



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/04088/FUL
Site	Former Barrington Cement Works, Haslingfield Road, Barrington, Cambridgeshire
Ward / Parish	Barrington
Proposal	Erection of 36 dwellings (re-plan of south eastern parcel of development site for an increase of 3 dwellings above approved scheme ref: S/3485/18/RM).
Applicant	Redrow (South Midlands)
Presenting Officer	Michael Hammond
Reason Reported to Committee	Departure Application Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	1. Principle of Development 2. Landscape and Open Space Provision 3. Layout and Design
Recommendation	APPROVE subject to conditions and S106

1.0 Executive Summary

- 1.1 Outline planning permission (S/2365/14/OL) including the reserved matter of access was granted on 27 October 2016 for the redevelopment of part of the former Cemex site adjacent to Haslingfield Road and Chapel Hill, Barrington to provide 220 dwellings. A Section 73 permission (S/0057/17/VC) seeking to vary condition no.1 (drawings) of the outline permission was granted on 13 April 2017.
- 1.2 Reserved matters consent (S/3485/18/RM) for the approval of appearance, landscaping, layout, and scale of the outline planning permission S/0057/17/VC was appealed under grounds of non-determination and allowed at appeal (APP/W0530/W/19/3227393) on 29 November 2019. A Section 73 application (20/02528/S73) which included a phasing plan and boundary treatment details, was approved in January 2021. Phase 1 of the development on the site has commenced.
- 1.3 Following the approval of reserved matters and commencement of development, the applicant now seeks to amend and re-configure the south-eastern parcel of the site. This full application relates to the south-east parcel (1.12ha) of the former Barrington Cement Works Site only.
- 1.4 The development as proposed would increase the number of residential dwellings on this part of the site from 33no. dwellings (as approved) to 36no. dwellings (as proposed). This would bring the total number of dwellings on the wider site up from 220no. dwellings (as approved) to 223no. dwellings (as proposed).
- 1.5 In terms of comparing the proposed drawings against those that were approved, the most significant changes are the replacement of two three-storey apartment blocks with two-storey houses and the expansion of the footprint of development into what was previously approved as open space and a footpath on land immediately west of the Haslingfield Road tree belt frontage. The layout of other parts of the development has also been reconfigured to reflect these changes.
- 1.6 The proposal would be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary. However, officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment given the extant permission that exists on the site for residential development and the lack of visual intrusion from the development of the formerly approved open space.
- 1.7 The provision of 36 dwellings to a Group Village, which sets an indicative maximum scheme size of 8 dwellings or in exception about 15 dwellings on a brownfield site, would conflict with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.

- 1.8 However, the 2017 extant permission is a material consideration and it has already been determined that the development of 33 dwellings, as part of the wider development of 220 dwellings, would represent a sustainable form of development. There have been no significant changes to the services and facilities available to serve the development. The proposed additional three dwellings to bring this parcel of the site up to 36 dwellings would not, in the view of officers, result in the level of development becoming unsustainable.
- 1.9 Two of the three additional dwellings proposed would be affordable dwellings that would contribute to an identified need. There would be a 11% net gain in biodiversity which would be secured by condition. Financial contributions towards the improvement of existing village facilities, education and libraries would be secured by way of a Section 106 Agreement. The proposed development would result in the removal of the previously approved three-storey apartment blocks on this parcel and replace them with two-storey houses which is considered an improvement in terms of character and appearance.
- 1.10 Officers acknowledged that there are concerns raised by the Urban Design Team regarding the proposal, including some conflict with guidance within the Council's District Design Guide SPD. However, the conflict must be weighed against the fact that there is an extant permission on this parcel of land which has a similar layout and design and therefore cannot be said to be entirely out of keeping with the character and appearance of the area. In addition, the specific conflicts with the District Design Guide SPD exist on the consented scheme for this parcel. The proposal would still provide a significant over-provision of informal open space despite the removal of part of this to accommodate the development.
- 1.11 The proposal represents a significant departure from the development plan and has been advertised as such. Given the extant permission on the site, officers consider that the proposed addition of three dwellings above what was previously approved on this parcel would be difficult to be considered to represent an unsustainable form of development. Nonetheless, the development is contrary to the Council's settlement strategy as a matter of principle.
- 1.12 Very limited other harm has been identified that would weigh against the proposal, while the use of planning conditions and a Section 106 Agreement can secure appropriate detailing, technical information and financial contributions such that the proposal would accord with Local Plan policies in all other regards.
- 1.13 Therefore, taking into account the 2017 appeal decision and for the reasons set out in this report, the application is recommended for approval.

- 1.14 A Section 73 application has also been submitted to vary the outline permission, as amended by other Section 73 applications, to facilitate the potential delivery of this application (21/04088/FUL) alongside residual development already permitted on site by permission 21/01474/S73 and to ensure the permissions can come forward without any inconsistency.
- 1.15 In the event that there is a resolution to grant permission for the full application (21/04088/FUL), the full application will not be determined until the Section 73 application (21/04524/S73) has also been considered by the Planning Committee and has a resolution to grant permission. The Section 73 application will be presented at a future committee meeting.

2.0 Site Description and Context

- 2.1 The application site is a 1.12ha parcel of land situated on the south-east of the wider former Barrington Cement Works site, to the north of the village of Barrington. The site is accessed off Haslingfield Road which borders the eastern edge of the site and is reinforced by established hedgerows. To the north is the Cemex quarry which is in the process of being remediated. To the west and east are open fields and to the south is Barrington Village.
- 2.2 The wider mineral site is adjacent to Barrington Chalk Pit Site of Special Scientific Interest (SSSI), notified for its geological special features. The site is within 4.2km of Eversden and Wimpole Woods SSI and Special Area of Conservation (SAC).
- 2.3 The site lies outside the development framework boundary of Barrington.
- 2.4 Development on part of the wider site (not part of this application) has commenced.

3.0 The Proposal

- 3.1 Full planning permission is sought for the erection of 36 dwellings (re-plan of south eastern parcel of development site for an increase of 3 dwellings above approved scheme ref: S/3485/18/RM).
- 3.2 The application seeks to provide an alternative layout of the south-eastern parcel to what was originally approved as the wider Barrington Cement Works site and consequently increase the number of dwellings on this parcel from 33no. dwellings to 36no. dwellings.
- 3.3 The main differences between the approved plans and the proposed plans for this parcel are the removal of two apartment blocks and replacement with houses, and, the expansion of the development footprint over what was previously approved as open space and a footpath.
- 3.4 The application has been amended to address comments from consultees and further consultations have been carried out as appropriate. The application originally proposed 35no. dwellings (increase of 2no.

dwellings) but following amendments was increased to propose 36no. dwellings (increase of 3no. dwellings).

4.0 Relevant Site History

4.1 The site has an extensive planning history. Of most relevance to this application are:

Reference	Description	Outcome
21/04087/FUL	Erection of 114 dwellings (re-plan of northern parcel of development site for an increase of 38 dwellings above approved scheme ref: S/3485/18/RM).	Pending Consideration
21/04524/S73	S73 Variation of conditions 1 (Approved plans), 2 (Reserved matter details), 6 (Arboricultural Method Statement), 7 (Boundary treatments), 8 (Refuse storage), 10 (Housing mix), 12 (Energy Statement), 13 (Contamination), 14 (Noise assessment), 17 (Drainage strategy), 19 (Access) and 23 (Fire hydrants) pursuant to planning application 21/01474/S73 (Variation of condition 2 (reserved matters details) pursuant to planning application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28	Pending Consideration

	(Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC))	
20/02528/S73	Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC	Approved 20.01.2021
S/3485/18/RM	Application for approval of reserved matters for appearance landscaping layout and scale under planning permission S/0057/17/VC for development of 220 residential units	Not Determined – Appeal Allowed 29.11.2019
S/0057/17/VC	Variation of conditions S/2365/14/OL - S73 application to vary condition 1 pursuant to outline planning permission (S.2365.14.OL) relating to the development of 220 residential units	Approved 13.04.2017
S/2365/14/OL	Outline application for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units formal and informal open space including allotments car parking for Barrington Primary School new pedestrian and cycle links to Barrington village and Foxton	Approved 27.10.2016

	Station and associated works - details of vehicular site access arrangements are submitted for approval with all other matters (layout scale appearance and landscaping) reserved for future approval.	
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5.0 Policy

5.1 National

National Planning Policy Framework 2021
National Planning Practice Guidance
National Design Guide 2021

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/10 – Group Villages
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/6 – Green Infrastructure
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality

SC/14 – Odour and Other Fugitive Emissions to Air
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/4 – Rail Freight and Interchanges
TI/8 – Infrastructure and New Developments
TI/9 – Education Facilities
TI/10 – Broadband

5.3 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

- 5.4 The following SPDs were adopted to provide guidance to support previously adopted Development Plan Documents that have now been superseded by the South Cambridgeshire Local Plan 2018. These documents are still material considerations when making planning decisions, with the weight in decision making to be determined on a case-by-case basis:

Health Impact Assessment SPD – Adopted March 2011
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Affordable Housing SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009

5.5 Other Guidance

- 5.6 Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 Barrington Parish Council –No Objection

- 6.2 This is a marginal change to the currently approved housing numbers. However, it was noted that the southern application brings the development further into the green space previously separating the site from Haslingfield Road which was not desirable. It was noted that an apartment block appeared to have been removed from the plan and this was welcomed.

6.3 County Highways Development Management – No Objection

June 2022 Comments:

- 6.4 No objection subject to inclusion of all provisions within current S106 agreement for wider site into any new S106 and the following conditions:

- Management and Maintenance of Streets;
- Traffic Management Plan; and
- Highways Informative

October 2021 and April 2022 Comments:

6.5 Further information regarding access dimensions and junctions required.

6.6 County Transport Assessment Team – No Objection

June 2022 Comments (informal)

6.7 Based on solely 21/04088/FUL (increase of 3no. dwellings) the proportionate amount required for the below contributions would be:

- Revised contribution towards improved crossing over Haslingfield Road = £1,463 (3/41x£20,000); and
- Revised contribution towards traffic calming on Barrington Road = £366 (3/41 x £5000).

