity of this Little Abington lane are a priceless asset that should not be destroyed.
- Offices: Retaining one barn as an office is unnecessary in the current climate where there is a move towards working from home and where office accommodation on Granta Park and in other villages nearby is unoccupied. Should the offices be occupied, we foresee the parking spaces allocated to office workers not being sufficient, assuming they travel to work by car, resulting in dangerous additional parking along Church Lane and near the blind corner close to the church.
- Drainage and flooding: The corner of Church Lane regularly floods after heavy rain (and was almost impassable following the storm on Tuesday 20 July). Despite the promise to include drainage systems on the site, plus dredging and clearing of ditches, we foresee the creation of more hard standing reducing the amount of land available for soakaway and increasing the risk of flooding.

Conditions

When an acceptable proposal has been submitted and approved, the following conditions would need to be included in the approval:
(see above December 2021 comments)

19. **Anglian Water** – No comments to offer.
20. **Cadent Gas Ltd** – No objection.

Request an informative relating to Cadent Gas owned gas infrastructure within the area.

21. **Conservation Officer** – No objection.

Some further revisions have been made to the scheme as follows:

Changes to dwellings

The existing barn which is now being converted to residential has retained the lower linear section to the road albeit rebuilt slightly taller and has removed the hips to the roofs. These changes have answered my previous concerns. Plots 2 and 3 have been swapped so that the taller 1.5 storey dwelling faces the entrance, and the single storey building in its new position allows improved views of the church when walking along the right of way to the rear of the site.

Changes to layout

The visitor parking spaces have been removed and the access through the site has been marked as a non-tarmac finish which fits with the rural aesthetic of the area.

Landscaping

On the previous layout the landscaped buffer appeared to extend along Church Lane between the road and Plot 1. This looks to have been reduced in this layout and the 3D views of the entrance to the site show a very open site with low hedges and railings which will greatly alter the rural character of the site.

This has been changes with the landscape buffer extended to continue to the edge of the site along Church Lane. The railings are removed, and the hedges are shown as higher although this a landscaping condition will be required to ensure that an appropriate buffer is planted.

Taking the above into account, I consider that this proposal will not harm the character of the conservation area or the setting of St Mary's Church.

The proposals will comply with Local Plan policy NH/14.

With reference to the NPPF and the effect on the setting and significance of the heritage asset paragraph 197 would apply.

Recommend conditions for window details, sample panel of facing materials non-masonry walling and roof details.

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

Recommend conditions for a detailed desk study and site walkover, a risk assessment, a remediation method statement, a verification report and the identification of any additional or unexpected contamination.

23. **Ecology Officer** – No objection.

Recommend a condition that works are carried out in accordance with the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment, the Bat Roost Characterisation Survey and the Reptile Survey and conditions requiring a Construction Ecological Management Plan (CEcMP) and a Landscape and Ecological Management Plan (LEMP).

24. **Environmental Health Officer** – No objection.

Recommend conditions requiring a Construction Environment Management Plan and a lighting scheme. Informatives relating to a demolition notice, piling, air source heat pumps, minimising the potential for disturbance to neighbouring residents, and statutory nuisance action are also provided.

25. **Historic England** – No comments to offer.

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

26. **Historic Environment Team (County Archaeology)** – No objection.

Recommend a condition for the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI)

27. **Local Highways Authority** – No objection.

Recommend conditions for visibility splays, access width, 6m radius kerbs, access falls and levels, bound material, future management and maintenance of the proposed streets, a traffic management plan, overhang and encroachment over public highway and provision of a 2 metre footway. An informative relating to works to or within the public highway is also provided.

28. **Sustainable Drainage Engineer** – Objection.

We have reviewed the SuDs Statement & FRA report dated August 2020 and have the following comments

Surface water drainage is proposed to be discharged into Anglian Water foul water network at reduced rate of 1l/s. While there is an agreement in principle in place with Anglian Water to discharge into the public sewer, we are not convinced that infiltration SuDs is not suitable for the site.

Both the superficial and underlying geology (chalk) are free draining which generally supports infiltration SuDs. Infiltration test results included in Appendix J of the report concludes suitable infiltration rates in areas of the site (SA02 and SA03). The report concluded that 'small scale solutions such as permeable paving may however be viable in the areas of SA02/03 only'.

In boreholes SA1 and SA2, it is noted that the holes were dug to 0.85m below ground level which consists of circa 0.3m deep made ground. Infiltration is naturally restricted in made ground, hence infiltration will only occur in 0.5m depth. Geology of the soil in the area indicates that below this depth is chalk which offers opportunity for infiltration SuDs at depths deeper than 0.8m.

The drainage strategy has not explored the use of infiltration SuDs where they are viable on the site.

We will recommend that infiltration SuDs are utilised in areas of the site where they are feasible, this may be combined with offsite discharge, where infiltration SuDs is deemed not to be sufficient to cater for runoff for all design rainfall events.

For the above reasons we are not able to support the proposed drainage strategy.

29. **Tree Officer** – further information / clarification required.

The TPP at Appendix 4 shows T7 in very close proximity to new hardstanding associated with Plot 1. This close proximity is unacceptable.

There are also concerns regarding the conflict between SUDS and other services with the retained trees. The SUDS information is out of date and needs to be amended. The scheme must not conflict with the retention of trees. This is also true of other services especially those serving Plot 1.

Given the potential conflict with services/drainage and retained trees their routing must be agreed prior to determination of the application. Services routing is therefore required to be included in the AIA.

Representations from members of the public

30. 27 representations from 13 residents/properties have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:

Biodiversity / Landscape

- Concerned about fate of a perfect beech tree T17.
- Development fails to meet planning expectations with an emphasis on biodiversity enhancements and tree, tree cover and hedge improvement.
- Impact on bat roosts (underestimated).
- Landscape proposals are a fantasy.
- Lighting impact on wildlife, including bats.
- Maintenance of future landscaping.
- Negative and detrimental impact to biodiversity, little enhancement of the site.
- Significant loss of trees along western edge.

- The current greenery along the western edge of the site provides a pollution and water absorbing, green avenue effect along Church Lane – this will be lost.
- The proposed wildflower meadow within the PVAA will not provide habitat for the birds or larger mammals.
- Trees retained require adequate protection.

Character / Design

- Bears no relationship in terms of character and appearance to the adjacent western side of the site.
- Building a property within 2 metres of the road edge would destroy the whole outlook of the road.
- Existing trees to be lost are characteristic of Church Lane.
- Fails to preserve local rural character.
- Layout is uncharacteristic, all existing houses/bungalows facing the site are set back from the road behind a tree lined vista.
- Low railings are inappropriate.
- Plans are suburban in nature and would detract from the characteristic rural quality of the immediate area.
- Plot 6 backs very close to the road and does not face it which is not in keeping.
- Plots 1 to 5 would be visually dominant and intrusive with walls, gable ends and roofs punctuated by few small windows and would detract from the street scene.
- Site is too small to accommodate the number of units proposed, development is too dense.
- Siting of Plot 6 will still detract from rural street scene and character.

Drainage / Flooding

- A lack of trees and more paved areas near the road will only add to the existing flood risk problem.
- Increased level of surface water draining into Church Lane.
- SuDS statement and FRA inaccurate and misleading.

Heritage

- Fails to preserve character and appearance of conservation area and setting of the church of St Mary.
- Overly dominant and prominent form of development.
- Siting of Plot 6 will still detract from views towards the church.

Highway Safety & Parking

- Additional parking on Church Lane, causing danger to pedestrians.
- Concern about traffic on such a narrow, dangerous bend.
- No provision for preventing vehicles accessing offices through the gap in the listed flint wall.
- The pavement running alongside the proposed new development appears to have increased to 2 metres in depth by narrowing Church Lane road.

