



Planning Committee Date	10 August 2022
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	S/3975/18/FL
Site	Rectory Farm, Middle Street, Thriplow
Ward / Parish	Whittlesford/ Thriplow
Proposal	Part demolition of existing barns extensions alterations and conversion of three barns to dwellings and erection of four new dwellings and widening of access
Applicant	Laragh Homes
Presenting Officer	Karen Pell-Coggins
Reason Reported to Committee	Departure Application
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Principle of development2. Housing density and mix3. Character and appearance of the area4. Heritage assets5. Trees and landscaping6. Biodiversity7. Highway safety8. Flood risk9. Neighbour amenity
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks part demolition of the existing barns, extensions alterations, and conversion of three barns to dwellings (Plots 1, 2 and 4) and the erection of four new dwellings (plots 3, 5, 6 and 7) together with widening of the existing access.
- 1.2 The works to the grade II listed Tithe Barn in the development framework to create two dwellings and the conversion of a barn in the countryside to create one dwelling are acceptable in policy terms. However, the erection of four new dwellings outside the Thriplow development framework and in the countryside would be contrary to Policies S/7 and S/10 of the Local Plan.
- 1.3 The development would also result in some visual harm to the rural character and appearance of the countryside and less than substantial harm from the change from an agricultural to more domestic character to the significance of the Tithe Barn as a designated heritage asset.
- 1.4 However, a viability appraisal has been submitted to demonstrate that the provision of five dwellings in addition to conversion of the Tithe Barn to two dwellings is the required to enable the Tithe Barn to be repaired. This residential development would be the optimum viable use of the building and provide a public benefit which would outweigh the limited harm to the significance of the heritage asset. The proposal would therefore represent enabling development which would also justify a departure from the conflict with the development plan in relation to the principle of development and impact upon the character and appearance of the area.
- 1.5 The housing density and housing mix of the scheme together with the impacts of the development upon trees and landscaping, biodiversity, highway safety, and impact upon highway safety, flood risk, and the amenities of neighbours and future occupiers is acceptable.
- 1.6 Officers consequently recommend that the Planning Committee approves the application subject to conditions.

2.0 Site Description and Context

- 2.1 The site is located on the western side of Middle Street, partly within the Thriplow development framework and partly in the countryside. It measures approximately 0.72 of a hectare in area and currently comprises a group of agricultural buildings including a grade II listed, seven bay, render/ timber weatherboarding and tin, Tithe Barn on the road frontage to the east, a single storey traditional building to the west, and modern buildings and the ruins buildings further west. Some of the buildings are in a poor condition. The site is situated in the conservation area.
- 2.2 There is a render wall along the boundary with Middle Street, a flint wall along the boundary with No. 20 Middle Street, a low fence along the

boundary with No. 22 Middle Street, and a post and wire fence along the rear boundary.

- 2.3 Vehicular access to the site is in the north eastern corner from Middle Street.
- 2.4 There is a mature pine tree within the garden of No. 20 Middle Street close to the access and some mature trees close to the modern open sided barn and the barn to the south of the site.
- 2.5 The site lies within flood zone 1 (low risk). Green Belt land lies to the north and west. The Manor House is a grade II* listed building that is situated on the east on the opposite side of Middle Street. It has a grade II listed garden boundary wall and three grade II listed garden ornaments. A public right of way runs along the northern boundary of the land to the west from Middle Street to Lower Street. Residential development lies to the north, east and south.

3.0 The Proposal

- 3.1 The proposal seeks part demolition of the existing barns, extensions alterations, and conversion of three barns to dwellings (Plots 1, 2 and 4) and the erection of four new dwellings (plots 3, 5, 6 and 7) together with widening of the existing access. The housing mix would comprise 1 x two bed dwellings (Plot 4), 4 x three bed dwellings (Plots 1, 3, 6 and 7), and 2 x four/five bed dwellings (Plots 2 and 5).
- 3.2 Plots 1 and 2 would consist of the retention, alteration and conversion of the existing one and half storey element of the Tithe Barn, the retention of the wall to the east but demolition of the single storey element and replacement with a new cartshed, and the demolition of the single storey element to the west and its replacement with a new extension' cartshed. The alterations to the retained building include the reinstatement of the original dual pitched roof, insertion of glazing to existing openings and the creation of new openings, repair of the existing timber frame, insertion of floors, and partial enclosure of the bays at ground and first floor. The materials of construction would be bricks/ render/ dark timber boarding for the walls and clay plain tiles and natural slate for the roofs.
- 3.3 Plot 3 would consist of the retention, alteration and conversion of the existing single storey agricultural building to the west to form an outbuilding with a glazed link to a new two and a half storey dwelling. The materials of construction would be buff bricks/flint/render/dark timber boarding for the walls and natural slate and pantiles for the roofs.
- 3.4 Plot 4 would consist of the retention, alteration, extension and conversion of the existing barn. The extension would project to the front. The materials of construction would be dark timber boarding for the walls and natural slate for the roof.

- 3.5 Plots 5, 6 and 7 would consists of new dwellings with cartsheds to Plots 5 and 7 and a garage to Plot 6. Plot 5 would be two storeys in height and be constructed from buff bricks/ flint /render/ dark timber boarding for the walls and slate and zinc sheeting for the roof. Plots 6 and 7 would be one and half storeys and constructed from brick/render/natural boarding for the walls and natural slate and zinc sheeting for the roof.
- 3.6 The vehicular access on to Middle Street would be altered to create an opening which is 5.5 metres in width.
- 3.7 The group of trees to the west of the site would be removed. A new landscaping scheme would increase the amount of trees and landscaping on the site.
- 3.8 The application has been amended to address representations and further consultations have been carried out as appropriate.

4.0 Relevant Site History

4.1 Reference	Description	Outcome
S/3976/18/LB	Part demolition of existing barns extensions alterations and conversion of three barns to dwellings	Parallel application

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Circular 11/95 (Conditions, Annex A)

EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

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
H/8 Housing Density
H/9 Housing Mix
H/12 Residential Space Standards
H/17 Reuse of Buildings in the Countryside for Residential Use
HQ/1 Design Principles
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/8 Mitigating the Impact of Development In and Adjoining the Green Belt
NH/14 Heritage Assets
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Water Efficiency
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
SC/9 Lighting Proposals
SC/10 Noise Pollution
SC/11 Contaminated Land
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
TI/10 Broadband

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 **Other Supplementary Planning Documents**

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:

Development affecting Conservation Areas SPD – Adopted 2009
Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010

5.5 Other Guidance

Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 Thriplow Parish Council – Objects to the application.