May 2022 Comments:

6.8 No objection subject to following mitigation:

- Travel Plan with welcome pack;
- Contribution of £20,000 (based on both 21/04087/FUL (increase of 38no. dwellings) & 21/04088/FUL (increase of 3no. dwellings) towards the implementation of an improved crossing over Haslingfield Road in the vicinity of Barrington Primary School; and
- Contribution of £5,000 (based on both 21/04087/FUL (increase of 38no. dwellings) & 21/04088/FUL (increase of 3no. dwellings) towards the implementation of traffic calming on Barrington Road within Foxton.

November 2021 Comments:

6.9 Insufficient detail has been presented to make a sound assessment. The issues (cycle parking, footpaths, trip generation, distribution and assignment, junction modelling and mitigation) related to the Transport Assessment will need to be addressed before the transport implications of the development can be fully assessed.

6.10 County Education, Library and Strategic Waste – No Objection

July 2022 Comments:

6.11 No objection subject to contributions towards early years education, secondary education, library enhancement and monitoring.

6.12 Sustainable Drainage Officer – No Objection

April 2022 Comments:

- 6.13 No objection as long as the revisions to the layout and plans have not increased the impermeable area of the site.

October 2021 Comments:

- 6.14 No objection subject to the following conditions:

- Surface Water Drainage Scheme;
- Long term maintenance of surface water drainage;
- Foul water drainage; and
- Informatives

6.15 Lead Local Flood Authority – No Objection

April 2022 Comments:

- 6.16 No objection subject to the following conditions:

- Surface Water Drainage;
- Surface Water Drainage during construction; and
- Informatives.

October 2021 Comments:

- 6.17 Object due to insufficient information.

6.18 Environment Agency – No Objection

- 6.19 No objection subject to following conditions:

- Contaminated Land Remediation Strategy;
- Contamination Verification Report;
- Contamination Monitoring and Maintenance Plan;
- Unexpected Contamination;
- Drainage Strategy Compliance; and
- Piling.

6.20 Anglian Water – No Objection

- 6.21 No objection subject to informatives.

6.22 Urban Design Team – Object

- 6.23 Officers alert the case officer that the proposals are for extending residential development to an area at the south-east of the overall 34ha former cement works site classed as 'existing tree belt and vegetation within which pedestrian and cycle links to Barrington to be introduced –

located tbc' in the parameter plan (drawing ref. 00462_PP_01 rev P2) of consented application ref. S/0057/17/VC. Pages 12 and 15 of the submitted planning statement do acknowledge this and that the proposal does extend beyond the area of the site identified as previously developed land.

- 6.24 Officers raise concerns and make recommendations and request further information. Officers have particular concerns that the residential car parking arrangements in terms of the outlook to the east of two rows of parked cars for residents at dwelling numbers 45-46, some short front of plot parking distances to the front elevations of dwellings and the lengthy parking drives would not be fully meeting policy HQ/1(h) of the 'South Cambridgeshire District Local Plan' (2018).
- 6.25 Three additional dwellings are proposed beyond the consented scheme in what will be quite a tightly packed arrangement of dwellings, particularly around the parking court. Officers raise concerns that there are several indications (please see below) of overdevelopment at the site.
- 6.26 Officers have concerns that the siting of the several house numbers (containing windows to first floor habitable rooms on their first floors) would not be fully meeting the guidance about minimum back to back distances to ensure privacy and avoid overlooking in paragraph 6.68 of the 'District Design Guide' (2010) SPD.
- 6.27 In the floor plan drawings, officers calculate that several house types are not meeting the guidance for minimum bedroom sizes for several double (minimum 11.5m²) bed bedrooms to comply with the minimum space standards in policy H/12 of the District Local Plan.
- 6.28 The revised site layout drawing (ref. 8502-22-02-01 rev B) indicates that the rear garden of plot 26 (two-bedroom house type 'Tavy') is an area of only 45m² which would not be in compliance with guidance in paragraph 6.75 of the 'District Design Guide' (2010) where it writes that "each one or two bedroom house should have private garden space of 50m² in rural settings".
- 6.29 Officers also estimate that for this number (36) and mix of dwellings, the minimum amounts of formal children's play space, informal Children's play space and informal open space are not being provided to comply with policy SC/7 in the District Local Plan.
- 6.30 Should the principle of development be supported, considering particularly the conflict of the proposals with the parameter plan, it is recommended that the detailed proposals are presented to the Council's Design Review Panel for an independent design review following a Design Workshop. This is due to the prominent location of the site and the scale of the proposals.
- 6.31 Conservation Officer – No Objection**

6.32 There are no material conservation issues with this proposal.

6.33 County Archaeology – No Objection

6.34 Previous minerals operations within this area will have removed any significant archaeological evidence and we do not consider archaeological investigations to be necessary in connection with this application.

6.35 Historic England – No Objection

6.36 No objection.

6.37 Senior Sustainability Officer – No Objection

6.38 No objection subject to the following conditions:

- Carbon Emissions; and
- Water Efficiency.

6.39 Landscape Officer

June 2022 Comments:

6.40 There has been a loss of open space and access in the south-east area compared to the consented scheme. If the landscape for the new layout is to be successful then the landscape concerns regarding tree planting, space for plants, plant species, plant densities, layout of garden plots and interaction with the existing woodland must be addressed by future landscape submissions, addressed through the following condition:

- Hard and Soft Landscaping

November 2021 and April 2022 Comments:

6.41 The amount of open space landscape character and connectivity has been removed or relocated compared to previous approved schemes, and the proposed planting will not work. Amendments are required.

6.42 Ecology Officer – No Objection

July 2022 Comments:

6.43 No objection subject to the following conditions:

- Construction Ecological Management Plan;
- Landscape and Ecological Management Plan;
- Biodiversity Net Gain Plan; and
- Scheme of ecological enhancement

November 2021 and May 2022 Comments:

6.44 Object as the following additional information is required:

- Evidence of the level of impact from the development on Eversden and Wimpole SAC together with any 'functionally linked' habitat;
- Evidence of assessment of recreational impact on the nearby SSSIs and any mitigation measures considered appropriate; and
- Submission of the Biodiversity Net Gain metric spreadsheet.

6.45 Natural England – No Objection

July 2022 Comments:

6.46 No objection following submission of further information.

October 2021 Comments:

6.47 Object as the following additional information is required:

- Consideration of recreational pressure impacts to the relevant SSSIs – refer to the appended letter the 'Amendment to NE SSSI IRZs' for further details; and
- Further consideration as to whether barbastelle bats associated with Eversden And Wimpole Woods SAC could be adversely impacted by the proposals.

6.48 Tree Officer – No Objection

6.49 No formal objections.

6.50 Environmental Health – No Objection

6.51 No objection subject to the following conditions:

- Demolition and Construction Environmental Management Plan;
- Bonfires/ burning of waste;
- Noise for future occupiers;
- Noise Mitigation Compliance;
- Artificial Lighting;
- Noise impact of plant and renewable energy sources;
- Contaminated Land;
- Low Emissions Strategy; and
- Emissions Ratings.

6.52 Police Architectural Liaison Officer – No Objection

6.53 No objection.

6.54 Fire Authority – No Objection

6.55 No objection subject to fire hydrant condition or fire hydrant S106 clause.

6.56 Health and Safety Executive – No Objection

6.57 No objection.

6.58 Public Health England – No Objection

6.59 No objection.

6.60 Sport England – No Objection

6.61 No objection.

6.62 Housing Strategy – No Objection

July 2022 Comments:

6.63 No objection.

October 2021 and June 2022 Comments:

6.64 Further information including a table showing the tenure, size of the unit, plot number and phase the unit it coming forward in for all parcels on this scheme is required so it is clear that 40% is been provided across all sites so that the wider context is clear and can be considered appropriately.

6.65 County Minerals and Waste – No Objection

6.66 No objection.

6.67 S106 Officer – No Objection

6.68 No objection subject to contributions towards public open space, indoor community space, community fee, pedestrian footpaths an river walk, monitoring fees and household waste. This is based on a pro-rata calculation in same approach as original 220 dwelling development.

7.0 Third Party Representations

7.1 6no. representations in objection have been received. The objections have raised the following issues:

- Impact on local road network from increased car movements;
- Local cycle paths are poor;
- Water supply in area is struggling to meet demand;
- Sewage plant unable to cope with present demand;
- Will overwhelm the village and adding extra housing will add to this;

- Cemex assured local residents there would be a maximum of 220no. houses. Piecemeal addition of extra dwellings and sub-dividing the applications into two areas is cynical.
- Pressure on local infrastructure and facilities;
- Roads in surrounding area are not wide enough;
- The rural character of the village would be lost and should be retained;
- There are plenty of other brownfield sites available that should be used to meet housing demand;
- Environmental impact;
- Houses are already being built and sold without any of the S106 criteria being met (no footpaths, no cycle way, no traffic calming).
- There were trees on the site which have since been felled. This new application should not be granted if more trees need to be felled.
- Impact from noise, construction traffic, pollution and rubbish.
- Were told that a scout hut could not be built on the open space area as no further buildings were allowed. However this application contravenes this.
- A timber scout hut should be built on the open space to unite the two halves of the village.

7.2 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Member Representations

8.1 None.

9.0 Local Groups / Petition

9.1 None.

10.0 Assessment

Principle of Development

Five Year Housing Land Supply

10.1 The Council is currently able to demonstrate a five year housing land supply, as required by the National Planning Policy Framework.