Protected Village Amenity Area (PVAA)

- Gardens of Plots 1 to 4 lack depth and therefore dominate the PVAA.

- Northeast corner of the site still encroaches into the PVAA.
- Overspill of light across the PVAA.
- Site Plan has moved the PVAA from the border with Church Lane.

Office Provision

- Inappropriate location, office accommodation in the local Granta Park site is already under occupied.
- Likely to generate increased traffic flow and parking demands along Church Lane.
- Negative impact on existing access rights onto Church Lane.
- No demand for office space.
- The introduction of a start-up business in a rural, conservation area is not appropriate, not warranted in this residential location.

Other Matters

- Misleading visual and verbal representation in the Design and Access Statement; exaggerated trees covering proposed units.
- No objection to housing on the site if designed appropriately and sympathetically.
- Planning Committee should visit the site.
- The proposal is an improved design but remains inappropriate.
- The proposal shows the demolition of half of Barn B and a large part of Barn A with no explanation why this is required.
- The Street View shows a hedge on both sides of the entrance to the site, but this is not shown on the site plan

The site and its surroundings

31. The site is located within the development framework boundary and Conservation Area of Little Abington. To the south of the site is the Parish Church of St Mary the Virgin, a Grade II* Listed Building, while to the south east of the site is no.36 (Church view) Church Lane, a Grade II Listed Building.
32. To the east of the site is a Protected Village Amenity Area (PVAA) which covers a wide area of open land to the rear of the site (east). The PVAA abuts the eastern boundary and northern boundaries of the site. To the north, south and west of the site are residential properties.
33. There are Tree Preservation Orders to the north, east and west of the site but none within the boundaries of the site itself.
34. A public right of way (footpath) runs in a north-south direction to the east of the site connecting Cambridge Road (A1307) to Church Road, approximately 32 metres from the eastern boundary of the site.
35. The site lies within flood zone 1 (low risk).

The proposal

36. This application seeks full planning permission for the demolition of existing dilapidated agricultural buildings and hardstandings. Erection of five dwellings and the conversion of two redundant barns to form a detached dwelling and an office.

Planning Assessment

37. The key issues to consider in the determination of this application are the principle of development, housing provision, Protected Village Amenity Area (PVAA), character / visual amenity, heritage impact, biodiversity, landscaping, trees, flood risk and drainage, highway safety, management of roads and parking, residential amenity, renewables / climate change, open space provision, contamination, developer contributions and other matters.

Relevant Planning History

38. The application follows the refusal of a previous planning application for the erection of six dwellings and the change of use and conversion of two agricultural barns to office space, refused by the Council's Planning Committee in February 2020 under planning reference S/3921/19/FL. The refusal notice contained the following two reasons for refusal:
 1. The application site is located adjacent to, and partially within, a Protected Village Amenity Area which provides a significant contribution to the legibility of the village, maintaining an important area of open land at the centre of the village that supports the rural character, amenity and sense of tranquillity of Little Abington.

The proposed development, by virtue of its encroachment into this Protected Village Amenity Area, would undermine the undeveloped nature and rural character at the centre of the village, failing to preserve the local rural character, amenity and sense of tranquillity of the area or provide a place-responsive, and legible form of development. The proposal would therefore fail to accord with Policies S/7, HQ/1 and NH/11 of the South Cambridgeshire Local Plan 2018 and the provisions of the National Planning Policy Framework 2019, particularly paragraphs 127 and 130.
 2. The proposed development, by virtue of its siting, scale and massing would significantly erode the relatively undeveloped nature of the application site and its rural quality, which contributes positively to the existing character of the Conservation Area. The siting of Plots 1 and 6, being located adjacent to the public highway, would represent an overly dominant and prominent form of development which would detract from the character and appearance of the conservation area.

Furthermore, by virtue of their siting, Plots 1 and 6 would be evident in

street scene views to the south towards Church of St Mary the Virgin, a Grade II* Listed Building, impacting on its setting. When viewed from the east, along the public right of way, views of the Church would be further eroded due to the inappropriate scale and massing of the proposed development.

The proposal would therefore fail to preserve or enhance the character and appearance of the Conservation Area and setting of the Church of St Mary the Virgin. It is not considered that the proposal results in public benefits that would outweigh the harm to the significance of the Conservation Area and the Grade II* listed church.

The proposal is therefore contrary to Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018 that require development proposals to sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance, the Council's Listed Building and Conservation Area Supplementary Planning Documents and the provisions of the National Planning Policy Framework 2019, chapter 16.

39. This planning application has sought to address the previous reasons for refusal, which are considered within this report.

Principle of Development

40. The site is located within the development framework boundary of Little Abington.
41. Policy S/7 of the Local Plan states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided that: a) development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and b) retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and c) there is the necessary infrastructure capacity to support the development.
42. Little Abington is identified as a Group Village under Policy S/10 of the Local Plan, which states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages.
43. The supporting text to Policy S/10 details that Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.

44. While matters of scale, density, character, biodiversity, and heritage are considered in more detail below, there is no in-principle objection to the development of six residential properties on the site through the erection of five new dwellings and the conversion and extension of an existing barn to residential use.
45. Officers do not consider that the present state of the site forms an essential part of the local character of the area which would rule out the potential for development, while the quantum of development proposed would accord with the thresholds set out in Local Plan policy for Group Villages, with the necessary infrastructure capacity to support the development (i.e., no more than 8 dwellings).
46. Policy E/12 of the Local Plan deals with new employment development in villages and states that within development frameworks in villages, planning permission will be granted for new employment development (B1, B2 and B8 uses) or expansion of existing premises provided that the scale of development would be in keeping with the category and scale of the village and be in character and scale with the location.
47. The application proposes the conversion of an existing agricultural barn into an office building (B1 use), creating approximately 100sqm of office floor space. The Planning Application Form and Planning Statement do not specify the anticipated number of full or part time staff arising from the proposal, with the Planning Statement setting out that the office has been designed to provide a small start-up unit.
48. Officers consider that the level of office floor space generated by the proposal would be of an acceptable scale with the status of Little Abington as a Group Village.
49. There is no in-principle objection to the erection of five dwellings on the site and the conversion of two existing barns into a residential dwelling and office building respectively, which would accord with the principles of Policies S/7, S/10 and E/12 of the Local Plan.

Housing Provision

50. The application seeks full planning permission for the erection of five residential dwellings and the conversion of an existing barn to residential use as part of the proposed development.

Housing Density

51. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Group Villages but that the net density on a site may vary from where justified by the character of the locality, the scale of the development, or other local circumstances.

52. The site measures approximately 0.47 hectares in area. However, the application includes the conversion of an existing barn into office space which would occupy approximately 0.17 hectares of the site. The development of 5 dwellings across the remaining 0.3 hectares of the site, including the conversion of an existing barn, would equate to a net density of approximately 17 dwellings per hectare.
53. The density of development is significantly lower than the average requirement of 30 dwellings per hectare. However, given the sensitive location of the site within Little Abington Conservation Area, the character of the local area and the rural nature of the sites surroundings, the density is considered acceptable in this instance.
54. The proposal would accord with Policy H/8 of the Local Plan.

Market Housing Mix

55. Policy H/9 of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities.
56. Policy H/9(3) requires the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances.
57. The application proposes the development of 2x2-bed dwellings, 3x3-bed dwellings and 1x4-bed dwelling, including the conversion and extension of an existing barn into a 2-bed dwelling (Plot 5).
58. Officers are satisfied that the proposed development would provide a reasonable mix of market houses, with no evidence available to suggest that such a mix would not be appropriate to local circumstances.
59. Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property and split evenly between affordable and market homes in the development.
60. Except for Plot 2 all residential units proposed are single storey properties with all accommodation on the ground floor.
61. The proposal would accord with Policy H/9 of the Local Plan.