Latest comments

“One parish councillor analysed the application and his comments are set out below.

Drawing No.

788/A1/305U	The home office has been removed from the site layout.
788/U3/A3/320E	I can't see any difference
788/U3/A3/321D	A minor consequential drawing alteration
788/U3/A3/322D	Dormers replaced by roof windows- no comment
788/U3/A3/323C	A roof window has been omitted- no comment
788/U3/A3/324E	Projecting midstreys omitted- no comment
788/U3/A3/325D	I can't see any difference
788/U3/A3/326B	Minor reduction in width- no comment required
788/U3/A3/340E	Annexe removed and internal layout revised- is anything an improvement
788/U5/A3/341D	Whilst the annexe has been removed from the ground floor on the previous drawing, it has not been removed from the 1 st floor. This drawing should be revised to be consistent.
788/U5/A3/344E	The annexe has been removed.
788/U5/A3/345E	The ridge height has been reduced.
788/U5/A3/346A	The ridge height has been reduced.
788/CL/A3/380B	The home office has been removed.
788/CL/A3/380B	The home office has been removed.
788/A1/392A	The ridge line has been lowered and the home office removed.
788/A1/393A	The revisions says the ridges have been lowered but I can see no difference between this and the original drawing submitted.
788/A1/394D	On this drawing the ridges have been lowered and I have no comments.

Landscape drawing

MMX/202/2A Changes reflect alterations referred to above- no comment.

Perspective drawing-I do not know what alterations have been made here.

Having been through the revised house drawings and site layout I have no comment except that I believe one of the elevations has not been referred to above has not been altered and this should be rectified.

The letter from the District Council advising of the changes also referred to amended planning statements, viability report, and heritage statements and an updated transport statement. Having struggled through the drawings without a clearer indication of what these other amendments referred to might be I'm afraid I cannot spare any more time for this. I had previously taken a quick look at the revised transport statement and this is still incorrect in several places (reference to Draft local plan after it has been adopted, street names that don't exist etc.)

In my view, the District Council should have received from the applicant a note of all the revisions made and it would have been a great help if this was forwarded to the parish council in order to make our proper scrutiny of the documents possible. As the application stands, scrutiny is just not possible.

A majority of parish councillors have commented that they object to the proposals for plots 5, 6 and 7 as they are outside the village envelope.

A general comment is that the drawings are hard to decipher.

A minority of parish councillors do not object."

Original comments

"Looking at the existing village plan, the rear of the site covering plots 4-7 and part of plot 3 is outside of the village envelope. As more than 75% of plot 3 is within the village envelope, this is acceptable. Parish Councillors are pleased to see the listed building will be converted ensuring its survival in the future.

One parish councillor especially referred to plot 4 which has been controversial because of its proximity to neighbouring property and traffic movements associated with it. It is understood that one resident in particular has raised her concerns with the planning department and developer.

If approval is given to the application for 7 dwellinghouses or if not then a subsequent application for 3 approved, the pond to the rear of the 3 will still need to be dealt with. It is believed that the solution of swales acting as soakaways would be a satisfactory method of dealing with the pond but this would only be the case if the watercourses that lead off from the pond are properly maintained.

One parish councillor is expressly concerned about the effect of the development upon natural drainage and the increase in water flow from the site. The watercourses in the village are not well maintained. Any significant increase in water flow might lead to flooding.

It is noted that the transport statement has inaccuracies which make it evident that the author may not have visited the village before its preparation. Mention is made of Green Lane, School Road and Manor House Road. No such roads exist. It was also noted that the sheer volume of paper was daunting.

Thriplow Parish Council by a majority are opposed to S/3975/18/FL for seven houses principally because some of the houses are outside the village envelope.”

6.2 **Conservation Officer** – Has no objections, as amended.

Comments 01 August

The relevant heritage assets are the Rectory Farm Title Barn Grade II and Thriplow Conservation Area.

Following detailed conservation comments provided on 13/01/2021 it was concluded that there would be less than substantial harm associated with the development proposed within the setting of the barn. Whilst changes had been made in response to earlier comments it was considered that the cumulative domestic effect of the new dwellings, particularly Units 3 and 5, would alter the agricultural nature of the site, detracting from the Tithe Barn's setting as a contributor to its significance.

The NPPF required that great weight is given to the asset's conservation (199) and that any harm is to be clearly and convincingly justified, including from development within the setting (200). Less than substantial harm must be weighted against any public benefits of the proposal, including securing optimum viable use (202).

Enabling Development.

HEGPA Planning Note 4 Enabling development para 14 sets out that the amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long term future of the assets.

A previous BNP Paribas assessment concluded that the Applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units was not considered reasonable and the conservation deficit could be addressed by building 3 units. The conclusion was that the existing use was the optimum viable use and there is no case for enabling development and so NPPF para 208 was not engaged.

A new BNP Paribas report has been produced in response to updated information from the applicant and their agent. This report undertook a new appraisal assuming 7 residential units (2 conversion units and 5 new build units taking into account amendments). They conclude that the Applicant's assertion that the repairs and refurbishment of the Grade II Tithe Barn can only be facilitated through the development of 5 new residential units is reasonable.

This new information suggests that the proposed development is the minimum required to address the conservation deficit and therefore the development meets the case for enabling development.

Taking the above into account whilst there is less than substantial harm arising from this proposal the benefit of repairing and refurbishing the Tithe Barn which would secure its optimum viable use would outweigh this harm. NPPF paras 202 and 208 would apply.

Recommend conditions:

Conservation Area

- Window details
- Sample panel of facing materials
- Non-masonry walling system
- Render details

Listed Building

- Joinery Details
- Timber frame repairs
- Window details
- Roof details
- New walls
- Mortar and render details
- Precise details of fixing and type of internal insulation.
- Precise details of internal floor and wall finishes.

Previous Comments (summary)

The proposals relating to the conversion and restoration of the Tithe Barn remain welcome and considered to result in a net enhancement to the listed building and conservation area. The conversion proposed is acceptable, with honest intervention and enhancements in the restoration of the lost roof form and height which will have a positive impact on both the character and appearance of the listed building, and that of the conservation area with the reintroduction of the dominant role the building would historically have had within the street scene. The conversion will provide a viable future use for the listed building in a manner considered to be consistent with its conservation.