10.2 The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2021) sets out that together, as Greater Cambridge the two planning authorities (South Cambridgeshire and Cambridge City) can demonstrate a five year housing land supply. The trajectory sets out that Councils jointly have 6.1 years of housing land supply for the 2021-2026 five year period.

- 10.3 The Council's five year land supply position was recently examined at appeal following a non-determination appeal and appeal hearing against planning application 20/03254/OUT for the development of 44 residential units on New Road, Over. Although the appeal was allowed on 14 January 2022 the Inspector found that the Council was able to demonstrate a five year land supply, concluding that although a total of 978 dwellings should be excluded from the Council's five year supply, using a 5% buffer and the adopted Local Plans housing requirement of 33,500 dwellings, the Council's housing land supply for 2021-2026 was 5.6 years.
- 10.4 Therefore, unlike the 2014 outline permission on the wider Barrington Cement Works site, the titled balance is not engaged and the adopted Local Plan Policies are up to date and carry full weight.

Development Framework Boundary

- 10.5 The site is located outside of the development framework boundary of Barrington and does not abut the framework boundary.
- 10.6 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 10.7 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.
- 10.8 Barrington does not have a Neighbourhood Plan and there are no other policies within the Local Plan that would support the principle of the proposed development in its countryside location.
- 10.9 The proposal would therefore be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary.
- 10.10 However, consideration must be given to the extent of the proposals conflict with Policy S/7 in terms of encroachment into the countryside and the sustainability of the location, with reference to the planning history for the site.

Countryside Encroachment

- 10.11 It is relevant to again note that there is an extant planning permission on this land for residential development as part of the wider Barrington Cement Works site. Therefore, in terms of countryside encroachment, the

key consideration is whether the proposed expansion of the built footprint of the development into what was previously approved as open space would represent significant countryside encroachment.

- 10.12 The proposed development would result in the removal of a 0.53ha rectangular area of informal open space that was originally approved in the south-east corner. This would bring the total quantum of open space across the entire site down from 18.6ha to 18.07ha.
- 10.13 The space in question, as approved, would be bordered by the built footprint of the wider development on the western and northern boundaries. To the east of this land is a dense tree belt which runs parallel to Haslingfield road and to the south is further open space which extends out to the south.
- 10.14 The proposed expansion of the built footprint into this space would read as though it is part of the wider development. This would be by virtue of its siting adjacent to the approved built footprint to the west and north and being physically attached to the approved layout. In addition, the layout, pattern of development and housing types would accord with what has been approved on the wider site, helping it to be enabled to be read coherently, rather than something that has been incrementally added to.
- 10.15 A dense tree belt would be retained along the Haslingfield Road boundary and there would be a substantial level of open space to the south of the development. The Haslingfield Road boundary of the proposed development would come forward to a comparable distance to that of the approved footprint immediately to the north. It also does not extend significantly beyond the southern boundary of the approved footprint. Collectively, taking into account the site's context above, it is not considered that this open space, as approved, serves a critical function in preventing the wider development from being perceived as countryside encroachment.
- 10.16 Taking into account the site history and context of the site, it is considered that the expansion of the built footprint into this open space to accommodate an additional three dwellings would not constitute significant countryside encroachment. As such officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment.

Settlement Strategy

- 10.17 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).

- 10.18 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.
- 10.19 Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.
- 10.20 Barrington 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. Development may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site.
- 10.21 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.
- 10.22 Whilst the proposal lies outside of the development framework boundary, officers acknowledge that the proposal of 36 dwellings significantly exceeds the limit set out for development at Group Villages (i.e., within the framework). It is also noted that the level of development exceeds that attributed to a Minor Rural Centre, which sets a limit of 30 dwellings.
- 10.23 The proposal therefore conflicts with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
- 10.24 The Council's Services and Facilities Study (March 2014) sets out that Barrington has a primary school, village store (post office), village hall/community centre and other services including a public house and recreation ground. There is no secondary school or general practitioner with limited opportunities for employment.
- 10.25 The 75 bus service, which offers bus service every 30-minutes between Wrestlingworth and Cambridge, runs along Barrington High Street in the centre of the village with the nearest stop being Childerley, Highfields Road, approximately 820 metres from the entrance to the site. However, it

is pertinent to note that under the approved development on the wider site, there is a requirement to deliver a northbound and a southbound bus stop on Haslingfield Road near to the site.

- 10.26 Although no weight can be afforded to the Greater Cambridge Local Plan – First Proposals given its early stage of development, officers note that the Development Strategy Topic Paper which sets out the Council's proposed revised settlement hierarchy, retains Barrington as a Group Village.
- 10.27 Appendix 5 (village services and facilities including food stores) does not indicate that the services and facilities as referenced in the 2014 Study have changed in any significant manner.
- 10.28 Officers therefore conclude that Barrington has a reasonable but limited range of services and facilities, placing a potential need for residents to travel outside of the village by car for shopping and employment, although the increased emphasis and ability to work from home and shopping deliveries is acknowledged.
- 10.29 However, in considering the outline application S/2365/14/OL at appeal in 2015, the Council would have considered the same issue, albeit the Council was unable to demonstrate a five year housing land supply at the time. In terms of the range of services and facilities available the position has not changed significantly since that time.
- 10.30 Officers therefore consider that, as a matter of course, the development of 36no. dwellings in Barrington as a Group Village would be contrary to the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.
- 10.31 Again, it is also pertinent to note that as the outline and reserved matters on the wider Barrington Cement Work site has been implemented, there is a significant material consideration in terms of the fall-back position. As approved, this parcel of the site contained 33no. dwellings, which formed part of the wider 220no. dwellings approved. As proposed, this parcel of the site would contain 36no. dwellings, which would result in the wider site accommodating 223no. dwellings, a net increase of three dwellings.
- 10.32 As set out in the 'developer contributions' section of this report, it is considered that the impact of a further three dwellings on local services and infrastructure can be compensated by planning obligations where appropriate.
- 10.33 Having due regard to the recent planning history to the site, which is materially relevant to the determination of the current application, it becomes difficult to conclude that the proposal would not represent sustainable development given previous conclusions and the fact that the services and facilities available have not changed significantly.

10.34 Nonetheless, the proposal would conflict with the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.

Conclusion

10.35 Being a major residential development for 36no. dwellings outside of the development framework boundary of a Group Village, the proposal would conflict with the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.

10.36 However, the degree of conflict with Policy S/7 is lessened in terms of countryside encroachment by virtue of the additional built footprint extending into an area not seen as critical to preventing the perception of significant countryside encroachment and following the adjacent boundaries of approved development within the context of the consented built form of development.

10.37 The wider site, and quantum of development of 220no. dwellings, has been previously considered to represent a sustainable form of development, albeit at a time when the Council could not demonstrate a five year housing land supply. The proposal would increase the total number of dwellings on the wider site to 223no. dwellings but this net increase of three dwellings is not considered to be so great as to warrant the scale of development becoming unsustainable.

10.38 The recent planning history is a material consideration and therefore, having been found to represent a suitable form of development previously, given that the range of services and facilities available has not changed significantly the degree of conflict with the Council's housing strategy is lessened.

10.39 The proposal would be contrary to Policies S/2(e), S/6, S/7 and S/10 as a matter of principle, but there are material considerations that suggest the conflict is limited and that the proposal would represent a sustainable form of development, the purpose of the planning system being to contribute to the achievement of sustainable development (NPPF paragraph 7).

Housing Provision

Density

10.40 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.

- 10.41 The site measures approximately 1.12 hectares in area. The provision of 36 dwellings on the site would equate to a density of approximately 32 dwellings per hectare.
- 10.42 The density of development is comparable to the other development areas of the wider site and only slightly higher than the average requirement. The density is considered to respond to its context and not appear out of scale to the character in which it will sit.
- 10.43 The proposed density accords with Policy H/8 of the Local Plan.

Market Housing Mix

- 10.44 Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. For market housing development of 10 or more homes, H/9 provides targets as set out in the table below. H/9 states the mix of affordable homes is to be set by local housing needs evidence.
- 10.45 Looking at the south-east parcel of the site in isolation, the mix of housing is more balanced than what was previously approved.

South-Eastern Parcel (approved)

Policy Requirement	Market	Affordable
30% 1 or 2-bedroom homes	21 (96%)	11 (100%)
30% 3-bedroom homes	1 (4%)	
30% 4-bedroom homes		
10% flexibility allowance		

South-Eastern Parcel (proposed)

Policy Requirement	Market	Affordable
30% 1 or 2-bedroom homes	4 (17%)	13 (100%)
30% 3-bedroom homes	14 (61%)	
30% 4-bedroom homes	5 (22%)	
10% flexibility allowance		

- 10.46 Therefore, although not strictly in compliance with the requirements of Policy H/9, compared to what was previously approved on this part of the site, the proposal represents a more balanced mix of market housing. It is important to also note that the reduction in the provision of 1 or 2-bed units arises largely from the loss of the two approved apartment buildings and their replacement with more typical residential dwellings. This in turn provides an improved design response as apartment buildings are not characteristic of Barrington, forming part of the balancing exercise when

considering the mix. The mix of affordable housing is supported by the Council's Housing Team.

- 10.47 For context, when considering the contribution of this application to the wider Barrington Cement Works site, the breakdown of housing mix is comparable to what was approved.