Affordable Housing

62. Policy H/11 of the Local Plan requires that all developments of 11 dwellings or more, or on sites of less than 11 units if the floor space of the proposed units exceeds 1,000sqm should provide affordable housing.

63. However, NPPF paragraph 64 is a material consideration and states that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). A major development can be defined as 10 dwellings or more.
64. The development proposes six residential dwellings which would not exceed 1,000sqm of floor space. Therefore, no affordable housing is required as part of the development.
65. The proposal would not conflict with Policy H/11 of the Local Plan and NPPF guidance.

Residential Space Standards

66. 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.
67. The five proposed dwellings would accord with Policy H/12 of the Local Plan.
68. As Plot 5 is a converted and extended barn Policy H/12 is not strictly applicable as it applies to new build dwellings rather than conversions. Nonetheless, officers note that Plot 5 would exceed the required standards of Policy H/12
69. The proposal would accord with Policy H/12 of the Local Plan.

Protected Village Amenity Area

70. The eastern and northern boundaries of the site abut a Protected Village Amenity Area (PVAA), which covers an area of approximately 3.94 hectares.
71. The area identified as a PVAA was originally designated as a special policy area in the 1993 Local Plan:

Policy Abington 1: The District Council will resist development in the special policy area between Cambridge Road and Church Lane as indicated in the inset proposals map.

72. The supporting text further detailed that:

The area of open land to the north of Church Lane and south of Cambridge Road provides for an important rural character in this part of the village. As such there should be a general presumption against built development on this area.

73. The area received its identification as a PVAA in the 2004 Local Plan when the designation was introduced:

POLICY SE10: Protected Village Amenity Areas (PVAA) are defined within village framework boundaries in order to identify undeveloped land, the retention of which is of importance to the character, amenity and/or functioning of the village as a whole. Development of such areas will not be permitted if it would be harmful to the distinctive qualities and functioning lying behind their inclusion in the PVAA.

74. The relevant supporting text further detailed that:

The area of open land to the north of Church Lane and south of Cambridge Road provides for an important rural character in this part of the village. As such there should be a general presumption against built development on this area and consequently it is allocated as a Protected Village Amenity Area (paragraph 36.19).

75. The area designated as a PVAA has therefore been considered to make an important contribution to the rural character of the village for some time, as an area of open land to the north of Church Lane and south of Cambridge Road.
76. In terms of adopted policy, and the policy against which the proposal must be assessed, Policy NH/11 of the Local Plan states that Protected Village Amenity Areas are identified on the Policies Map where development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
77. The supporting text in paragraph 6.40 of the Local Plan details that PVAAs have been designated on sites within village frameworks in order to safeguard those areas of undeveloped land within villages which are important to retain. Some of the PVAAs may have important functions for the village such as allotments, recreation grounds and playing fields whilst others have an important amenity role in providing a setting for buildings or offer tranquil areas where there is minimum activity. Not all PVAAs have public access as some undeveloped areas which are important may be private gardens. They also vary from those which are very open to visual penetration to those which may be enclosed or semi-enclosed.
78. In this instance, the PVAA is relatively enclosed. The northern, eastern and southern boundaries of the PVAA abut residential development, which restricts views through to the designated area from the public highway / public realm outside of private garden areas. The western boundary of the PVAA abuts the application site and a small section of Church Lane. The existing structures within the application site and an existing boundary wall adjacent to the public highway restrict clear views through to the PVAA from most of Church Lane, while mature trees along Church Lane further restrict clear open views, although there are glimpses between the trees and it is evident that an open space lies behind the tree line.
79. The main view through to the PVAA is found towards the north-western corner of the PVAA, beyond the northern boundary of the application site, where Church Lane connects with Bourn Bridge Road. On approach from the west

along Bourn Bridge Road there is a more open view into the PVAA where there is a gated access and less natural screening present.

80. In terms of public access, a public right of way (footpath) runs in a north-south direction to the east of the application site, connecting Cambridge Road (A1307) to Church Road, approximately 32 metres from the eastern boundary of the site, through the PVAA. This provides an element of public accessibility to the PVAA.
81. The application site abuts the boundary of the PVAA but does not encroach into it, seeking to address the first reason for refusal associated to application S/3921/19/FL.
82. The principle of new residential development adjacent to the PVAA is not considered to conflict with the purposes of the PVAA designation, nor would the conversion of an existing building into office use, noting that the PVAA is already surrounded by residential development and is relatively enclosed. To further soften the impact of the proposed development additional planting is to be incorporated along the northern and eastern boundaries of the site within the PVAA.
83. Policy NH/11 of the Local Plan cites matters of character, amenity, tranquillity and function as the key points of consideration.
84. The area from which the presence of the PVAA is most notable from the wider public realm, aside from the public right of way, is the approach to Church Lane from the west along Bourn Bridge Road. This approach is the main area from which the PVAA and open undeveloped land within the middle of the village is particularly evident, contributing positively to the rural character of the area. The proposed development does not encroach into this area and therefore the immediate character is retained.
85. Sitting adjacent to the PVAA, the proposal is not considered to significantly compromise the amenity and tranquillity of the village. Furthermore, the proposal is not considered to result in significant harm to the function of the PVAA within the village, which is an area of open land to the north of Church Lane and south of Cambridge Road providing an important rural character in this part of the village; this purpose is clear from how the area has been considered since the 1993 Local Plan.
86. The proposal would accord with Policy NH/11 of the Local Plan.

Character / Visual Amenity

87. The site and surrounding area present a distinctive rural character, particularly given the relatively undeveloped nature of the application site and the large area of open space to the east. However, there are notable differences in the existing built form of development in the immediate area in terms of scale, siting and form, all of which contribute to the overall character and visual amenity of the area.

88. The development to the west of the site comprises a mixture of single storey, one and a half storey and two storey residential properties finished in facing brickwork and/or render with tiled roofs. These properties front onto Church Street and are set back from the public highway within relatively spacious plots. To the north of West Field, a public highway off of Church Street opposite the application site, the properties are predominantly single storey while to the south of West Field the properties take on a two storey form. Although the front gardens of these properties are generally open areas of soft landscaping and private driveways, the properties to the south of West Field have large detached single storey garages close to, and almost abutting, the public highway, which are evident in street scene views.
89. The development to the south of the site comprises two storey residential properties which vary in terms of their design, form and appearance. The siting of the properties also varies with some set back from the public highway and others built much closer to, (i.e., no.40 Church Lane) or even abutting, the public highway (i.e., no.36 Church Lane).
90. The properties along Bourn Bridge Road to the north west of the site are typically large detached two storey residential properties which form a linear pattern of development along either side of the public highway. These properties are all set back within their plots with spacious open front gardens and private driveways. The architectural form of the properties varies, as does their external appearance, which incorporate a range of materials including red and cream facing brickwork, weatherboarding, cladding and render with tiled roofs.
91. The siting of the existing buildings within the application site also contribute to the character of the area. Notably, the site contains a single storey barn which abuts the public highway and is evident within street scene views, a building which is to be largely retained (and extended away from the public highway) as part of the proposed development.
92. The five proposed dwellings within the site have been arranged in a courtyard form in response to the rural character of the area and the historic layout of the barns on site. The entrance to the site has two areas of informal open space on either side which contribute positively to the low-density arrangements of the site and surrounding area, along with the general character of the area where large open front gardens with areas of soft landscaping are common.
93. The dwellings, as amended, have been designed to reflect a simple agricultural form and to appear as barn conversions with simple and modest fenestration detailing, a positive response to the context of the site and its historic use. This is continued through the proposed use of materials which includes the use of flintwork, buff brick, black weatherboarding, rustic red pantiles, timber framed windows and wooden barn doors and window shutters.
94. In terms of scale, the dwellings provide four single storey properties and a one and a half storey property (Plot 2) located relatively centrally in the site and

adjacent to the site entrance. The single storey properties provide slight variations in ridge heights ranging from approximately 5.5 metres to 6 metres. Plot 2 provides a ridge height of approximately 7.5 metres as the tallest proposed dwelling on the site.