However, it is considered that there will be harm associated with the development proposed within the setting of the barn. The proposed dwellings

are considered to follow an appropriate aesthetic, and their scale, heights, and massing have been revised to mitigate the sense of dominance in relation to the barn. Nevertheless, the cumulative domestic effect of the new dwellings remains a factor, particularly the effect of Units 3 and 5 seen together in relation to the barn. This cumulative domestic effect will alter the agricultural character of the site, detracting from the Tithe Barn's setting as a contributor to its significance.

When the elements of enhancement and harm are taken together, the proposal is considered to result in a minor degree of harm, amounting to a low level of less than substantial harm to significance of the Grade II listed Tithe Barn.

The NPPF requires that great weight is given to the asset's conservation (193) and that any harm is to be clearly and convincingly justified, including from development within the setting (194). Less than substantial harm must be weighed against any public benefits of the proposal, including securing optimum viable use (196).

The applicant puts forward that residential conversion of the Tithe Barn is the only viable use and therefore the optimum viable use (PPG). In this case, the public benefits of the scheme would be considered to outweigh the harm identified.

Enabling Development

HEGPA Planning Note 4: Enabling Development (June 2020) offers relevant guidance. Paragraph 19 sets out that Ideally enabling development would not harm the heritage asset it is intended to conserve. In some circumstances it may be necessary to accept some harm if there are no reasonable alternative means of delivering or designing the scheme with less or no harm. Paragraph 14 set outs that the amount of enabling development that can be justified will be the minimum amount necessary in order to address the conservation deficit and to secure the long-term future of the assets.

More fundamentally, per paragraph 7, A typical example of enabling development may be a proposal for houses near a listed building that would not normally be given planning permission (for example because it would be in breach of countryside policies), but where the listed building's long term future can only be secured by using the uplift in value of the land resulting from that development. Some enabling development might result in an adverse impact on the asset even though if possible, it should be sited so as to avoid doing so.

The Council's Viability Consultant has reassessed the scheme and concluded that the development generates a negative RLV of -£1,099,043 and the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is now reasonable.

Given the above assessment, the proposed development is considered to result in the optimum viable use for the site

The public benefits of the development would subsequently outweigh the less than substantial harm identified to the significance of the heritage assets.

The proposal would therefore be defined as enabling development to justify the works to ensure the future of the listed Tithe Barn.

6.3 **Landscape Officer** – Has concerns in relation to a lack of private amenity space for Plot 6.

The proposed development will not result in material harm to the surrounding local landscape character and views from the local area and a native mixed hedgerow upon the western boundary adjacent to the meadow which will be consistent with the local landscape character and will result in limited harm to the adjoining Green Belt.

6.4 **Ecology Officer** – Has no objections.

The site comprises a collection of agricultural buildings, semi improved grassland, and hardstanding and the reports in relation to the constraints and mitigation measures are broadly agreed which will include the need for a low impact bat license. The development should provide a net gain in biodiversity.

The following conditions are recommended: -

- Ecology works to be carried out in accordance with the submitted reports.
- A scheme of biodiversity enhancement.

6.5 **Trees Officer** – No reply, as amended (out of time).

6.6 **Environmental Health Officer** – Has no objections.

The following conditions are recommended: -

- Hours of use of site machinery and construction related deliveries.
- Burning of waste.

6.7 **Contaminated Land Officer** – Has no objections.

The following conditions are recommended: -

- Detailed scheme for the investigation and recording of contamination and remediation objectives.
- Remediation method statement for the removal, containment etc. of contamination.
- Completion of remediation works and submission of a verification report.
- Any other contamination found during development.

6.8 **Drainage Officer** – Has no objections.

6.9 **County Highways Development Management** – Has no objections, as amended.

With the inclusion of visibility splays on drawing 788/A1/305 W the proposal is unlikely to have any adverse effect on the public highway.

The following conditions are recommended: -

- Provision of vehicular visibility splays measuring 2.4 metres along the centre line of the proposed access from its junction with the channel line of the highway carriageway, and 43m along the channel line of the highway carriageway from the centre line of the proposed access and kept clear from obstruction over a height of 600mm.
- Access to be of bound construction 5 metres from the edge of the carriageway.
- Access to be constructed with adequate drainage measures.
- Letter advising the streets will not be adopted.
- Arrangements for future management and maintenance of streets.
- Traffic management Plan.

6.10 **Historic England** – Has no comments.

6.11 **County Archaeology** – Has no objections.

Comments that the site is in an area of high archaeological potential.

The following conditions are recommended: -

- A written scheme of archaeological investigation to include Historic Building Recording.

6.12 **Cambridge Past, Present and Future** – Lacks sufficient information in order to properly assess the harm from the works on the buildings, their significance and impact on the conservation area.

Several statements in the heritage statement are not accurate. Also, the part of the proposed development extends outside the village framework, which would be contrary to local plan policy.

6.13 **Environment Agency** – Has no objections.

The site overlies a principal aquifer but is not in a groundwater source protection zone. The existing use of the site is potentially contaminative.

The following conditions are recommended: -

- Contamination remediation strategy.
- Any other contamination found during development.
- Surface water drainage scheme.
- No piling or any other foundations or investigation boreholes using penetrative methods.
- Landscape and ecological management plan.

6.14 **Council's Viability Consultant** – We have undertaken an updated appraisal of the proposed Development assuming 7 residential units (2 conversion units and 5 new build units), taking into account the above amendments. The scheme generates a negative RLV of -£1,099,043. We therefore consider the Applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is reasonable.

6.15 Full copies of all consultation responses are available to view on the website.

7.0 Third Party Representations

7.1 Approximately 25 representations have been received.

7.2 Those in objection have raised the following issues:

- Principle- outside village envelope, Green Belt, loss of agricultural fields, no special circumstances.
- Character- visual impact on rural village character, development behind frontage dwellings disrupts the street rhythm, subdivision of listed barn, loss of part of listed wall, inappropriate materials, loss of tranquillity, plot 4 has new road, field access and precedent for future development.
- Land is of archaeological interest.
- Lack of maintenance and investment in farm buildings for other uses.
- Highway safety- increase in traffic, narrow road, lack of footways, public transport poor, speeding traffic, short cut
- Neighbour amenity- loss of privacy, outlook, noise and disturbance.
- Loss of wildlife habitats- existing buildings used by bats.
- Flood risk- drainage issues in the area and increase in impermeable surfaces.
- Sewerage system under capacity.
- School at capacity.
- No affordable housing.
- Loss of shelter and farm storage.

7.3 Those in support have raised the following issues:

- Tithe barn needs to be repaired.
- Disused farm and unattractive.