Housing Mix Across Wider Site (Approved vs Proposed)

Policy Requirement	Market Approved	Market Proposed	Affordable Approved	Affordable Proposed
30% 1 or 2-bedroom homes	17 (13%)	4 (3%)	43 (49%)	45 (50%)
30% 3-bedroom homes	49 (37%)	58 (44%)	35 (40%)	35 (39%)
30% 4-bedroom homes	66 (50%)	71 (53%)	10 (11%)	10 (11%)
Total	132	133	88	90

- 10.48 Therefore, in this case, the mix of market housing is considered acceptable.
- 10.49 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 with the provision split evenly between the affordable and market homes rounding to the nearest whole number.
- 10.50 Two of the maisonettes (plots 23 and 45) which are affordable units have been identified as M4(2) units which represents over 5%. The proposal would therefore meet the requirements of Policy H/9(4).
- 10.51 In terms of self and custom build plots, the policy does not set criteria for how many self or custom build units are to be provided within a development. Although officers would usually seek a proportion of self-build and custom-build on an application of this size, it is pertinent to note that the extant permission did not include either of these housing types on this parcel, nor the wider site. Given that the proposal is effectively a reconfiguration of the south-east parcel of what was previously approved and is extant, officers are of the view that it would not be reasonable to impose either of these requirements in this case.
- 10.52 Overall, while strictly not in accordance with all aspects of Policy H/9 of the Local Plan, it is considered given the nature of the application and the material consideration of the extant permission on this part of the site, the proposal is acceptable in respect of housing mix.

Affordable Housing

- 10.53 Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will provide affordable housing (a) to provide that 40% of the homes on site will be affordable, (b) to address evidence of housing need; an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and (c) in small groups or clusters distributed through the site.
- 10.54 The application proposes the development of 13no. affordable properties (36%) in the form of 4 x one-bedroom maisonettes and 7 x 2-bed houses for affordable rent and 2 x 2-bed houses for shared ownership, creating a tenure split of 85/15 in favour of affordable rent.
- 10.55 Considering the application in isolation, the proposal fails to meet the 40% affordable housing requirement and the tenure mix is unbalanced compared to the typical 70/30 split sought.
- 10.56 In terms of the amount of affordable housing, when considered in the context of the wider site, the 13no. affordable properties would contribute towards an affordable housing provision of 40.3%. This would represent an increase of two additional affordable properties compared to what was secured on this specific parcel where 11no. affordable dwellings were previously secured.
- 10.57 With respect to tenure, the applicant has confirmed that while this parcel is weighted towards affordable rent, the 70/30 tenure split will be secured on the wider site to which this application will contribute to. A section 106 agreement would ensure that this mix across the site is met.
- 10.58 The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed.
- 10.59 The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for medium mixed tenure residential developments of 30 to 200 units, there should be maximum clusters of 15 units (including blocks of flats), which should not abut each other and be dispersed appropriately across the whole development. The Policy also notes that ground floor flats should have their own entrances, if possible, as they are likely to be allocated to older or disabled residents or families with children.
- 10.60 The layout of the site creates two separate groups of affordable units dispersed within the site:
- Plots 23 – 27, 43 – 47 & 147: a group of 11 affordable units comprising a terraced row of five two-storey properties, two semi-detached properties and four maisonettes, focussed on the centre of the site.
 - Plots 13 – 14: a pair of semi-detached two-storey properties which will be read in the context of the cluster approved on the land outside parcel immediately to the north. As a result, it will be read within a cluster of 18 units.

10.61 Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site is appropriate and the level of affordable housing is acceptable and accords with Policy H/10 of the Local Plan and the Greater Cambridge Housing Strategy 2019-2023.

Residential Space Standards

10.62 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.

10.63 The table below demonstrates that all of the dwellings would meet the nationally described space standard:

Unit Type	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
Letchworth	2	3	2	70	91	+21
Warwick	3	4	2	84	100	+16
Stratford Q	3	4	2	84	111	+27
Oxford Q	3	4	2	84	122	+38
Leamington Q	3	4	2	84	132	+48
Harrogate	4	6	2	106	144	+42
Hampstead	4	7	2	115	172	+57
1b Maisonette (M4(2))	1	2	1	50	50	-
1B Maisonette	1	2	1	50	50	-
Tavy+	2	3	2	70	77	+7

10.64 The proposal would accord with Policy H/12 of the Local Plan.

Character / Visual Amenity

10.65 Policy HQ/1 'Design Principles' provides a comprehensive list of criteria by which development proposals must adhere to, requiring that all new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context.

10.66 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.

- 10.67 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.
- 10.68 The principle of developing the space formerly approved as open space and the impact of this in terms of countryside encroachment has been considered under the 'Principle of Development' section of this report.

Layout

- 10.69 As approved, this south-eastern parcel of the site was essentially bookended by two L-shaped apartment blocks with semi-detached properties sited in-between these blocks. The development was orientated towards the main street running parallel immediately to the west.
- 10.70 The proposed layout of this re-configured south-eastern parcel would draw from the approach taken immediately to the north, whereby larger semi-detached plots are spaced out adjacent to the main street and then the dwellings off the spur road behind this would have a more compact and tighter urban grain, made up of terraced properties and maisonettes. The larger areas of hardstanding car parking would be sited at the end of the spur road and largely obscured from the main streets running through the wider development.
- 10.71 It is acknowledged that a concern has been raised by the Urban Design Team that the parking court would be large, provide an unsatisfactory approach to dwellings and weakens the street scene. In addition, a concern has been raised regarding the length of driveways proposed (12.5m to 16m) and it was requested that they are more divisible by 5m and have a maximum length of 10m. It is the opinion of officers though that it would not be reasonable for these to justify a reason for refusal in this case given that these arrangements mirror what has been approved elsewhere on the wider site.
- 10.72 The spacing between buildings, garden sizes, layout and orientation of buildings on the plot would broadly follow those styles employed on the wider site. Spatially, it is therefore considered that the layout of the built form would not appear out of character with the wider site and it would read as a part of the comprehensive development of the wider site.
- 10.73 There is a comment from the Urban Design Team that the provision of the taller blocks of flat as originally approved provided landmarks to mark the entrance to the site (from the south) and aid legibility for residents at the south parcel of what is a large site. While this comment is understood, it is considered that three-storey blocks of flats are less in keeping with the character and appearance of the wider site and that of the village in Barrington. The wider site includes three-storey blocks of flats near to the main entrance and railway line in the centre of the site, the benefits of which are understood as this helps wayfinding in terms of the centre of the

site. However, it is considered that a more domestic and sensitive scale of development of two-storey houses is better suited to reflecting the fact that this south-eastern parcel straddles the open space and countryside route through to the village to the south.

- 10.74 There is also a comment from the Urban Design Team regarding the concentrating of affordable housing near the parking court area. However this clustering complies with the Council's guidance (see paragraphs 10.59 – 10.60) and the Housing Strategy Team has raised no objection to this.
- 10.75 A request was also made by the Urban Design Team to relocate the front door of plot no.20 so that it faces the main street. However, this is not considered necessary and there are side windows at ground-floor and first-floor level facing this street which provide a means of natural surveillance and frontage that engages onto this street.
- 10.76 A comment was made by the Urban Design Team that the single-garages are not sufficient to accommodate a parked vehicle. However these garages do not form part of the parking strategy and are intended for storage only. A request was also made regarding the materials and colours of the proposed garages and a condition to that effect has been proposed accordingly.
- 10.77 Further information has been requested regarding the boundary treatment beyond the residential plots. A condition has been recommended to secure this information prior to occupation. A concern was raised that the proposal would lead to the loss of the pedestrian/ cycle link to the south to the village but it has since been confirmed that this would not be lost.
- 10.78 Overall, in terms of layout, it is acknowledged that the Urban Design Team have proposed several recommendations as to how the development could be improved. While these may be of benefit, officers do not consider that these amendments are necessary in order for the scheme to be acceptable in this instance, particularly in the context that the layout proposed largely mirrors what has been approved elsewhere on the site.

Scale

- 10.79 As approved, this parcel of the scheme had a mix of three-storey apartment blocks and two-storey houses. As explained above, it is considered that the three-storey blocks are not characteristic of Barrington and the removal of the two three-storey blocks, particularly in this edge of the wider site as it transitions into the open space and countryside beyond, is welcomed by officers.
- 10.80 The proposed two-storey houses and two-storey buildings containing the maisonettes are considered to better reflect both the wider site that the proposal would be read within and that of Barrington more generally. The house types reflect those approved on the wider site and the width and

length of these buildings would be reflective of its context. The proposed two-storey scale of development is therefore considered acceptable and compatible with its surroundings.

Appearance

- 10.81 The development comprises a range of building types with varying architectural detailing and external finishes that add variety and interest to the proposed development. The house types proposed mirror those approved on the wider site and therefore would not appear alien or contrast harmfully with the wider site it would be read within.
- 10.82 Officers note that the affordable properties within the site are to benefit from the same quality of materials and architectural characteristics of the market housing, further integrating these units within the site.
- 10.83 Officers consider it reasonable and necessary to impose a condition requiring the submission of materials prior to development above slab level, notwithstanding the approved plans. This would ensure that the appearance of the development is satisfactory and compatible with its surroundings.
- 10.84 The overall 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 the sites rural location. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness, although a condition is recommended to ensure appropriate finish.
- 10.85 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF (2021).

Landscaping

- 10.86 The application is supported by a Landscape and Visual Impact Assessment (August 2021) and various landscape plans.
- 10.87 The Assessment includes a methodology and appraisal of development on the site, indicating that in terms of visual amenity, the proposed intrusion into the approved open space and development would have an overall negligible adverse significance of effect. The south-east parcel of development would not be visible from the key viewpoints at either Winter Year 1 or Summer Year 15 due to the extensive tree belt adjacent.
- 10.88 The Landscape Team has identified concerns regarding proposed tree planting, space for plants, plant species, plant densities, layout of garden

plots and interaction with the woodland tree area immediately to the east. However, they have considered that these matters can be addressed by way of a landscape condition which has been recommended accordingly.

- 10.89 Subject to the recommended condition, officers consider that the proposal would accord with Policies HQ/1 and NH/4 of the Local Plan (2018).