95. Plot 5, the converted barn, retains its main 5 metre ridge (approx.) with a subservient single storey addition incorporated into the design with a ridge height of approximately 4.7 metres.
96. The general scale proposed is reflective of the varied scale of development in the surrounding area and is considered to be in keeping with the character of the area.
97. Officers acknowledge that the proposed development would have an impact on the existing character of the area by virtue of the removal of a significant number of trees and the introduction of a built form of development. However, as discussed in detail later in this report, the documents submitted set out that the trees removed are moderate or low quality and value, with the higher value trees retained and protected, and new landscaping incorporated into the development.
98. Although the development would introduce a new form of built development near to Church Lane, in particular Plots 1 and 6, this is not considered to be out of keeping with the character of the area. As noted above, an existing single storey barn within the site abuts the public highway and is to be retained, extended and converted into residential use.
99. Furthermore, immediately to the south of the site is no.40 Church Lane, a two storey dwelling which is sited approximately 2 metres from the edge of the public highway, while two detached single storey garages on the opposite side of Church Lane are also sited close to the edge of the highway. No.36 Church Street, a two storey dwelling to the south of the site (albeit 'round the corner' from the application site), also abuts the public highway. These buildings are all evident in street scene views and contribute to the overall character of the area.
100. In terms of the proposed barn conversions, a modest and subservient extension is proposed to Barn B, which would form Plot 5 of the residential development, while Barn A is largely retained with a small section to be demolished. The only other changes to the buildings relate to their fenestration and external appearance. The existing barns are in a relatively poor state of repair and therefore the proposed conversions would represent a visual enhancement.
101. Consideration is given to the second reason for refusal associated to the previous scheme and how the current application has sought to respond, noting that the siting and scale of Plots 1 and 6 formed part of that reason.
102. The northern portion of the site is occupied by a single dwelling (Plot 1) where previously two dwellings were proposed (Plots 1 and 2). Given the reduction in the number of Plots the proposed dwelling is sited further from the western boundary of the site and away from Church Lane, reducing its impact and

prominence in street scene views. The proposed siting of Plot 1 also allows for a greater amount of soft landscaping along the western boundary of the site than previously proposed. The proposed siting and additional soft landscaping are considered positive design responses to the previous reason for refusal and to the rural character of the area.

103. In terms of Plot 6, the proposed dwelling has been reduced in height by approximately 0.8 metres to approximately 5.5 metres and sited away from the existing boundary wall by approximately 0.9 metres (previously sited abutting the boundary wall) to the previous scheme. By way of comparison, Plot 5 to the rear of Plot 6 which is formed from the existing converted barn that abuts the western boundary of the site has a maximum ridge height of approximately 5 metres. Plot 6 would remain evident in street scene views, but the degree of harm has been reduced.
104. Officers are satisfied that the alterations to Plot 1 and associated landscape works respond positively to the previous reason for refusal and its prominence has been significantly reduced. Similarly Plot 6 is improved in design terms but would remain evident in street scene views and views towards the Church of St Mary and is finely balanced. However, short of removing Plot 6 from the scheme all together, a single storey property in this location will be evident in street scene views, but it's scale and appearance is comparable to the existing barn to the south (Plot 5), which abuts the public highway. Therefore, officers do not consider the impact of Plot 6 to result in sufficient harm to warrant a refusal of the application.
105. Although heritage is considered in more detail below, no objection is raised by the Council's Conservation Officer to the proposed development, who identifies no harm in heritage terms (previously less than substantial).
106. The overall design, scale, form, appearance and detailing of the proposed development is considered acceptable and to include a variety of interest within the development, which draws on the context of its location and historic form. 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.
107. To ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location, officers consider it reasonable and necessary to impose conditions requiring details of all external materials and boundary treatments.
108. On balance, and subject to the recommended conditions, the proposal is considered to accord with Policy HQ/1 of the Local Plan.

Heritage Impact

109. Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay "special regard to the desirability of preserving

the (listed) building or its setting or any features of special architectural or historic interest which it possesses”.

110. Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay “special attention to the desirability of preserving or enhancing the character or appearance of that area”.
111. Chapter 16 of the NPPF focuses on conserving and enhancing the historic environment.
112. In considering the potential impacts of development, paragraph 199 of the NPPF states that great weight should be given to the asset’s conservation with paragraph 200 of the NPPF detailing that any harm to, or loss of, significance should require clear and convincing justification. Paragraph 201 of the NPPF sets out that where a proposed development will lead to substantial harm to a designated heritage assets consent should be refused, unless that harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 202 of the NPPF details that where a development will lead to less than substantial harm to the significance of a designated heritage asset, that harm should be weighed against the public benefits of the proposal.
113. Policy NH/14 of the Local Plan sets out support for development proposals when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the NPPF. Policy HQ/1 of the Local Plan also requires development to conserve or enhance important natural and historic assets and their settings.
114. The designated heritage assets of relevance to this application are the Little Abington Conservation Area and the Parish Church of St Mary the Virgin, a Grade II* Listed Building to the south of the site. Officers also note the potential for archaeology on the site.
115. The application has been subject to formal consultation with Historic England and the Council’s Conservation Officer. Cambridgeshire County Council’s Historic Environment Team has also made formal comment on the application in respect of archaeology.
116. Historic England have offered no comment on the application, suggesting that the input of the Council’s specialist conservation and archaeological advisors are sought. Officers acknowledge that Historic England raised no objection to the previous application.
117. The Council’s Conservation Officer raises no objection to the proposal and refers to the revisions that have been made to the scheme, responding more positively to its potential impact on the relevant heritage assets. The comments conclude that, subject to conditions, the proposal will not harm the character of the conservation area or the setting of St Mary’s Church.
118. As noted above, the application presents a layout which is considered to replicate an agricultural yard with converted barns, which references the historic

character of the site. The development has been designed to reflect barn conversions in both scale and appearance with simple and modest fenestration detailing and responsive external materials, again in response to the historic context of the site. The scheme is considered to appear as a low-key development of converted buildings, which is in keeping with the overall character of the conservation area.

119. A landscape buffer has been incorporated along part of the western edge of the site to soften the edge of the development, transitioning from the more open and rural setting to the north and east to the more intensive residential development to the south and existing boundary wall which abuts the public highway; a larger buffer than the previously refused scheme. Key trees are to be retained at the entrance to the site, further maintaining a softer rural edge to the site. This overall transition is considered to contribute to the approach to the conservation area.
120. Although a greater volume of built form is introduced onto the site and would therefore inevitably have an impact on the character and appearance of the conservation area, the overall design, scale and appearance of the development is considered responsive to this constraint. Nonetheless, officers acknowledge that the development would result in a minor detrimental impact to the character of the conservation area through the additional built form, including its presence within the street scene.
121. In terms of the setting of the church, direct views would remain along Church Lane to the south, although additional built form within the site would be evident. However, as noted above, the overall design, scale and appearance of the development is considered acceptable. When considering the previous refusal, the impact of Plot 1 is significantly reduced while Plot 6, although visible within street scene views by virtue of its siting, has been sited slightly further into the site and is comparable in scale and appearance to existing buildings immediately to the rear, mitigating its impact on the setting of the church.
122. Views of the church are also available from the public right of way which runs to the east of the site. Officers consider that views of the church in the distance would continue to be appreciated, given that the layout, design and scale of the proposal reflects an agricultural yard conversion and the type of development likely to be seen in this location. A notable alteration and improvement to the scheme is that the one and a half storey property is now located on Plot 2. This contributes more positively to the reducing scale of development to the south within the site while also providing a stronger response to maintaining views from the public right of way to the Church.
123. As noted above, the Council's Conservation Officer concludes that the proposal will not result in harm to the character of the conservation area of the setting of St Mary's Church. On the previous scheme, less than substantial harm was identified, which was considered to be outweighed by the public benefits (provision of small-scale residential development including single storey properties and the provision of small-scale office space).