7.4 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 Assessment

Principle of Development

Location

- 8.1 Policy S/7 of the Local Plan supports development and redevelopment of unallocated land and buildings within development frameworks provided that:
- Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
 - Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
 - There is the necessary infrastructure capacity to support the development.
- 8.2 It continues to state 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.
- 8.3 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.
- 8.4 Policy H/17 of the Local Plan states that the change of use and adaptation of redundant or disused buildings in rural areas to residential use will only be permitted where:
- The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;
 - The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;
 - There will be an enhancement to the immediate setting of the buildings;
 - The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;
 - There is a safe vehicular site access.

Scale

- 8.5 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).
- 8.6 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.

- 8.7 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.
- 8.8 Thriplow is designated as a Group Village under Policy S/10. Residential developments of up to eight dwellings are supported in development frameworks.

Conclusion

- 8.9 The site is located partly within the Thriplow development framework and partly outside the Thriplow development framework and in the countryside.
- 8.10 The conversion of the existing Tithe Barn and agricultural buildings together with the erection of a new dwelling within the development framework (Plots 1, 2 and 3) is considered acceptable in policy terms.
- 8.11 The conversion of an existing agricultural building outside the development framework and in the countryside (Plot 4) is also supported. The building is not suitable for employment purposes due to its isolated position and historic character; the building is structurally sound and capable of conversion; there will be an enhancement to the setting of the building through increased tree planting; the form, bulk, design, landscaping and materials used and limited extension would reflect the agricultural character and appearance of the building and rural setting of the locality; and there is safe vehicular access.
- 8.12 However, the erection of four new dwellings in the countryside is not considered acceptable in principle.
- 8.13 The principle of the development is therefore unacceptable and fails to comply with Policies S/7 and S/10 of the Local Plan.

Housing Provision

Density

- 8.14 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.

- 8.15 The site measures approximately 0.72 of a hectare in area. The provision of seven dwellings on the site would equate to a density of approximately 10 dwellings per hectare.
- 8.16 Whilst the density would be lower than the average density in settlements, it is considered appropriate due to the location of part of the site in the countryside and the rural character and appearance of the area.
- 8.17 The proposed density therefore complies with Policy H/8 of the Local Plan.

Mix

- 8.18 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.
- 8.19 It continues to state that the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances
- 8.20 The development would provide 1 x two bed dwellings, 4 x three bed dwellings, and 2 x four/five bed dwellings. This mix is considered to provide a range of small, medium and large dwellings for different housing needs groups.
- 8.21 The proposed housing mix therefore complies with Policy H/9 of the Local Plan.

Design, Layout, Scale and Landscaping

- 8.22 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.
- 8.23 Policies NH/2 and NH/8 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 and the rural character and openness of the Green Belt.
- 8.24 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.
- 8.25 The site currently comprises Rectory Farm which consists of a Tithe Barn on the road frontage with a range of traditional and modern agricultural buildings to the west, some of which are in a dilapidated state. The site has a typical farmyard character there is open agricultural land to the west.

- 8.26 The Tithe Barn would be increased in height as a result of the alteration to its roof to take it back to its original height. This is considered to respect the heights of buildings in this part of the village and would not result in a visually intrusive development. The Tithe Barn would remain the dominant building on the site with the other dwellings remaining subservient in height.
- 8.27 The height of the new dwellings in the countryside would be materially greater than the height of the existing agricultural buildings and would result in some visual intrusion which would adversely affect the openness and rural character and appearance of the countryside. However, they are considered to be in keeping with the height of existing two storey buildings along Middle Street.
- 8.28 The scale of the new dwellings would also be materially greater than the existing buildings. However, they are considered to be in keeping with the size of existing buildings along Middle Street which comprises medium to large detached dwellings.
- 8.29 The layout of the development and siting of the dwellings has been set out to provide two courtyards to reflect the original farmyard and buildings. Whilst it is noted that dwellings would be provided to the rear of the site, the layout is considered to preserve the pattern of development and reflect the agricultural nature of the site and rural character and appearance of the village. The view from Middle Street to the agricultural land to the rear has been retained which is welcomed.
- 8.30 The plan form of the dwellings are simple and linear in nature with additions at right angles to replicate the original historic forms of agricultural buildings on the site.
- 8.31 The design of the converted Tithe Barn on Plots 1 and 2 would retain the original design of the building but include an alteration to the roof together with the additional of glazing and new windows. The external alterations are considered to reflect the traditional agricultural nature of the building whilst introducing contemporary features of the time.
- 8.32 The design of the converted barn on Plot 4 would have glazed panels to reflect the design of the existing open sided barn. Although the extension would result in additional element, it is considered appropriate.
- 8.33 The design of the new dwellings on Plots 3 and 5 would have barn style designs which would provide some respect to the Tithe Barn when viewed Middle Street. However, they would have a more domestic appearance which would detract from the agricultural character and appearance of the existing site.
- 8.34 The design of the new dwellings on Plots 6 and 7 would be more contemporary in style whilst being sympathetic to the rural character and appearance of the area. These would not be highly visible from Middle Street

but would be viewed within the context of the site from the public right of way to the north and they would be read with the other new dwellings on Plots 3 and 5. They are considered satisfactory given their lower height.

- 8.35 The use of materials such as buff bricks, render, dark timber boarding for the walls and clay plain tiles, natural slate, and clay pantiles for the roof are of high quality and traditional in nature. Although the use of natural timber cladding and cladding in a vertical pattern for the walls and metal zinc roofs is not so traditional, they are considered to provide a high quality contemporary contrast and are supported.
- 8.36 Hard landscaping on the site would consist of permeable bound gravel for the main access and driveways. This is considered appropriate to the rural character and appearance of the area.
- 8.37 Soft landscaping on the site would include a group of trees at the entrance to the development from Middle Street and between the Tithe Barn and main access, grass amenity areas and trees to the front of the dwellings, trees alongside the access to plot 4, a hedge and trees along the northern and western boundaries of the site adjacent to the Green Belt. The hedge and trees along the boundary adjacent to 20 Middle Street would be retained. The landscaping would consist of native species and fruit trees and is considered acceptable subject to a condition to provide precise details. The landscaping and would soften the impact of the development upon countryside and surrounding Green Belt.
- 8.38 This development would not set a precedent for any future developments on the adjacent site as each application site is different and each application is determined upon its own merits.
- 8.39 Overall, the proposed development, as amended, is not considered to contribute positively to its surroundings given that the site is in the countryside.
- 8.40 The proposal would therefore be contrary to Policies NH/2, NH/8 and HQ/1 of the Local Plan and the NPPF.