Trees

- 10.90 The application is supported by an Arboricultural Impact Assessment and Method Statement (August 2021).
- 10.91 The Assessment sets out that the removal of trees will be identical to what was approved under the relevant conditions discharge for the wider site.
- 10.92 The tree along the Haslingfield Road frontage will be retained and protected to relevant standards.
- 10.93 The application has been subject to formal consultation with the Council's Trees Officer who raises no objection.
- 10.94 Officers consider it reasonable and necessary to impose a condition requiring the tree protection methodology to be implemented to ensure appropriate protection of retained trees.
- 10.95 Subject to the recommended condition, which would work alongside conditions for boundary treatments and landscaping details as noted above, the proposal would accord with Policy NH/4 of the Local Plan.

Carbon Reduction and Sustainable Design

- 10.96 The application is supported by an Energy and Sustainability Statement (August 2021).
- 10.97 The Statement suggests a fabric first approach will be applied to the proposed development, incorporating measures including efficient levels of insulation above those required by Approved Document L1A of the Building Regulations, improved thermal bridging standards, high efficiency combination boilers and solar PV systems to meet 10% carbon reduction.
- 10.98 The Statement also details that basic SAP calculations have been carried out on the proposed specification resulting in a total carbon emission reduction of 10.53%.
- 10.99 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions.
- 10.100 In consultation with the Council's Sustainability Officer, officers consider it reasonable and necessary to impose a condition to secure the carbon

energy technologies submitted in the Energy Statement and a water efficiency condition to ensure that the dwellings achieve a minimum water efficiency consumption of no more than 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016).

- 10.101 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 10.102 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.
- 10.103 The application is accompanied by an Ecology Assessment (June 2021) and a Biodiversity Net Gain Assessment (July 2021) which sets out that there would be an estimated net gain of 11.41%.
- 10.104 The application has been subject to formal consultation with the Council's Ecology Officer, who initially requested more information. This was regarding the level of impact from the development on Eversden and Wimpole Special Area of Conservation (SAC), together with any 'functionally linked' habitat, and evidence of assessment of recreational impact on the nearby Site of Special Scientific Interest (SSSI). These same requests were also made by Natural England.
- 10.105 The applicant submitted a letter Barrington – Replan Applications (Southern Ecological Solutions, November 2021) in response to the above request. The letter provides evidence that there will be 14 ha of open space available for residents, which is well above the Strategic Accessible Natural Green Space (SANGS) calculations of 8 ha (based on a 2.4 person per household average).
- 10.106 The letter also provides analysis of the wider effects of the development on barbastelle bats associated with the Eversden and Wimpole Woods SAC. The letter states that the effect of the development is likely to be low and that residual impact should be controlled through sensitive lighting scheme along the plantation woodland. The central area of development had the least bat activity and have now been mostly cleared so further bat surveys were not deemed necessary.
- 10.107 Following receipt of the above, the Ecology Officer no longer raises objection to the application, subject to conditions for a Construction

Ecological management Plan (CEcMP), a Landscape and Ecological Management Plan (LEMP), a Biodiversity Net Gain (BNG) Plan and details of ecological enhancements such as bird and bat boxes.

- 10.108 In consultation with the Council's Ecology Officer, subject to appropriate conditions, officers are satisfied that the proposed development complies with policy NH/4, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Water Management and Flood Risk

- 10.109 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.110 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.111 The applicants have submitted a Flood Risk Assessment and Drainage Strategy (September 2021) and a Technical Note (March 2022) responding to requests for clarification from the Lead Local Flood Authority.
- 10.112 The application has been subject to formal consultation with Anglian Water, the Environment Agency, The Lead Local Flood Authority and the Council's Sustainable Drainage Engineers. Following the submission of amended and additional information, no objection is raised by any of the technical consultees, subject to conditions.
- 10.113 Officers acknowledge that concerns have raised by local residents in respect of drainage, several of which have been addressed over the course of the application as further details have been submitted.
- 10.114 The information submitted demonstrates that surface water from the proposed development can be managed through the measures identified in the drainage strategy for the wider site. These measures include the discharge of surface water into the existing storage pond and connect to the same downstream ditch system provided as part of the approved development. There will be a controlled discharge into the adjacent watercourse network at a limited rate of 13.1 l/s to ensure the total off site flow does not exceed 18.19 l/s for the 100-year storm including an allowance for climate change (40%) and urban creep (10%). Ditches, French drains and wet swales have been proposed around the perimeter of the site and finished floor levels will also be set a minimum of 150mm above ground levels.
- 10.115 To ensure the development provides a suitable drainage strategy that complies with relevant local and national planning policy a range of conditions are considered necessary, as recommended by the technical consultees.

- 10.116 A condition requiring the submission of a detailed surface water drainage scheme for the site, based on the submitted Drainage Strategy and SuDS Report and Drainage Strategy Plan, prior to the commencement of development is considered reasonable and necessary as part of any consent to ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding.
- 10.117 A condition requiring details of measures indicating how additional surface water run-off from the site will be avoided during construction works is also considered appropriate prior to the commencement of development, to ensure surface water is managed appropriately during the construction phase and does not increase flood risk to adjacent land or properties.
- 10.118 Officers also consider it reasonable and necessary to impose a condition to require details for the long term maintenance arrangements for the surface water drainage scheme prior to first occupation to ensure satisfactory maintenance of any approved system that are not publicly adopted.
- 10.119 It is important to note that the several of the recommended conditions are pre-commencement conditions. Therefore, no development can take place on the site before a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority (in consultation with relevant technical consultees).
- 10.120 In terms of foul water drainage, no objection has been raised by Anglian Water or the Council's Sustainable Drainage Engineer subject to a condition requiring a scheme for foul water drainage works, which is considered reasonable and necessary.
- 10.121 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 and Transport Impacts

- 10.122 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 10.123 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.

- 10.124 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 10.125 The application is supported by a Transport Assessment (July 2021) and a Transport Assessment Addendum (March 2022).
- 10.126 Access to the site would utilise the approved main access into the wider site from Haslingfield Road which the approved south-east parcel also utilised.
- 10.127 The Local Highways Authority has raised no objection to the continuation of this approach subject to conditions relating to the future management and maintenance of the proposed streets within the development and a traffic management plan, along with an informative relating to works to or within the public highway.
- 10.128 Officers consider it reasonable and necessary to impose conditions relating to the future management and maintenance of the proposed streets within the development 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.
- 10.129 The Transport Assessment and addendum has been subject to formal consultation with Cambridgeshire County Council's Transport Assessment Team, who raise no objection to the proposed development. The comments note that the development is required to provide off-site improvement works which would also benefit the future occupiers of the proposed site.
- 10.130 In consultation with the Transport Assessment Team, officers consider it reasonable and necessary to impose a condition requiring the provision and implementation of a Travel Plan in the interests of encouraging sustainable travel to and from the site.
- 10.131 Subject to the recommended conditions and S106 mitigation the proposal is considered acceptable and to accord with Policy TI/2 of the Local Plan and paragraphs 110 and 112 of the NPPF

Cycle and Car Parking Provision

- 10.132 Policies HQ/1 and TI/3 set out that car and cycle parking provision should be provided through a design-led approach in accordance with the indicative standards set out in Figure 11 of the Local Plan. Cycle parking should be provided to at least the minimum standards.

Cycle Parking

- 10.133 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.
- 10.134 Officers note that bike stores in the form of sheds are provided for the maisonettes while other plots within the site would benefit from garages and / or sheds in the garden. However, no clear plan has been provided to indicate the suitable provision of cycle parking. Officers therefore 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 dwelling.

Car Parking

- 10.135 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 10.136 All dwellings aside from the four one-bedroom maisonettes (Plot nos.23, 45, 46 and 147) all have access to two or more off street car parking spaces. The four maisonettes are one bedroom properties which have provision for one parking space each. Whilst this is below that stipulated in policy TI/3, these are indicative standards and do not differentiate between provision for one-bedroom properties and larger 4 bedroom dwellings which are more likely to be occupied by a family. Paragraph 2 of policy TI/3 states that provision should take into consideration various factors such as car ownership levels, local services, facilities and public transport. The maisonettes are one-bedroom properties and are therefore least likely to own two vehicles or be inhabited by a family.
- 10.137 Given the size of the dwellings, the number of potential occupiers and the services within Barrington including shops, services and bus links to the city and the wider south cambs area, officers consider that it is much less likely that occupants of this house type would require two car parking spaces. It is considered that if there were additional cars resulting from more than one car per maisonette, that this would not result in a significant highway or amenity impact. Officers highlight that these are indicative car parking standards which should be responsive to factors such as car ownership levels and access to services and transport links, and policy promotes the use of sustainable travel. Accordingly, officers consider the proposed level of car parking is acceptable.

- 10.138 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 10.139 The proposed drawings do not specify the precise locations of electric vehicle charging points. Nevertheless, it is considered that based on the proposed layout there is capacity to secure EV charging on plots with off-street parking and in the communal parking area. The Low Emissions Strategy condition recommended will secure this provision.
- 10.140 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

- 10.141 Policy HQ/1 (n), sets out that proposals must protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.
- 10.142 The District Design Guide 2010 advises that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15m is provided between the windows and the property boundary. For two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms, which should be increased to 30m for 3 storey residential properties. It advises that a 12 metre separation is allowed where blank walls are proposed opposite the windows to habitable rooms.

Neighbouring Properties

- 10.143 The proposed development would be over 100m from the nearest properties outside the site which are to the south of the site. Given this extensive separation distance, the proposed residential development would not give rise to any harmful residential amenity impacts such as loss of light, overlooking, visual enclosure, noise or disturbance.
- 10.144 The proposed development would be sited immediately to the south and east of the other phases of the wider site. The impact on the future occupants of these adjacent parcels therefore needs to be considered.
- 10.145 The properties approved opposite to the west would not be harmed by the proposed re-configuration of the south-eastern parcel of the site. As approved, these properties would have looked out onto the properties

running parallel to the street and this relationship is unchanged as a result of the proposed layout.