124. On balance, officers are satisfied that the proposal has responded positively to the heritage harm identified on the previously refused application. Again, Plot 6 is improved in design terms but would remain evident in street scene views and views towards the Church of St Mary and is finely balanced. However, officers do not consider the impact of Plot 6 to result in sufficient harm to warrant a refusal of the application.
125. The conditions recommended by the Council's Conservation Officer are noted, with specific design details playing a key role in mitigating the impact of the development and ensuring a high-quality compatible finish to the scheme. Officers consider that compliance conditions for the specifications of windows, sample panel of materials, non-masonry walling and roof details to be reasonable and necessary to ensure that the quality of development is taken through to completion in a matter which is responsive and compatible with its location in heritage terms.
126. A condition requiring details of boundary treatments is also considered necessary, as noted above, which are also considered critically important in heritage terms. Details of landscape are covered in more detail below, but officers acknowledge the those details are also important in heritage terms.
127. The comments of the Historic Environment Team are noted. Officers consider it reasonable and necessary to impose a condition to secure the implementation of a programme of archaeological work to ensure that the significance of historic environment assets is conserved.
128. On balance, and subject to the recommended conditions, the proposal is considered to accord with Policies HQ/1 and NH/14 of the Local Plan, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 and NPPF guidance.

Biodiversity

129. The application is supported by a Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment (Green Environmental Consultants, October 2019), a Bat Roost Characterisation Survey (Green Environmental Consultants, October 2019), and a Reptile Survey (Green Environmental Consultants, October 2019).
130. The application has been subject to formal consultation with the Council's Ecology Officer who raises no objection to the proposed development, subject to conditions.
131. The reports have found that there are a small number of low importance bat roosts within the buildings affected by the application and that a Low Impact Class Licence will be necessary for works to commence. The Council's Ecology Officer has commented that they have no reason to believe that this licence will not be granted based on the information submitted.

132. No reptiles were found during surveys and all other potential ecological constraints (for example breeding birds) can be controlled through non-licensable methodology.
133. The Council's Ecology Officer has recommended that three conditions be imposed as part of any consent.
134. The first is a compliance condition to require works to be carried out in accordance with the details contained in the documents noted above.
135. The second would require the submission of a Construction Ecological Management Plan (CEcMP) prior to the commencement of development, to protect existing habitats and protected species on site and to enhance the site for biodiversity. The CEcMP would require the submission of details including a risk assessment of potentially damaging construction activities, practical measures to avoid or reduce impacts during construction, the location and timings of sensitive works to avoid harm to biodiversity features and the use of protective fences, exclusion barriers and warning signs if applicable.
136. The third would require the submission of a Landscape and Ecological Management Plan (LEMP) prior to development above slab level, to provide habitat for wildlife and enhance the site for biodiversity. The LEMP would require the submission of details including aims and objectives for management (including how a minimum of 10% in biodiversity net gain will be achieved) and ongoing monitoring and remedial measures.
137. Officers consider that the three recommended conditions would be reasonable and necessary and should be imposed as part of any consent to ensure appropriate arrangements for protecting and enhancing biodiversity as part of the development.
138. Subject to the recommended conditions, officers consider that the proposal would accord with Policy NH/4 of the Local Plan and paragraph 180 of the NPPF which seeks opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity

Landscaping

139. The application is supported by a Landscape and Visual Assessment (Jon Etchells Consulting, November 2019).
140. The Landscape and Visual Assessment sets out the context of the site and key public view points including the public right of way, noting that the site is visible only in short distance views from the north, west and south, the public footpath to the east and some longer distance views from private gardens. Paragraph 4.2.4 of the Assessment states that the landscape of and around the site has been assessed as of low sensitivity to development of the type proposed, and the degree of change brought about by the development would be minor. The

Assessment also sets out the scope of landscape works proposed as part of the development.

141. The layout incorporates a modest landscape buffer / strip along much of its western boundary. This is a positive response to the sites rural setting and existing street scene of Church Lane, which comprises soft landscaping and planting on either side of the public highway, noting that a significant number of existing trees are to be removed from the site to accommodate the proposed development.
142. Two large trees are retained either side of the entrance to the site within areas of informal open space, which provide a soft and expansive entrance to the site. Within the site there are small areas of soft landscaping to the front of the proposed properties, each of which have private garden areas to the site and rear. The formal entrance to the site turns to more informal and shared surfacing arrangements creating a softer layout and surface treatment within the sites rural setting.
143. The scheme also proposes additional landscaping around the northern and eastern boundaries of the site to soften the impact of the proposed development on its rural surroundings. As noted above, this additional planting is considered a positive response to the adjacent PVAA. Although outside of the application boundary the proposed planting lies within other land within the applicant's ownership and therefore details can be conditioned as part of any consent.
144. The landscaping in and around the site is considered to contribute positively to the sites low density layout and rural character. However, officers consider it reasonable and necessary to impose a condition requiring full details of hard and soft landscaping, including a condition relating to landscape works to the northern and eastern boundaries of the site, to ensure that the site is fully integrated with its surroundings.
145. As noted above, a condition is recommended in respect of boundary treatments, a detail which will also contribute the landscape arrangements of the site.
146. Subject to the recommended conditions, officers consider that the proposal would accord with Policies HQ/1 and NH/4 of the Local Plan.

Trees

147. The application is supported by an Arboricultural Implications Assessment and Preliminary Method Statement (Oakfield Arboricultural Services, June 2021) and an amended Assessment (Oakfield Arboricultural Services, January 2022), submitted in response to concerns raised by the Council's Trees Officer and to align with the proposed site plan.
148. The report details that a total of 17 individual trees and two groups of trees were assessed, noting that the trees are unmanaged with varying quality from good to poor. The report clarifies that trees of good quality with long term potential to

contribute to the area are T3-T5, T7 and T13-T17 (as labelled within the report) while the remaining trees are of low value with little to no arboricultural value, made up of lower level of self-set stems likely formed from unmanaged hedgerows that have been allowed to grow and self-seed.

149. The report sets out that appropriate protection methods can be put in place during construction and providing they are adhered to the proposal will have no material effect to the long-term health and or value of the trees which are to be retained.
150. In terms of works to the existing trees the report sets out the removal of seven individual trees and two groups of trees to accommodate the layout (identified as T1, T2, T3, T5, T6, T8, T9, G1 and G2), all of which are categorised as moderate or low quality and value, along with some pruning works to T7 to provide adequate height clearance.
151. The Council's Trees Officer raised concern with the original Assessment and degree of hardstanding associated to Plot 1 being within the root protection area of T7. The amended Assessment sets out that where construction is to be adoptable in nature pre-emptive root pruning must take place so as to avoid ripping damage associated with mechanical excavation methods. Where not required to be adoptable a no-dig method of construction will be employed.
152. Although covered in more detail below, the Local Highways Authority will not be seeking to adopt the proposed development.
153. The amended Report also better aligns with the amended SuDS assessment that has also been updated to improve consistency across the supporting documentation, a further response to concerns raised by the Council's Trees Officer.
154. Officers have no objection to the approach set out in the revised Assessment in principle, but the details are not specific enough to confirm adequate protection. Therefore, officers consider it reasonable and necessary to impose a condition to require the submission of an updated Assessment and protection plan prior to commencement of any development.
155. Officers note the third party concerns over T17 to the south of Plot 5. Plot 5 has been designed to have an area of usable private amenity space directly to the rear of the property, thereby reducing the pressure for works to be undertaken to T17 to increase the garden area. It is also notable that T17 is not located within the residential curtilage of Plot 5. Officers consider this to be an acceptable arrangement while any works to T17 would require consent from the Local Planning Authority and therefore a good level of protection is afforded to this tree against potentially undesirable works.
156. Subject to the recommended condition, the proposal would accord with Policy NH/4 of the Local Plan.