Heritage Assets

- 8.41 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings.
- 8.42 Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 8.43 Para. 199 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset,

great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.

- 8.44 Policy NH/14 of the Local Plan requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets.
- 8.45 The application is accompanied by a Heritage Statement (amended), Structural Report, and Demolition Plan.
- 8.46 The site comprises the Tithe Barn, a grade II listed building. It is situated in the Conservation Area and within the of a grade II* listed dwelling at The Manor House, 27 Middle Street and grade II listed wall and garden ornaments at The Manor House, 27 Middle Street.
- 8.47 The Tithe Barn was listed in 2017. The listing description is as follows: -

Summary

A substantial timber-framed aisled barn, thought to have C14 origins as part of a significant medieval ecclesiastical estate, and later owned by a notable Cambridge College. Now (2017) in use for agricultural storage purposes.

Reasons for Designation

The Tithe Barn at Rectory Farm Thriplow, in Cambridgeshire, a timber-framed aisled barn believed to have C14 origins as part of an important ecclesiastical estate, and later becoming the property of a notable Cambridge college, is listed at Grade II for the following principal reasons:

* Architectural interest: as a legible example of aisled construction, one of England's most significant and influential vernacular building construction traditions, represented in high-status domestic and agricultural buildings throughout the medieval period and beyond, and as a complex example of a timber-framed structure, displaying many aspects of the development of important regional historic carpentry techniques;

* Historic interest: for its original function as a key component of an important medieval ecclesiastical estate, built to receive agricultural tithes and later becoming part of the landholding of a notable Cambridge college;

* Degree of survival: despite the loss of the upper section of the roof structure, the proportion of surviving historic fabric is sufficient to provide clear evidence of the building's original form, function and constructional detailing, and to confirm the claim to special interest in a national context.

History

The building known as the Tithe Barn at Rectory Farm, Thriplow, is believed to have its origins in the early C14, and to have been built as a tithe barn for the Bishop of Ely's landholding in Thriplow. It subsequently passed into the ownership of Peterhouse College in Cambridge, and in 1780 was recorded as forming part of a large group of farm buildings associated with the Rectory (now Rectory Farm) in a survey of the Rectory landholding. The tithe barn is identified as the 'Wheat Barn' on the survey drawing, which shows other farm buildings, including a barley barn and attached cowhouse, a stable, hogsties, and a cart shed, with the Rectory located to the north-west of the tithe barn. The Rectory and the other buildings have since been demolished, although all were present on an 1840 plan of the site, which also showed the site surrounded by what is referred to as a moat, but which also might be drainage ditches. A 1930's photograph shows the tithe barn with a thatch roof covering to what is presumed to be the original roof structure. The building was subsequently altered, with the replacement of the original roof pitches above tie beam level with metal trusses. The building is no longer in active agricultural use (2017), but is used for storage purposes.

Details

An aisled barn, thought to have been built as a tithe barn for the Bishop of Ely in the C14, and altered in the late C19 or early C20.

MATERIALS: the barn is timber-framed, the framing set upon low, clunch side walls, replaced in some areas with weatherboarded stud work on low brick plinths. The roof is covered with corrugated metal sheeting, replacing earlier thatch.

PLAN: the building is linear, aligned east-west on the southern boundary of the farmyard, and of double aisle form.

EXTERIOR: the building is formed of seven bays, with a double doorway forming the principal entrance on the north wall in the central bay. The doorway has double-ledged and braced, boarded doors. The low, aisle side walls extend on both sides of the double doorway with the pitch of their metal-sheet roof coverings possibly reflecting the line of the original or earlier roof slope prior to the replacement of the upper part of the roof structure. There is a single door opening to the west side of the main entrance to the barn, and sections of a low brick plinth. The east gable wall is largely plastered, with an inserted double doorway to the south side, and weatherboarding to the gable apex above a narrow band of glazed stud work. The west gable is similarly covered with a mixture of wide weatherboarding and plastered stud work, and has an inserted doorway to the centre, enclosed within a lower attached outbuilding (does not form part of this assessment). The rear (south) elevation has a single, small off-centre window opening.

INTERIOR: the building's timber frame is largely intact, and is clearly legible within the building's interior, which is a single, undivided space. The frame is formed around two arcades of substantial aisle posts, each arcade supporting an arcade plate. These plates, some formed with splayed scarf joints, extend the full length of the barn interior. The aisle posts support longitudinal and transverse braces which extend upwards to meet the aisle plates and the tie beams of the aisle trusses respectively. Some braces are curved, others straight, the original members pegged, whilst some later replacements are face-nailed. Empty mortices indicate the location of missing braces. In most bays, the aisle posts are connected to the aisle walls by short horizontal beams, but a number of aisle bays are now separated by low walls. Evidence of incremental repair and adaptation can be seen throughout the interior, including what appear to be a number of replacement aisle posts which do not feature the jewelled heads of the original frame members. A number of the original aisle posts have narrow diagonal trenches on one side face, possibly suggesting the presence of passing braces as part of an earlier roof structure, or of re-used timber. Sections of the building's aisle roofs retain early rafters and riven laths, but the roof pitch above tie-beam level has been lowered, and the upper section of the roof trusses replaced by slender, iron truss members.

- 8.48 The significance of the listed building is its 14th century origins and historic association with an ecclesiastical estate.
- 8.49 The main significance of the Conservation Area is the development around the church and three original manors still remaining together with the lanes that form the historic core of the village which are separated by open meadows.
- 8.50 The significance of The Manor House is its 16 century origins and historic association with Barrington's Manor, which was one of the three original manors in the village.
- 8.51 The Conservation Officer has advised that the works to the listed Tithe Barn would enhance the character and appearance of the listed building and conservation area through appropriate alterations and the reinstatement of the original roof which would reintroduce the dominant role that the building would have originally had when viewed from Middle Street.
- 8.52 However, there would be some harm from the development to the setting of the barn through the cumulative domestic effect of new dwellings seen in relation to the barn which would alter the agricultural character of the site.
- 8.53 Overall, the proposal is considered to result in a minor degree of harm, amounting to a low level of less than substantial harm to significance of the Grade II listed Tithe Barn.
- 8.54 The NPPF requires that great weight is given to the asset's conservation (193) and that any harm is to be clearly and convincingly justified, including

from development within the setting (194). Less than substantial harm must be weighed against any public benefits of the proposal, including securing optimum viable use (196).