- 10.146 The properties approved to the north are largely unaffected by the proposed re-configuration of the south-eastern parcel. The views from the rearranged dwellings across gardens would be comparable to the relationship as approved on the original plans.
- 10.147 The most noticeable change would be to the outlook of plot nos. 9 and 10 of the approved area to the north. As approved, these properties have an open outlook to the south as this was where the area of open space was located. As proposed, plot no.21, a two-storey dwelling would be sited immediately south of these adjacent plots and situated approximately 11.5m from the rear window of these plots. Plot no.21 would be orientated side-on to these plots and the only window would be a first-floor landing window.
- 10.148 It is noted that the above window to wall distance falls marginally short of the 12m separation distance recommended by the District Design Guide. However, given that these plots would still have reasonable outlooks out to the south-east and south-west that are not interrupted, it is not considered that plot no.21 would result in the future occupants of plot nos. 9 and 10 being harmfully enclosed and having a poor quality living environment. In addition, there would be sufficient light from the south-east and south-west that would reach the rear gardens and windows of these plots. It is recommended that the first-floor landing window is conditioned to be obscure glazed and fixed opening to prevent any overlooking of these neighbours.
- 10.149 Overall, the proposed re-configuration of the south-eastern parcel is not considered to give rise to any harm to the future occupants of the adjacent parcels when occupied.

Future Occupants

- 10.150 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.
- 10.151 The gross internal floor space measurements for units in this application are shown in the table below:

Unit Type	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
Letchworth	2	3	2	70	91	+21
Warwick	3	4	2	84	100	+16
Stratford Q	3	4	2	84	111	+27

Oxford Q	3	4	2	84	122	+38
Leamington Q	3	4	2	84	132	+48
Harrogate	4	6	2	106	144	+42
Hampstead	4	7	2	115	172	+57
1b Maisonette (M4(2))	1	2	1	50	50	-
1B Maisonette	1	2	1	50	50	-
Tavy+	2	3	2	70	77	+7

10.152 The Urban Design Team have identified that the bedroom sizes for certain rooms within five of the house types proposed fall below the minimum bedroom size of 11.5m² for double bedrooms, as required by Policy H/12 of the Local Plan. However, it has since been confirmed that the bedrooms in question are only single bedspaces and the rooms in question are above the 7.5m² minimum size for single bedrooms.

10.153 A concern was raised by the Urban Design Team regarding the outlook for the two maisonettes for plot nos.45 and 46 facing onto the car park. While the car park would undoubtedly be visible from some of these future occupiers outlooks, there would still be greenery in the forms of trees and landscaping visible within the courtyard itself and beyond. This notwithstanding, the habitable rooms would not be harmfully enclosed or experience adverse levels of comings and goings in terms of noise and disturbance.

10.154 Paragraph 6.68 of the District Design Guide (2010) SPD states that for two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms. The Urban Design Team have identified that the following plots do not comply with this requirement:

- The rear elevation of house no 13 is only 23m from rear elevation of house no 16.
- The rear elevation of maisonette nos. 23/147 is only 23.5m from the rear elevation of house no 146.
- The rear elevation of house nos. 24-26 is only 23.5m from rear elevation of house no 145.
- The rear elevation of house no 47 is only 22m from rear elevation of house no 56.
- The rear elevation of house nos. 59/60 is only 23.5m from rear elevation of house nos. 27 and 43/44.

10.155 While officers appreciate that the separation distances are below the guidance recommended in the District Design Guide, the proposed distances between dwellings of over 22m is considered sufficient, taking into account the site layout and context. Future occupants would have a

high-quality living environment and acceptable level of amenity. Furthermore, it is pertinent to note that the approved layout on this parcel of the wider stie had separation distances equal and less than separation distances proposed on this parcel.

Garden Sizes

- 10.156 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.
- 10.157 Each property would benefit from a private garden area or communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide.
- 10.158 The exception to this is the two-bedroom house on plot no.26 which would have a garden of 45m², 5m² less than the 50m² standards in the District Design Guide. While it would be ideal for this dwelling to have a 50m² garden, it is not considered that this deficit is so significant as to result in the future occupants of this dwelling having a poor-quality living environment. There is also an excess of open space present on site.
- 10.159 Overall, each Plot within the development is considered to be provided with a reasonable degree of amenity that is not significantly compromised by the proposed layout or existing development adjacent to the site.

Conclusion

- 10.160 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with policy HQ/1 and the District Design Guide 2010.

Third Party Representations

- 10.161 The remaining third-party representations not addressed in the preceding paragraphs are summarised and responded to in the table below:

Third Party Comment	Officer Response
Impact on local road network from increased car movements.	The Local Highway Authority and County Council Transport Assessment Team has raised no objection to the proposal subject to conditions and S106 contributions. The

Roads in surrounding area are not wide enough.	addition of three dwellings above what was approved on this parcel would not result in an unacceptable increase in traffic movements to and from the site.
Local cycle paths are poor	The approved application and S106 agreement attached to this requires improvements to cycle paths. This is not affected by the proposed increase of three dwellings on this parcel.
Water supply in area is struggling to meet demand	Anglian Water have been consulted and have raised no objection to the proposed works subject to condition. A condition is also recommended regarding water efficiency measures.
Sewage plant unable to cope with present demand	Anglian Water have been consulted and have raised no objection to the proposed works subject to a foul water drainage condition.
The rural character of the village would be lost and should be retained. Will overwhelm the village and adding extra housing will add to this. Pressure on local infrastructure and facilities.	The addition of the three proposed dwellings above what was approved is not considered to alter the character of the village. The additional dwellings would not have an unacceptable impact on local services and facilities. Contributions towards improvements to facilitate the extra dwellings towards education, open space and community facilities will be secured through a Section 106 agreement where appropriate.
Cemex assured local residents there would be a maximum of 220no. houses. Piecemeal addition of extra dwellings and sub-dividing the applications into two areas is cynical.	This is not a material planning consideration. Each application will be assessed on its own merits, taking into account the site planning history.
There are plenty of other brownfield sites available that should be used to meet housing demand.	The site is brownfield land.
Environmental impact.	The environmental impact (including ecology, flood risk, trees, sustainability etc) has been assessed and is considered acceptable. Conditions have been recommended where appropriate.
Houses are already being built and sold without any of the	The S106 criteria had various clauses (i.e. prior to occupation of a certain number of dwellings etc). Any allegation that the S106 is

S106 criteria being met (no footpaths, no cycle way, no traffic calming).	not being complied with should be addressed to Planning Enforcement to investigate.
There were trees on the site which have since been felled. This new application should not be granted if more trees need to be felled.	The trees on the site are not protected. The trees that need to be removed to accommodate development on the south-east parcel have been approved as part of the original Arboricultural Impact Assessment (September 2018) and there is no change in this respect.
Impact from noise, construction traffic, pollution and rubbish.	Conditions have been recommended to control noise, traffic and the management of the site during construction.
Were told that a scout hut could not be built on the open space area as no further buildings were allowed. However this application contravenes this. A timber scout hut should be built on the open space to unite the two halves of the village.	There is nothing to prevent an application being submitted and assessed for a revised development. It is not considered that the timber scout hut is necessary for the development to be acceptable in terms of its impact on community facilities. This notwithstanding, there is nothing to prevent a future application for a scout hut on the site which would be assessed on its own merits. However, this does not form part of the submission.

Open Space and Recreation

10.162 Policy SC/7 requires all housing developments to contribute towards outdoor play space (including children's play space, formal outdoor sports facilities) and informal open space in accordance with the following minimum standards.

- Outdoor sports – 1.6 ha per 1,000 people;
- Formal children's play space – 0.4 ha per 1,000 people;
- Informal children's play space – 0.4 ha per 1,000 people; and
- Informal open space – 0.4 ha per 1,000 people.
- Allotments and community orchards – 0.4 ha per 1,000 people.

10.163 Based on the mix of housing provided the following would be required:

- Outdoor sports space: 1,257m² (0.1257ha)
- Formal children's play space: 314m² (0.0314ha)
- Informal children's play space: 314m² (0.0314ha)
- Informal open space: 314m² (0.0314ha)
- Allotments and community orchards: 314m² (0.0314ha)

10.164 As explained in the landscape section of this report, the proposed development would result in the removal of the 0.53ha area of informal open space that was originally approved in the south-east corner under past permissions. This would bring the quantum of open space across the entire site down from 18.6ha to 18.07ha.

10.165 The 220 dwelling approved development had the following open space requirements and provision:

Bedrooms	1	2	3	4+	Total Required	Total Provided
No. of dwellings	6	54	84	76	N/A	220
Persons	8.04	94.5	203.28	252.32	N/A	558.14
Outdoor Sports (ha)	0.012	0.151	0.326	0.404	0.893	Contribution
Formal Children's Play Space (ha)	0.003	0.038	0.081	0.101	0.223	0.3278
Informal Children's Play Space (ha)	0.003	0.038	0.081	0.101	0.223	0.619
Informal Open Space (ha)	0.003	0.038	0.081	0.101	0.223	16.64
Allotments (ha)	0.003	0.038	0.081	0.101	0.223	1.02
Total Open Space (ha)	0.026	0.3	0.65	0.81	1.786	18.6

10.166 The total number of dwellings that would be accommodated on the wider site as a result of the proposed application and open space requirements would be as follows:

Bedrooms	1	2	3	4+	Total Required	Total Provided
No. of dwellings	10	35	97	81	N/A	223
Persons	13.4	61.25	234.74	268.92	N/A	578.31
Outdoor Sports (ha)	0.021	0.098	0.375	0.43	0.925	Contribution
Formal Children's Play Space (ha)	0.005	0.025	0.094	0.11	0.231	0.3278

Informal Children's Play Space (ha)	0.005	0.025	0.094	0.11	0.231	0.619
Informal Open Space (ha)	0.005	0.025	0.094	0.11	0.231	16.1
Allotments (ha)	0.005	0.025	0.094	0.11	0.231	1.02
Total Open Space (ha)	0.043	0.196	0.752	0.861	1.85	18.07

10.167 As demonstrated in the tables above, despite the loss of 0.53ha of informal open space and providing three extra dwellings, the proposal, when considered in the context of the wider site, would still contribute towards the delivery of circa 16.1ha of informal open space. In addition, the amounts of all type of open space proposed on the wider site significantly exceed the required levels.