Flood Risk and Drainage

157. The application site is in Flood Zone 1 and is therefore considered as having low probability of flooding.
158. The application is supported by a SuDs Statement and Flood Risk Assessment (EAS, March 2020) and, following objection from the Council's Sustainable Drainage Engineers, a SuDs Statement and Flood Risk Assessment (EAS, January 2022).
159. The application has been subject to formal consultation with Anglian Water and the Council's Sustainable Drainage Engineers.
160. Anglian Water have offered no comment, but officers note that no objection was raised by Anglian Water to the previous application.
161. The Council's Sustainable Drainage Engineer raised objection to the proposed development due to concerns that infiltration SuDS is not suitable for the site and that the option had not been explored within the Report. Consequently, the Sustainable Drainage Engineer concludes that they are unable to support the original drainage strategy proposed.
162. The amended Assessment has sought to address the concerns raised, including taking account of the root protection zone adjacent to Plot 1. The Assessment clarifies that there is no suitable location for a soakaway to take advantage of the chalk geology and a root protection zone prohibits the use of infiltration devices in the most preferable site area. The proposed strategy demonstrates that runoff from the development can be suitably attenuated to an agreeable rate. Noteworthy, the maximum runoff rate from the site in the 100yr+40% climate change event is 1.0l/s. During everyday rainfall events and less intensive storms, the runoff from the site will be even less.
163. Officers note that the proposed SuDS Strategy is extremely similar to that proposed in the previous application to which no objection was raised by the Council's Sustainable Drainage Engineer subject to condition.
164. Notwithstanding the amended Assessment, officers consider it reasonable and necessary to impose a condition requiring the submission of a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Local Plan policies prior to commencement of development, 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 development.
165. Given the pre-commencement requirements of such a condition, no development can take place on the site before a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority (in consultation with relevant technical consultees).

166. Officers also consider it reasonable and necessary to impose a condition to require the submission of details for the long-term maintenance arrangements of the surface water drainage system prior to occupation, to ensure the satisfactory maintenance of drainage systems that are not publicly adopted.
167. To ensure an appropriate arrangement for foul water drainage, officers consider it reasonable and necessary to impose a condition requiring the submission of scheme for the provision and implementation of foul water drainage prior to development above slab level.
168. Subject to the recommended conditions, 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.

Highway Safety, Management of Roads and Parking

169. The application proposes the creation of a new vehicular access to the site directly onto Church Lane, approximately 25 metres further north than the existing junction between West Field and Church Lane. The section of Church Lane where the new access is proposed is relatively straight and therefore the required visibility splays can be achieved, as illustrated on the proposed site plan.
170. The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposed development, subject to conditions.
171. The Local Highways Authority has confirmed that they will not be adopting any part of the development as the road within the site would not meet the required specifications for adoption. This is not uncommon and does not present a risk to highway safety, subject to securing details for the further management and maintenance of the proposed street within the development by way of a planning condition.
172. Officers consider it reasonable and necessary to impose conditions to details of the proposed arrangements for future management and maintenance of the proposed streets, access construction details, footpath provision, falls and levels and a traffic management plan. Officers also consider it reasonable to include an informative relating to works to or within the public highway for the attention of the applicant.
173. Subject to the recommended conditions the proposal is considered acceptable in highway safety terms and to accord with Policy TI/2 of the Local Plan and paragraphs 110 and 112 of the NPPF.
174. In terms of car and cycle parking provision, Policy TI/3 of the Local Plan sets out the Council's parking requirements, with figure 11 of the Plan setting out the standards for each use class.

175. For each residential unit, two car parking spaces per dwelling should be provided, with one space to be allocated within the curtilage of the dwelling. Each of the six residential Plots are provided with two off-road parking spaces, with Plot 1 benefiting from four spaces.
176. For cycle parking provision, one space per bedroom should be provided. No cycle parking provision has been indicated for the residential units and therefore officers consider it reasonable and necessary to impose a condition to require the submission of appropriate secure and covered cycle parking prior to the occupation of any residential units.
177. For the office units, one car parking space per 25sqm of gross floor area should be provided. The proposed development would create approximately 100sqm of office floor space within the development. Therefore, a parking provision of four spaces would be required; the development proposes four car parking spaces for the office building, including one disabled parking space.
178. Officers acknowledge the level of local concern in respect of highway safety and additional cars parking on Church Lane. However, as noted above, no objection is raised by the Local Highways Authority and the proposed development would provide sufficient and policy compliant levels of off-road parking within the development to service the proposed uses.
179. For cycle parking provision, one cycle space per 30sqm of gross floor area should be provided. Therefore, three cycle parking spaces are required for the office unit.
180. No details of cycle parking have been provided as part of the application so again officers consider it reasonable and necessary to include reference to both residential and office development within the proposed cycle condition.
181. Subject to the recommended condition, the proposed parking provision would accord with Policy TI/3 of the Local Plan.

Residential Amenity

Neighbouring Properties

182. The five new dwellings and barn conversion to residential proposed are relatively well separated from existing residential development near to the site. Furthermore, given the scale of proposed dwellings, the potential for any significant loss of privacy, loss of light or overbearing impact is further mitigated.
183. The areas directly to the north and east of the site comprise open areas of land, with the area to the east covering large area of open space. The nearest property to the north of the site is Meadowside, which is located approximately 83 metres from the northern boundary of the site. Given the degree of separation, the proposed development is not considered to result in harm to the amenities of Meadowside.

184. To the west of the site are the residential properties of Church Lane. These properties front the public highway but are set back within their individual plots by long open front gardens. These properties are typically set approximately 25 metres from the western boundary of the site. Given the degree of separation and open front garden arrangement, the proposed development is not considered to result in harm to the amenities of the properties to the west of the site along Church Lane.
185. Plot 4, the south-eastern most property within the development, is the closest proposed dwelling to the existing residential properties to the south of the site, namely no.38a Church Lane to the south and no.38 Church Lane to the south east. Plot 4 is a detached single storey property with all accommodation on the ground floor and is sited approximately 20 metres from the nearest shared southern / south-eastern boundary of the site. There are no openings above ground floor level in the southern elevation of Plot 4 which could provide direct views towards nos.38 and 38a Church Lane. Given the scale and siting of Plot 4, the proposed development is not considered to result in harm to the amenities of the properties to the south of the site along Church Lane.
186. The two barns to be converted into residential and office use are located in the southern portion of the site, in closer proximity to nos.38 and 38a Church Lane than the proposed residential element of the development. However, these are existing buildings which are to be converted, with an extension to the northern elevation of the westernmost barn (Barn B / Plot 5). Velux rooflights are proposed on the roof slopes which face into the site. Given the scale of the respective barn conversions and the proposed alterations to the fenestration details, the barn conversions are not considered to result in significant harm to the amenities of the properties to the south of the site along Church Lane.
187. The proposed development has been assessed in terms of loss of privacy, loss of light and overbearing impact and is not considered to result in significant harm to the amenities of neighbouring properties.

Future Occupiers

188. Consideration is also given to the amenities of the future occupiers of the site.
189. The internal layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property. Officers do not consider that the office element of the development would give rise to any significant harm to the residential units proposed by way of noise and disturbance.
190. In terms of existing development impacting on the proposed dwellings, given the arrangements of the site and scale and siting of nearby development, officers do not consider that any existing development would result in significant harm to the amenities afforded to each of the proposed plots.
191. Paragraph 6.75 of the Council's District Design Guide details that ideally residential units should be provided with access private amenity space with one

or two bedroom house having 40sqm in urban settings and 50sqm in rural settings whilst each house with 3 bedrooms or more should have a private garden space of 50sqm in urban settings and 80sqm in rural settings.