- 8.55 The works to the listed Tithe Barn would result in costs of £106,267. Therefore, the scheme has been developed with number of additional dwellings as enabling development to allow for improvements to the listed barn.
- 8.56 A Viability Report was submitted with the application which included an appraisal which set out the costs of the scheme and the likely income generated as a result of the development.
- 8.57 The Council's Viability Consultant assessed the appraisal and had concerns in relation to the construction costs, contingency, disposal fees, programme timetable and viability benchmark. It was advised that if applicants value of the existing buildings at £300,000 was correct, the existing use is the optimum viable use and there is no case for enabling development.
- 8.58 An appraisal was subsequently undertaken to establish the quantum of enabling development that would be required mitigate the conservation deficit. The development of 3 new build units (in addition to the conversion of the existing building to two units) mitigated the conservation deficit in full, leaving a surplus of £34,193.
- 8.59 In summary, the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units was not considered reasonable.
- 8.60 Since that time, the developers and the Council have jointly instructed a Quantity Surveyor to establish reasonable construction costs for the proposed development and the other costs have been updated.
- 8.61 The Council's Viability Consultant has reassessed the scheme and concluded that the development generates a negative RLV of -£1,099,043 and the applicant's assertion that the repairs and refurbishment of the Grade II listed building (Tithe Barn) can only be facilitated through the development of 5 new build residential units is now reasonable.
- 8.62 Given the above assessment, the proposed development is considered to result in the optimum viable use for the site.
- 8.63 The public benefits of the development would subsequently outweigh the less than substantial harm identified to the significance of the heritage assets.
- 8.64 The proposal would therefore be defined as enabling development to justify the works to ensure the future of the listed Tithe Barn.
- 8.65 The application is accompanied by a Written Scheme of Investigation for an Archaeological Evaluation.

- 8.66 The site is in an area of high archaeological potential and the County Archaeology Team has advised that the development is not considered to result in harm to these undesignated heritage assets providing any remains found are preserved as necessary.
- 8.67 A condition is recommended in relation to a written scheme of investigation, archaeological evaluation, and recording of the remains to include the historic buildings on the site.
- 8.68 The proposal would not give rise to any harmful impact on the significance of designated or undesignated heritage assets subject to conditions. The comments of the Council's Conservation Officer are noted and relevant conditions recommended as part of the parallel listed building consent.
- 8.69 The proposal would comply with the provisions of the Planning (LBCA) Act 1990, the NPPF and Policy NH/14 of the Local Plan.

Trees

- 8.70 Policies NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 8.71 The application is accompanied by a Tree Survey Plan and a Landscape and Tree Protection Plan including an Arboricultural implications statement and Arboricultural Method statement for tree protection.
- 8.72 The existing trees on the site are protected by the conservation area.
- 8.73 The development would result in the removal of the following trees: - G5 (Cypress trees), T1 and T2 (Ash), and T3 (Willow) and T4 (Ash). The group of trees are category C and the individual trees are categories C and U and in poor structural condition and in decline. The development would also result in a crown reduction to an Ash tree off site adjacent to Plot 4 which is category C.
- 8.74 The access adjacent to T6 Pine which is category B will be of hand dug construction and a protected with ground guards during construction to ensure the roots are not damaged. The existing wall would also provide some protection to the tree.
- 8.75 The development is not considered to result in the loss of any trees which are important to the visual amenity of the area. The development would provide a significant amount of new trees and landscaping to compensate for the trees lost and assimilate the development into the area.
- 8.76 Conditions are recommended in relation to a detailed Arboricultural Method Statement and Tree Protection Plan and a detailed scheme of soft landscaping.

8.77 The proposal would comply with Policies NH/4 and HQ/1 of the Local Plan.

Biodiversity

8.78 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.

8.79 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out that (set out estimated net gain)...

8.80 The application is accompanied by an Ecological Impact Assessment and Ecological Impact Assessment: Bats.

8.81 The site comprises habitats in the form of existing buildings, hard surfacing, grassland, trees and landscaping, and a pond. The site has been assessed for protected species such as bats, nesting birds, reptiles, Great Crested Newts, and badgers.

8.82 A day bat roost was found within the Tithe Barn and evidence of bats was found outside the site in a building within the garden of the existing dwelling at No. 20 Middle Street. Follow up surveys were undertaken. Mitigation measures required include a bat licence, pre-works inspection and hand removal of timbers, roofing materials and other features suitable for bats in the Tithe Barn as well as sensitive lighting

8.83 No barn owls were found but the site is suitable for this species. There are opportunities for nesting birds in the trees and hedges. Mitigation measures include the removal of vegetation outside the bird breeding season.

8.84 The site has low potential to support reptiles but it is a possibility. Mitigation measures include a search prior to clearance of the site.

8.85 The pond was assessed as unsuitable for Great Crested Newts due to habitat conditions and a negative DNA result. Nearby ponds are separated from the site or have better habitats closer to them. Mitigation measures include a search prior to clearance of the site.

8.86 There was no evidence of badgers but they may use the site for foraging or commuting. Mitigation measures include covering trenches at night.

8.87 Hedgehogs currently use the site for foraging and commuting. Mitigation measures include a search and gaps in fencing.

- 8.88 Ecological enhancement measures to achieve a net increase in biodiversity are bat and bird boxes and native planting.
- 8.89 The Ecology Officer has no objections to the proposal and recommends several conditions to ensure the protection of species and the estimated biodiversity net gain is delivered.
- 8.90 The development complies with Policies NH/4 and HQ/1 of the Local Plan, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

Agricultural Land Quality and Soils

- 8.91 Local plan policy NH/3 'states that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:
- a) Land is allocated for development in the Local Plan;
 - b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land...'
- 8.92 The NPPF para. 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- 8.93 The site is situated on grade 2 (very good quality) agricultural land.
- 8.94 The development would result in the loss of part of the agricultural yard and a meadow but would not result in the loss of any arable land.
- 8.95 The need for the development to ensure the improvement of the listed building is considered to outweigh the harm to the loss of a small proportion of high quality agricultural land.
- 8.96 The proposal is compliant with Policy NH/3 of the Local Plan and NPPF advice.

Water Management and Flood Risk

- 8.97 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.
- 8.98 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. There is a pond on the site.