10.168 A contribution towards formal sports provision in the form of contributions towards a football pitch, sports pavilion, tennis court and associated car parking is sought. Contributions towards formal childrens play space on Challis Green play area are also sought.

10.169 The proposal accords with policy SC/7 of the Local Plan.

Planning Obligations (S106)

10.170 The Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

- (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.

10.171 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.

10.172 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.

- 10.173 The contributions have been based on the provision of the three additional dwellings and the population that this proposed development would generate above the 33no. dwellings that were previously approved on this parcel of the site.
- 10.174 In consultation with the Council's Section 106 Officer a range of contributions are required as part of the proposed development.
- 10.175 For outdoor sports space a contribution of £6,027.26 is required to mitigate the impact of the proposed development, with the funds directed towards football pitch, sports pavilion, tennis court and the associated car park.
- 10.176 In terms of formal children's play space, an offsite contribution of £1,500 for the provision of new and maintenance/ replacement of existing play equipment at the Challis Green Play area is required.
- 10.177 Indoor community space is to be addressed through an offsite contribution of £17,454.55 towards the extension to the Barrington Village Hall. An offsite contribution of £681.82 towards improvements to pedestrian footpaths and improvements to the river walks within the Parish of Barrington is required.
- 10.178 A community fee of £477.27 is sought, as are £500 towards monitoring fees and £255 towards household waste receptacles.
- 10.179 Contributions are also sought by Cambridgeshire County Council in respect of education who have commented formally on the application.
- 10.180 An early years education contribution of £8,721 towards new early years place in Barrington is required. A secondary education contribution of £3,602 towards the expansion of Melbourn Village College is required. A library contribution of £113 towards the enhancement of facilities in Barrington is required, as well as a monitoring fee of £150.
- 10.181 Cambridgeshire County Council has also sought contributions in respect of transport mitigation. A contribution of £1,463 is sought towards the implementation of an improved crossing over Haslingfield Road in the vicinity of Barrington Primary School. A contribution of £366 towards the implementation of traffic calming on barring Road within Foxton is also sought. The Travel Plan (including Travel Welcome Pack) sought has been recommended to be secured by way of condition.
- 10.182 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

Other Matters

Broadband

- 10.183 LP policy TI/10 'Broadband' requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services across the District. A condition is proposed to ensure this provision.

Air Quality

- 10.184 The Council's Air Quality Officer has raised no objection to the proposal subject to conditions regarding EV charging points and emissions ratings being met. These conditions have been recommended and are necessary to ensure compliance with Local Plan (2018) Policy SC/12.

Lighting

- 10.185 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.

Refuse/ Waste

- 10.186 A refuse strategy has been submitted with the application which demonstrates that there is adequate space for bin storage on each plot and that there is a bin collection point or communal bin collection point for all properties.

Cambridgeshire Fire and Rescue

- 10.187 The comments of Cambridgeshire Fire and Rescue are noted. Officers consider it reasonable and necessary to impose a condition to secure the adequate provision of fire hydrants.

Noise

- 10.188 Noting the comments of the Council's Environmental Health Officer, officers consider it reasonable and necessary to impose a condition requiring the submission of a Demolition Construction Environment Management Plan, a noise assessment for future occupiers and noise mitigation measures as recommended by the Council's Environmental Health Team to ensure compliance with Policy CC/6 of the Local Plan, alongside the informatives for disturbance, air source heat pumps and statutory noise nuisance.

Contaminated Land

- 10.189 The application is supported by a Phase I Geo Environmental Study and Walkover Report (September 2021).
- 10.190 The application has been subject to formal consultation with the Council's Contaminated Land Officer and the Environment Agency who raise no objection to the proposed development, subject to conditions regarding land contamination, surface water run off during construction and piling. These are considered necessary and reasonable to ensure compliance with Policy SC/11 of the Local Plan.

Conditions

- 10.191 Pre-commencement conditions have been agreed in advance with the agent/applicant.

Planning Balance

- 10.192 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.193 The proposal would be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary. However, officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment given the extant permission that exists on the site for residential development and the lack of visual intrusion from the development of the formerly approved open space.
- 10.194 The provision of 36 dwellings to a Group Village, which sets an indicative maximum scheme size of 8 dwellings or in exception about 15 dwellings on a brownfield site, would conflict with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
- 10.195 However, the 2017 extant permission is a material consideration and it has already been determined that the development of 33 dwellings, as part of the wider development of 220 dwellings, would represent a sustainable form of development. There have been no significant changes to the services and facilities available to serve the development. The proposed additional three dwellings to bring this parcel of the site up to 36 dwellings would not in the view of officers result in the level of development becoming unsustainable.
- 10.196 Two of the three additional dwellings proposed would be affordable dwellings that would contribute to an identified need. There would be a 11% net gain in biodiversity which would be secured by condition. Financial contributions towards the improvement of existing village

facilities, education and libraries would be secured by way of a Section 106 Agreement. The proposed development would result in the removal of the previously approved three-storey apartment blocks on this parcel and replace them with two-storey houses which is considered an improvement in terms of character and appearance.

- 10.197 Officers acknowledged that there are concerns raised by the Urban Design Team regarding the proposal, including some conflict with guidance within the Council's District Design Guide SPD. However, the conflict must be weighed against the fact that there is an extant permission on this parcel of land which has a similar layout and design and therefore cannot be said to be entirely out of keeping with the character and appearance of the area. In addition, the specific conflicts with the District Design Guide SPD exist on the consented scheme for this parcel. The proposal would still provide a significant over-provision of informal open space despite the removal of part of this to accommodate the development.
- 10.198 The proposal clearly represents a significant departure from the development plan and has been advertised as such. Given the extant permission on the site, officers consider that the proposed addition of three dwellings above what was previously approved on this parcel would be difficult to be considered to represent an unsustainable form of development. Nonetheless, the development is contrary to the Council's settlement strategy as a matter of principle.
- 10.199 Very limited other harm has been identified that would weigh against the proposal, while the use of planning conditions can secure appropriate detailing and technical information such that the proposal would accord with Local Plan policies in all other regards.
- 10.200 Therefore, taking into account the 2017 appeal decision and for the reasons set out in this report, the application is recommended for approval.

Recommendation

- 10.201 Officers recommend that the Planning Committee grants delegated approval subject to the Planning Committee's future resolution regarding application 21/04524/S73, completion of a Section 106 Agreement and the conditions and informatives set out in the report with minor amendments to the conditions and Heads of Terms as drafted delegated to officers.

11.0 Planning Conditions

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

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

the Planning and Compulsory Purchase Act 2004).

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

Plans to be listed:

8502-22-02-101B (Location Plan)

8502-22-02-01D (SE Planning Layout)

8502-22-02-02B (SE Materials Plan)

8502-22-02-05B (SE Affordable Housing Plan)

8502-22-02-06B (SE Refuse Strategy)

8502-22-02-07B (SE Parking Plan)

8502-22-02-10A (SE Street Scenes)

8502-22-02-521B (Tenure Plan Phase 1 & SE Parcel)

8502-22-02-150A (Hampstead Floor Plans)

8502-22-02-151A (Hampstead Brick Elevations)

8502-22-02-160A (Harrogate Floor Plans)

8502-22-02-161B (Harrogate Brick Elevations)

8502-22-02-190A (Leamington Lifestyle Floor Plans)

8502-22-02-191A (Leamington Lifestyle Brick Elevations)

8502-22-02-220A (Oxford Lifestyle Floor Plans)

8502-22-02-221A (Oxford Lifestyle Brick Elevations)

8502-22-02-260A (Warwick Floor Plans)

8502-22-02-261A (Warwick Brick Elevations)

8502-22-02-270A (Letchworth Floor Plans)

8502-22-02-271A (Letchworth Brick Elevations)

8502-22-02-280A (Maisonette Ground Floor Plan M4(2))

8502-22-02-281A (Maisonette First Floor Plan)

8502-22-02-282A (Maisonette Brick Elevations M4(2))

8502-22-02-290A (Tavy End Floor Plans)

8502-22-02-291A (Tavy End Elevations)

8502-22-02-300 (Tavy Mid Floor Plans)

8502-22-02-301 (Tavy Mid Elevations)

8502-22-02-310A (Stratford Lifestyle Floor Plans)

8502-22-02-311A (Stratford Lifestyle Brick Elevation)

GAR_DGT2_M.1 (Double Garage Twin 002)

GAR_SGS2_M.1 (Single Garage 002)

Vehicle Tracking Layout (190436-RGL-ZZ-XX-DR-D-105-0001_S4-P02)

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

3. Prior to the first occupation of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to

and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: In the interests of highway safety and to achieve a permeable development with ease of movement and access for all users and abilities in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

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

The principle areas of concern that should be addressed are:

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

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

Reason: To ensure that before development commences, highway safety will be maintained during the course of development.

5. No development above ground level, other than demolition, shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority.

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy (ref 190436-RGL-ZZ-XX-RP-C-0004) prepared by Rolton Group, dated September 2021 and shall include where appropriate:

- a. Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus

climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

- c. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d. Details of the proposed attenuation and flow control measures;
- e. Site Investigation and test results to confirm infiltration rates;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- i. Details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently 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/8 of the South Cambridgeshire Local Plan 2018.