192. Each property would benefit from a private garden area which would exceed with the recommendations of the Council's District Design Guide.

Conclusion

193. The proposal is considered to accord with Policy HQ/1 of the Local Plan which requires development to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.

Renewables / Climate Change

194. Policy CC/3 of the Local Plan states that proposals for new dwellings and new non-residential buildings will be required to reduce carbon emissions by a minimum of 10% (to be calculated by reference to a baseline for the anticipated carbon emissions for the property as defined by Building Regulations) through the use of on-site renewable energy and low carbon technologies.
195. Policy CC/4 of the Local Plan states that all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day.
196. Officers consider it reasonable and necessary to impose conditions requiring a scheme to demonstrate a minimum reduction of 10% of carbon emissions and that the dwellings achieve a 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).
197. Subject to the recommended conditions the proposal would accord with policies CC/4 and CC/5 of the Local Plan.

Open Space Provision

198. Policy SC/7 of the Local Plan states that all housing developments will contribute towards Outdoor Playing Space (including children's play space and formal outdoor sports facilities), and Informal Open Space to meet the need generated by the development in accordance with the minimum standards set out in the Policy/Plan.
199. Policy SC/7(5) of the Local Plan details that in developments of less than 10 homes, it is expected that only the Informal Open Space element will be provided on-site.
200. The layout of the development incorporates two areas of informal open space on either side of the vehicular entrance to the site.

201. The proposal would accord with Policy SC/7 of the Local Plan.

Contamination

202. The application is supported by a Site Specific Phase I Contamination Report dated April 2019 by Horizon Structures.

203. The application has been subject to formal consultation with the Council's Contaminated Land Officer who raises no objection to the proposed development, subject to conditions, but does raise objection to the Phase I Report considering it to be flawed.

204. The Council's Contaminated Land Officer therefore recommends that conditions requiring a detailed desk study and site walkover, a risk assessment, a remediation method statement, a verification report and the identification of any additional or unexpected contamination should be imposed as part of any consent. Officers consider that such conditions would be reasonable and necessary to ensure that the site is made safe for the sensitive residential end-use.

205. Subject to conditions, the proposal would accord with Policy SC/11 of the Local Plan.

Developer Contributions

206. Policy TI/8 of the Local Plan states that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.

207. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is –

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

208. In this case, the need for contributions are not considered necessary to make the development acceptable due to the Written Ministerial Statement dated 28 November 2014 that states contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm.

Other Matters

Broadband

209. Policy TI/10 requires that infrastructure be imposed to create access to broadband internet respectively. Officers consider it reasonable and necessary to impose a condition to require that the requirements of policy TI/10 are satisfied.

Lighting

210. Officers consider it reasonable and necessary to impose a condition restricting the installation of lighting unless a scheme is agreed in writing prior to installation to protect the amenities of neighbouring properties and to protect biodiversity, in accordance with Policies HQ/1 and NH/4 of the Local Plan.

Noise

211. Officers consider it reasonable and necessary to impose a condition restricting the hours of works on site to protect the amenities of neighbouring residents in accordance with Policies HQ/1 and CC/6 of the Local Plan. Informatives relating to minimising the potential for disturbance to neighbouring residents, a demolition notice and air source heat pumps are also considered appropriate.
212. Given the scale of development a Construction Environment Management Plan, as recommended by the Council's Environmental Health Team, is not considered necessary, noting the hours of works condition, a restrictive lighting condition and a traffic management plan condition.

Permitted Development Rights

213. The impact of the proposed development on the adjacent PVAA, character of the area, heritage assets and residential amenity have been considered to be acceptable. However, to ensure that these matters are adequately protected, officers consider it reasonable and necessary to impose a condition removing permitted development rights for Classes A (extensions), C (rooflights), D (porches), E (outbuildings), G (chimneys, flues etc.) of Part 1 of Schedule 2 and Class A (gates, fences walls etc) of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
214. Without such restrictions additions/alterations to the proposed dwellings and development in and around their respective curtilages could be undertaken without formal planning consent which may result in harm to the aforementioned considerations.
215. The potential addition of dormer windows under Class B of Part 1 of Schedule 2 is already prohibited within the Town and Country Planning (General Permitted Development) (England) Order 2015 as the site is located within a Conservation Area and thus such additions are already controlled and would require formal consent.
216. Officers also consider it reasonable and necessary to impose a condition to restrict the conversion of the consented office building into residential use through permitted development rights. Such a conversion may give rise to

matters or issues not considered within this report which may result in adverse harm and potential impacts on nearby residents or future potential occupiers of those units.

Pre-Commencement Conditions

217. All pre-commencement conditions have been agreed in advance with the agent prior to bringing the application to committee.

Third Party Comments

218. The comments made in third-party representations are noted, with many points already considered in the report, including the concerns raised in objection to the original proposal (scale, path and landscaping). The remaining matters raised are considered below.
219. Comments question whether the provision of office space is appropriate, particularly given the impact of the Covid-19 pandemic, and in respect to claimed vacant space at the nearby Granta Park. As set out above, the provision of office space is supported by planning policy. Furthermore, the provision of a small office unit is not comparable to the types of facilities provided on Granta Park. Officers acknowledge that the impact of the Covid-19 pandemic has impacted on working arrangements and patters, but proposal is policy compliant in in respect of office provision.
220. The existing gap in the flint boundary wall would provide pedestrian access to the office building only, there is no vehicular link to the parking associated to the office building, which would conflict with access arrangements to Plot 5. Although parking is not restricted on Church Lane, adequate provision for parking is provided within the site as detailed above.
221. The level of development is not considered to result in a significant rise in traffic or congestion while the development has no impact on existing visibility at junctions.
222. Officers acknowledge that the site plan incorrectly illustrates the extent of the PVAA by not extending it to the public highway. However, this error does not impede the ability of officers to assess the proposed development and its potential impact on the PVAA.
223. Requests have been made that the Planning Committee should make a site visit before the determination of the application. The impact of the Covid-19 pandemic currently restricts if and how Planning Committee site visits are undertaken and remains under review. However, members of the committee would be able to make their own visit to the site before the committee meeting if deemed necessary.

Planning balance and conclusion

224. Officers consider the general design approach, as amended, to reflect an agricultural yard with converted barns, which references the historic character of the site and the rural character of the area, to be an appropriate response to the context of the site. Planning conditions can be applied to secure details of external materials, fenestration and hard and soft landscaping amongst others, to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location.
225. Officers are satisfied that the proposal would accord with Policy NH/11 of the Local Plan (PVAA) and has responded positively to the first reason for refusal of the previous scheme, with a site boundary that now solely abuts the designated area rather than encroaching into it.
226. Officers acknowledge that the proposed development would have an impact on the existing character of the site by virtue of the removal of a significant number of trees. However, as identified in this report and documents submitted to support the proposal, the trees removed are moderate or low quality and value, with the higher value trees retained and protected, which can be secured by condition. Landscape works and biodiversity enhancements are to be incorporated into the development, again secured by condition.
227. In character and heritage terms, and in response to the second reason for refusal of the previous scheme, improvements have also been made. A single Plot occupies the northern portion of the site (previously two) allowing for additional landscaping on the western boundary of the site and a reduction in the prominence of Plot 1 within the street scene. Plot 6 has been stepped into the site slightly, away from Church Lane, and reduced in scale.
228. Officers are satisfied that the alterations to Plot 1 and associated landscape works respond positively to the previous reason for refusal. Similarly Plot 6 is improved in design terms but would remain evident in street scene views and views towards the Church of St Mary and is finely balanced, but not considered sufficiently harmful to warrant a refusal of the application. The one and a half storey dwelling within the development now occupies Plot 2 to improve views of the church from the public right of way that runs to the east of the site.
229. Noting that the Council's Conservation Officer identifies no harm in heritage terms (previously less than substantial) and Historic England have offered no comment, officers consider that, on balance, the development would be acceptable in design and heritage terms.
230. For the reasons set out in this report, officers consider the proposal to be acceptable, on balance, in accordance with the relevant policies in the South Cambridgeshire Local Plan 2018.