- 8.99 The application is accompanied by a Drainage Design Statement.
- 8.100 The pond will be infilled and replaced by swales with soakaway crates adjacent to Plots 4 and 5 with pipes to direct any water from the pond area to the swales.
- 8.101 Surface water from the site will be through infiltration methods to the western area such as permeable paving and via an existing pipe to a ditch to the eastern area at a rate of 5 litres/second. The scheme would be maintained for the lifetime of the development.
- 8.102 The Drainage Engineer has no objections to the drainage scheme. A condition is recommended to ensure the works are carried out in accordance with the submitted information.
- 8.103 The applicants have suitably addressed the issues of water management and flood risk.
- 8.104 A condition is recommended in relation to foul drainage.
- 8.105 The proposal complies with Policies CC/7, CC/8 and CC/9 of the Local Plan and NPPF advice.

Highway Safety and Transport Impacts

- 8.106 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.
- 8.107 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.
- 8.108 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.
- 8.109 Middle Street is a busy, narrow and bendy road through the village from the A505 to Fowlmere.
- 8.110 The application is accompanied by a Transport Statement.
- 8.111 The development would result in 9 two way movements in the am peak and 5 two way movements in the pm peak based on TRICS calculations for residential developments. This figure includes all modes of transport. The development is not considered to significantly increase traffic generation which would have an adverse effect upon the capacity of the public highway.

- 8.112 The access to the site would be widened to 5.5 metres and incorporate vehicular visibility splays measuring 2.4 metre from the centrepoint of the access x 43 metres along the edge of the carriageway in both directions. The design of the access, as amended, is considered acceptable and would not be detrimental to highway safety.
- 8.113 There is adequate space on site for the turning of refuse and emergency vehicles.
- 8.114 The application has been subject to formal consultation with the Local Highways Authority who raise no objection to the proposal subject to conditions. Recommended conditions include the provision of visibility splays, bound access within 5 metres of the carriageway, surface water drainage measures for the access, a Traffic Management Plan, and arrangements for future management and maintenance of streets. A condition is not required in relation to a letter to advise that the development will not be adopted.
- 8.115 The development is not considered to justify the provision of mitigation measures such as footpaths, junction improvements, or speed restrictions to make it acceptable in planning terms.
- 8.116 Thriplow has a reasonable amount of services and facilities including a primary school, shop, public house, village hall, church etc. which are accessible by walking and cycling. There is public transport in the form of a bus service (31) for journeys to and from Cambridge or Addenbrookes and some of the surrounding villages. These are approximately every 1.5 to 2 hours on weekdays. The development would not result in sole reliance upon private modes of transport.
- 8.117 The proposal complies with Policy TI/2 of the Local Plan and NPPF advice.

Cycle and Car Parking Provision

- 8.118 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. Cycle parking should be provided to at least the minimum standards.

Car Parking

- 8.119 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.

- 8.120 Each dwelling would have two vehicle parking spaces within a cart shed or on the driveway which would accord with the recommended standards.
- 8.121 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.
- 8.122 No details of electric charging points have been provided. A condition is recommended to ensure the provision of a charging point for each dwelling.

Cycle Parking

- 8.123 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.
- 8.124 Cycle parking will be in accordance with the standards but no precise details have been provided. A condition is recommended to ensure the appropriate provision of cycle parking.
- 8.125 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

- 8.126 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.
- 8.127 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

Impact on No. 20 Middle Street

- 8.128 No. 20 Middle Street faces south towards the front elevations of Plots 1 and 2 and west towards Plot 6. It has a number of ground and first floor windows in south and west elevations.
- 8.129 The dwelling on Plot 7 is not considered to be unduly overbearing in mass or result in a significant loss of light to this property. Whilst it is acknowledged that there would be a two storey, single storey element and cartshed close to the boundary, they would be set approximately 21 metres from the dwelling and orientated to the west. The main sitting out area and windows are orientated to the south.
- 8.130 There are no first floor windows in the side elevation of Plot 7 which would result in a loss of privacy and the first floor window in the rear elevation has an acceptable relationship in terms of overlooking.
- 8.131 The windows in the front elevation of Plot 1 would serve the stairs and the ground floor and the rooflights in the front elevation would serve the stairs and gallery to Plot 2 and be high level. Given the distance of 33 metres to the boundary of this property and nature of the windows, the separation distance is appropriate.
- 8.132 No. 20 Middle Street faces towards the main farm access road. Given the distance to the access track, that it was formerly used for agricultural purposes, there is a wall along part of the boundary, and that the development would generate a low level of traffic, it is not considered to result in an unacceptable increase in the level of noise and disturbance or a severe loss of privacy which would adversely affect the amenities of this property.

Impact on No. 22 Middle Street

- 8.133 No. 22 Middle Street faces north towards the rear elevations of Plots 1 and 2 and west towards the access to Plot 4.
- 8.134 The dwellings on Plots 1 and 2 are not considered to be unduly overbearing in mass or result in a significant loss of light to this property. Although it is noted that there are ground and first floor windows in the side elevation of the property in close proximity to the boundary, they appear to serve non-habitable rooms and the main sitting out area appears to be on the other side of the garden. It should also be observed that the building is currently existing albeit that changes would be made to the height of the roof and design of the extension.
- 8.135 The low level first floor rooflights in the rear elevation would serve the ground floor and a galleried area to Plot 1 and face towards the front of the property. This is not considered to result in a severe loss of privacy. The other rooflights serving the gallery to Plot 1 and the ground floor and ensuite to Plot 2 are high level.

8.136 The first floor windows in the side elevation of Plot 2 would have an acceptable relationship with the neighbour in terms of overlooking.

Impact on No. 24 Middle Street

8.137 No. 24 Middle Street faces west towards Plot 4. It has a number of windows in its rear elevation and a patio to the rear.

8.138 The dwelling on Plot 4 is not considered to result in an unduly overbearing mass of significant loss of light to this property, given that the building is existing, single storey in height, and orientated to the west.

8.139 There are no windows in the side elevation closest to the boundary and the main sitting out area would be screened by a fence.

8.140 The turning area to Plot 4 is not considered to result in an unacceptable level of noise and disturbance given the low level of traffic movements and previous agricultural use of the site.

8.141 Nos. 22, 22a and 24 Middle Street face west towards the access to Plot 4. Given the distance to the access track, that it was formerly used for agricultural purposes, and that this dwelling would generate a low level of traffic, it is not considered to result in an unacceptable increase in the level of noise and disturbance or a severe loss of privacy which would adversely affect the amenities of those properties.

Future Occupants

8.142 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.