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

Reason: To ensure the satisfactory maintenance of drainage systems that are not publically adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework.

7. No building hereby permitted shall be occupied until foul water drainage works 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 thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development in accordance with South Cambridgeshire Local Plan (2018) Policies CC/7 and CC/9.

8. No development, including preparatory works, shall commence until details of measures indicating how additional surface water run-off from the site will be avoided during the construction works have been submitted to and approved in writing by the Local Planning Authority. The applicant may be required to provide collection, balancing and/or settlement systems for these flows. The approved measures and systems shall be brought into operation before any works to create buildings or hard surfaces commence.

Reason: To ensure surface water is managed appropriately during the construction phase of the development, so as not to increase the flood risk to adjacent land/properties or occupied properties within the development itself; recognising that initial works to prepare the site could bring about unacceptable impacts in accordance with South Cambridgeshire Local Plan (2018) Policy CC/9.

9. No development shall commence until a further 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. Detailed proposal for the removal, containment or otherwise rendering harmless any contamination (the remediation strategy) for that phase have been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include the following components:
 - a. A preliminary risk assessment which has identified:
 - i. all previous uses;
 - ii. potential contaminants associated with those uses;
 - iii. a conceptual model of the site indicating sources, pathways and receptors; and
 - iv. potentially unacceptable risks arising from contamination at the site
 - b. A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
 - c. The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme 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 adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

10. Prior to each phase of development being occupied, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

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 adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

11. The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be 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 adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

12. 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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, 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 adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

13. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development 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 adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

14. The materials to be used in the external construction of the development hereby permitted, except the garages, shall follow the

specifications in accordance with the details specified within drawing no. 8502-22-02-02 Revision B unless otherwise agreed in writing by the Local Planning Authority.

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

15. No development of the garages of the development hereby approved shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the garages have been submitted to and approved in writing by the Local Planning Authority. Development of the garages shall be carried out in accordance with the approved details.

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

16. No development, including demolition, shall commence until a site wide Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include the consideration of the following aspects of demolition and construction:

- a. Demolition, construction and phasing programme.
- b. Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c. Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d. Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority.
- e. Soil Management Strategy having particular regard to potential contaminated land and the reuse and recycling of soil on site, the importation and storage of soil and materials including audit trails.

- f. Noise impact assessment methodology, mitigation measures, noise monitoring and recording statements in accordance with the provisions of BS 5228-1:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites.
- g. Vibration impact assessment methodology, mitigation measures, monitoring and recording statements in accordance with the provisions of BS 5228-2:2009+A1:2014 Code of Practice for noise and vibration control on construction and open sites. Details of any piling construction methods / options, as appropriate.
- h. Dust mitigation, management / monitoring and wheel washing measures in accordance with the provisions of Control of dust and emissions during construction and demolition - Greater Cambridge supplementary planning guidance 2020.
- i. Use of concrete crushers.
- j. Prohibition of the burning of waste on site during demolition/construction.
- k. Site artificial lighting including hours of operation, position and impact on neighbouring properties.
- l. Drainage control measures including the use of settling tanks, oil interceptors and bunds.
- m. Screening and hoarding details.
- n. Access and protection arrangements around the site for pedestrians, cyclists and other road users.
- o. Procedures for interference with public highways, including permanent and temporary realignment, diversions and road closures.
- p. External safety and information signing and notices.
- q. Implementation of a Stakeholder Engagement/Residents Communication Plan, Complaints procedures, including complaints response procedures.
- r. Membership of the Considerate Contractors Scheme.

Development shall be carried out in accordance with the approved DCEMP.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 17. During demolition or construction there shall be no bonfires or burning of waste on site.

Reason: To protect the amenity of the adjoining properties in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

- 18. The development shall be constructed in strict accordance with the noise mitigation measures recommended in the Redrow Homes South Midlands Limited, Former Cemex Cement Works, Barrington,

Southern Parcel, Noise Assessment (dated 16th July 2021) prepared by Accon UK Environmental Consultants.

Reason: To provide an acceptable living environment for future occupants in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

19. Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting and an assessment of impact on any sensitive residential premises off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the amenity of nearby residential properties and provide an acceptable living environment for future occupants in accordance with Policies CC/6 and HQ/1 of the South Cambridgeshire Local Plan 2018.

20. No development shall commence until a site-based Low Emission Strategy (LES) is submitted to and approved in writing by the Local Planning Authority. The LES shall include the following:
 - a. Provision of Electric Vehicle Charging Points for all dwellings with on-site parking
 - b. An implementation plan for each of the above measures. The details to be provided shall include location of charging unit, capacity, charge rate, details of model, location of cabling and electric infrastructure drawings.

The development shall be carried out in accordance with the approved LES and retained as such thereafter.

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge

Sustainable Design and Construction SPD 2020.

21. No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NO_x) combustion boilers, (i.e., individual gas fired boilers that meet a dry NO_x emission rating of $\leq 540\text{mg/kWh}$), have been submitted to and approved in writing by the local planning authority. If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:
 - a. Spark ignition engine: less than or equal to 150 mg NO_x/Nm³
 - b. Compression ignition engine: less than 400 mg NO_x/Nm³
 - c. Gas turbine: less than 50 mg NO_x/Nm³

The details shall include a manufacturers Nitrogen Oxides (NO_x) emission test certificate or other evidence to demonstrate that every appliance installed meets the emissions standards above.

The approved appliances shall be fully installed and operational before the development is occupied or the use is commenced and retained as such thereafter.

Reason: To protect local air quality and human health by ensuring that the production of air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the lifetime of the development in accordance with policy SC/12 of the South Cambridgeshire Local Plan 2018.

22. The approved renewable/low carbon energy technologies (as set out in the Energy & Sustainability Statement - August 2021) shall be fully installed and operational prior to the occupation of each dwelling hereby approved.

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

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

23. No dwellings shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that

all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction (South Cambridgeshire District Council Local Plan 2018 policy CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020).

24. No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a. proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;
 - b. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

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 as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.
 - c. boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.
 - d. a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

Reason: To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1

and NH/4 of the South Cambridgeshire Local Plan 2018.

25. Prior to the occupation of the development hereby permitted, details of the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

Reason: To ensure an adequate water supply is available for emergency use in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

26. The approved tree protection methodology (Arboricultural Impact Assessment and Method Statement August 2021, SES) shall be implemented throughout the development and the agreed means of protection shall be retained on site until all equipment, and surplus materials have been removed from the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

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

27. No development shall commence (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:
 - a. Risk assessment of potentially damaging construction activities.
 - b. Identification of biodiversity protection zones.
 - c. 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).
 - d. The location and timings of sensitive works to avoid harm to biodiversity features.
 - e. The times during construction when specialist ecologists need to be present on site to oversee works.
 - f. Responsible persons and lines of communication.
 - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

- h. 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.

Reason: To ensure that before any development commences appropriate construction ecological management plan has been agreed to fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

28. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority The LEMP shall include the following:
- a. Description and evaluation of features to be managed.
 - b. Ecological trends and constraints on site that might influence management.
 - c. Aims and objectives of management.
 - d. Appropriate management options for achieving aims and objectives.
 - e. Prescriptions for management actions.
 - f. Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g. Details of the body or organisation responsible for implementation of the plan.
 - h. 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 form 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 ensure that before any development commences an appropriate landscape and ecological management plan has been agreed in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

29. No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site, on-the wider site and / or off-site mitigation. The BNG Plan shall include:
- a. A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
 - b. Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
 - c. Identification of the existing habitats and their condition on-site and within receptor site(s);
 - d. Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
 - e. An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

The BNG Plan shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate to criterion v) shall be submitted to the local planning authority in accordance with the latest DEFRA guidance and the approved monitoring period / intervals.

Reason: To provide ecological enhancements in accordance with the NPPF 2021 para 174, South Cambridgeshire Local Plan 2018 policy NH/4 and the Greater Cambridge Shared Planning Biodiversity SPD 2022.

30. Prior to the first occupation of any dwelling, infrastructure to enable the delivery of broadband services, to industry standards, shall be provided for that dwelling.

Reason: To contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband across the district, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.

31. Plot no.21 of the development, hereby permitted, shall not be occupied until the proposed first-floor window in the northern elevation of the development of plot no.21 have, apart from any top hung vent, been fitted with obscured glazing (meeting as a minimum Pilkington Standard level 3 or equivalent in obscurity and shall be fixed shut or have restrictors to ensure that the windows cannot be opened more than 45 degrees beyond the plane of the adjacent wall.

The glazing shall thereafter be retained in accordance with the approved details.

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

12.0 Planning Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated <INSERT DATES>
2. The granting of 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.
3. Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance.
4. The standard default setting of many surface water computer modelling programmes assumes a freely discharging outfall. Careful consideration is required and evidence provided to demonstrate that this assumption is correct. In many circumstances an outfall maybe surcharged affecting its hydraulic capacity and impacting on the surface water network. A surcharged outfall is likely to occur if discharging into a watercourse or surface water network near capacity. In these scenarios, and with the absence of supporting information to the contrary, it is expected the surface water calculations will assume a surcharged outfall.
5. Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.
6. For any noise attenuation scheme proposed due regard should be given to current government / industry standards, best practice and

guidance and 'Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted January 2020' - Section 3.6 Pollution - Noise Pollution (including vibration) (pages 89 -113) and appendix 8 : Further technical guidance related to noise pollution.

7. Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.
8. Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.
9. Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.
10. The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

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 Local Development Framework SPDs
- Planning File References: 21/04087/FUL, 21/04524/S73, 20/02528/S73, S/3485/18/RM, S/0057/17/VC, S/2365/14/OL