Recommendation

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

Conditions

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

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

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

Plans to be listed:

1030 P2 (Location Plan)
1013 P17 (Site Plan)
1001 P6 (Plot 1 Floor Plans)
1002 P8 (Plot 1 Elevations)
1007 P6 (Plot 2 Floor Plans)
1008 P8 (Plot 2 Elevations)
1005 P8 (Plot 3 Plans)
1009 P7 (Plot 4 Plans)
1020 P3 (Plot 5 Floor Plans)
1021 P3 (Plot 5 Elevations)
1010 P7 (Plot 6 Floor Plans)
1011 P9 (Plot 6 Elevations)
0035 P5 (Barn A Plans)

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

- c) No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, including historic building recording, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- i) the statement of significance and research objectives;
 - ii) The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - iii) The timetable for the field investigation as part of the development programme;

- iv) The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.
- v) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- vi) The programme for the analysis, publication & dissemination, and deposition of resulting material.

Works shall be carried out in accordance with the approved details.

Reason: To ensure that the significance of historic environment assets is conserved in accordance with Policy NH/14 of the South Cambridgeshire Local Plan 2018 and chapter 16 of the National Planning Policy Framework.

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

Works shall be carried out in accordance with the approved details.

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

- e) No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
 - i) Risk assessment of potentially damaging construction activities.
 - ii) Identification of "biodiversity protection zones".
 - iii) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - iv) The location and timings of sensitive works to avoid harm to biodiversity features.
 - v) The times during which construction when specialist ecologists need to be present on site to oversee works.

- vi) Responsible persons and lines of communication.
- vii) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- viii) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect existing habitats and protected species on site and to enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.

- f) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
 - i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - ii) Contractor parking shall be within the curtilage of the site and not on the street.
 - iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
 - iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway

Works shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity and highway safety in accordance with Policies HQ/1, CC/6 and TI/2 of the South Cambridgeshire Local Plan 2018.

- g) No demolition, site clearance or building operations shall commence until an updated Arboricultural Impact Assessment and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be maintained to the satisfaction of the Local Planning Authority during the course of development operations. Any tree(s) removed without consent or dying or being severely damaged or becoming seriously diseased during the period of development operations shall be replaced in the next planting season with tree(s) of such size and species as shall have been previously agreed in writing with the Local Planning Authority.

Reason: To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies S/3 and NH/4 of the South Cambridgeshire Local Plan 2018.

- h) No development shall take place until full details of both hard and soft landscape works, including works to the northern and eastern boundaries of the site outside of the application site boundary within the blue land (as shown on drawing number 1013 P17 – Site Plan), have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications

of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock. The landscape plan should clearly identify which proposed trees will benefit from 3D cellular confinement systems.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1, NH/4 and NH/14 of the South Cambridgeshire Local Plan 2018.

- i) No development shall take place until a scheme for the provision and implementation of surface water drainage, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

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

- j) No development above slab level shall take place until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the LEMP shall include the following:
- i) Description and evaluation of features to be managed.
 - ii) Ecological trends and constraints on site that might influence management.
 - iii) Aims and objectives of management, including how a minimum of 10% in biodiversity net gain will be achieved.
 - iv) Appropriate management options for achieving aims and objectives.
 - v) Prescriptions for management actions.
 - vi) Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - vii) Details of the body or organisation responsible for implementation of the plan.
 - viii) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NH/4 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan and paragraphs 108 and 110 of the National Planning Policy Framework.

- l) No development above slab level shall take place until a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

- m) 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 development.

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.

- n) No development above slab level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each building shall be completed before that/the building 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 Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- o) Before starting any brick or stone work, a sample panel of the facing materials to be used shall be erected on site to establish the detail of bonding, coursing and colour, type of jointing shall be agreed in writing with the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- p) Prior to the installation of any non-masonry walling systems, cladding panels or other external screens full details including structural members, infill panels, edge, junction and coping details, colours, surface finishes/textures and relationships to glazing and roofing shall be submitted to and approved in writing by the Local Planning Authority. This may consist of large-scale drawings and/or samples. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- q) No new windows shall be constructed in the existing building, nor existing windows altered until drawings at a scale of 1:10 of details of new or altered sills, lintels, jambs, transoms, and mullions 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 that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- r) No roofs shall be constructed until full details of the type and source of roof covering materials and the ridge, eaves and hip details, if appropriate, have been submitted to the Local Planning Authority as samples and approved in writing. Roofs shall thereafter be constructed only in accordance with the approved details.

Reason: To ensure that the appearance of the site does not detract from the character of the area in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

- s) Prior to the first occupation of the dwellings and office unit hereby permitted, the works specified in any remediation method statement detailed in condition 4

must be completed and a Verification report submitted to and approved in writing by the Local Planning Authority.

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

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

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018 and paragraphs 163 and 165 of the National Planning Policy Framework.

- u) Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No: 101 Rev P17. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework.

- v) Prior to the first occupation of the development the junction of the access with the highway carriageway shall be laid out with 6 metre radius kerbs.

Reason: In the interests of highway safety in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework.

- w) Prior to the first occupation of the development the developer shall provide a footway to the front of the site. The footway is required to be a minimum of 2 metres in width and agreed with the Local Planning Authority in consultation with the Highway Authority. Works shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework.

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

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

- y) The dwellings and office unit hereby approved shall not be occupied until the dwelling to be occupied 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.

- z) The dwellings and office unit, hereby permitted, shall not be occupied until covered and secure cycle parking has been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of covered and secure cycle parking in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

- aa) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

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

- bb) 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, NH/4 and NH/14 of the South Cambridgeshire Local Plan 2018.

- cc) The proposed access shall be constructed so that the fall and levels are such that no private water from the site drains across or onto the adopted public highway and constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: In the interests of highway safety in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 110 and 112 of the National Planning Policy Framework.

- dd) 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 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.

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

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

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

Reason: To safeguard the character and appearance of the area, heritage assets, adjacent Protected Village Amenity Area and the amenities of residents in accordance with Policies HQ/1, NH/11 and NH/14 of the South Cambridgeshire Local Plan 2018.

- gg) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Class O of Part 3 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in

that behalf.

Reason: In the interests of protecting the character of the area, heritage assets, adjacent Protected Village Amenity Area and the amenities of residents in accordance with Policies HQ/1, NH/11 and NH/14 of the South Cambridgeshire Local Plan 2018.

Informatives

- a) The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
- b) Partial discharge of the WSI condition can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI.
- c) Before the existing building is demolished, a Demolition Notice will be required from the Building Control section of the council's planning department establishing the way in which it will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
- d) There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.
- e) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
- f) 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.
- g) Under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2011 permitted development rights were granted to the development of ground source or air source heat pumps for dwelling houses and flats. The MCS Planning Standards were developed to act as a resource for this and contains the requirements, including noise prediction methodologies, that ground source or air source heat pumps must comply with to be permitted development under the above Act. Development would not be permitted development if it failed to comply with The MCS Planning Standards.

It would be a reasonable step to require that any new ground source or air source heat pump complies with the MCS Planning Standards. This should ensure that internal and external noise levels are kept to a reasonable level at any nearby residential premises.

- h) 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

- i) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

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: S/3921/19/FL, S/1388/19/FL, S/2051/93/PNA, S/0433/85/O and S/1957/84/O.

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