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

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit
3	3	6	3	108	287
5	5	8	2	128	285
6	3	6	2	102	169
7	3	6	2	102	149

8.144 Plots 1, 2 and 4 are converted buildings where the space standards do not apply.

- 8.145 All double bedrooms measure at least 11.5 square metres except for bedrooms 3 and 4 in Plot 5 which have been counted as single bedrooms. Adequate storage would be provided.

Garden Size(s)

- 8.146 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.
- 8.147 Plots 2, 3, 4, 5 and 7 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. However, Plot 1 is a three bedroom dwelling which would have a rear garden measuring approximately 55 square metres and Plot 6 is a three bedroom dwelling which would have a rear garden measuring approximately 65 square metres.
- 8.148 Given that the Design Guide is guidance only, Plot 1 comprises the listed building, the private amenity spaces do not fall significantly short of the spaces required, and also has some amenity space to the front, the amenity spaces are considered satisfactory and would not warrant refusal of the application on these grounds alone.

Construction and Environmental Health Impacts

- 8.149 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 8.150 The Council's Environmental Health Team have assessed the application and recommended a condition in relation to the hours of use of site machinery and construction to protect the amenities of neighbours. A Construction Environmental Management Plan condition is also recommended.
- 8.151 The Contaminated Land Officer and Environment Agency have no objections subject to conditions in relation to contamination investigation and remediation to protect the health of future occupiers and groundwaters.

Summary

- 8.152 The proposal adequately respects the amenity of its neighbours and of future occupants.
- 8.153 The proposal complies with Policies HQ/1 and H/12 of the Local Plan and the District Design Guide 2010.
- 8.154 The associated construction and environmental impacts would be acceptable in accordance with Policies CC/7, SC/10 and SC/11 of the Local Plan.

Carbon Reduction and Sustainable Design

- 8.155 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.
- 8.156 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 8.157 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.
- 8.158 The application is supported by a Planning Statement. It states that the development will provide renewable energy measures to reduce carbon emissions by 10% but no details have been provided. There are also not any details in relation to water efficiency measures
- 8.159 Conditions are recommended to be attached to any consent to secure precise details for the renewable energy and water conservation measures.
- 8.160 The proposal would comply with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Other Matters

- 8.161 Adequate bin storage has been provided for each dwelling on the site and the access is suitable for refuse vehicles.
- 8.162 Local Plan 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.
- 8.163 Local Plan policy TI/8 in relation to infrastructure only requires developer contributions towards education for schemes of more than 10 dwellings.

8.164 A list of the amendments in July 2019 was requested and sent to Thriplow Parish Council.

Planning Balance

8.165 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).

8.166 The works to the grade II listed Tithe Barn in the development framework to create two dwellings and the conversion of a barn in the countryside to create one dwelling are acceptable in policy terms. However, the erection of four new dwellings outside the Thriplow development framework and in the countryside would be contrary to Policies S/7 and S/10 of the Local Plan.

8.167 The development would also result in some visual harm to the rural character and appearance of the countryside and less than substantial harm from the change from an agricultural to more domestic character to the significance of the Tithe Barn as a designated heritage asset.

8.168 However, a viability appraisal has been submitted to demonstrate that the provision of five dwellings in addition to conversion of the Tithe Barn to two dwellings is the required to enable the Tithe Barn to be repaired. This residential development would be the optimum viable use of the building and provide a public benefit which would outweigh the limited harm to the significance of the heritage asset. The proposal would therefore represent enabling development which would also justify a departure from the conflict with the development plan in relation to the principle of development and impact upon the character and appearance of the area.

8.169 The housing density and housing mix of the scheme together with the impacts of the development upon trees and landscaping, biodiversity, highway safety, and impact upon highway safety, flood risk, and the amenities of neighbours and future occupiers is acceptable.

8.170 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 **Approve** subject to the planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

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.

788/A3/100B	Location Plan
788/A3/101	Demolition Plan
788/A1/305W	Site Plan
788/U1-2/A2/310E	Units 1 and 2 Ground Floor Plan
788/U1-2/A2/311E	Units 1 and 2 First Floor Plan
788/U1-2/A2/312C	Units 1 and 2 Roof Plan
788/U1-2/A2/313C	Units 1 and 2 Front and Rear Elevations
788/U1-2/A2/314B	Units 1 and 2 Side Elevations
788/U1-2/A3/315B	Units 1 and 2 Sections AA and BB
788/U1-2/A2/316B	Units 1 and 2 Sections CC, DD and EE
788/CL/A3/384A	Unit 1 Cartlodge Plans and Elevations
788/U3/A3/320E	Unit 3 Ground Floor Plan
788/U3/A3/321D	Unit 3 First Floor Plan
788/U3/A3/322D	Unit 3 Second Floor Plan
788/U3/A3/323C	Unit 3 Roof Plan
788/U3/A3/324E	Unit 3 Front and Rear Elevations
788/U3/A3/325D	Unit 3 Side Elevations
788/U3/A3/326B	Unit 3 Sections
788/CL/A3/382	Units 3 and 7 Cartlodge Plans
788/CL/382/A3B	Units 3 and 7 Cartlodge Elevations
788/U4/A3/330E	Unit 4 Ground Floor Plan
788/U4/A3/331D	Unit 4 Roof Plan
788/U4/A3/332F	Unit 4 Front and Rear Elevations
788/U4/A3/333B	Unit 4 Side Elevations
788/U5/A3/340E	Unit 5 Ground Floor Plan
788/U5/A3/341D	Unit 5 First Floor Plan
788/U5/A3/343B	Unit 5 Roof Plan
788/U5/A3/344E	Unit 5 Front and Rear Elevations
788/U5/A3/345E	Unit 5 Side Elevations
788/U5/A3/346A	Unit 5 Sections
788/CL/A3/380B	Unit 5 Cartlodge Plans
788/CL/A3/381C	Unit 5 Cartlodge Elevations
788/U6/A3/350E	Unit 6 Ground Floor Plan
788/U6/A3/351G	Unit 6 First Floor Plan
788/U6/A3/352D	Unit 6 Roof Plan

788/U6/A3/353E	Unit 6 Front and Rear Elevations
788/U6/A3/354D	Unit 6 Side Elevations
788/U6/A3/355D	Unit 6 Sections
788/U7/A3/360B	Unit 7 Ground Floor Plan
788/U7/A3/36B	Unit 7 First Floor Plan
788/U7/A3/362A	Unit 7 Roof Plan
788/U7/A3/363C	Unit 7 Front and Rear Elevations
788/U7/A3/364C	Unit 7 Side Elevations
788/U7/A3/365B	Unit 7 Sections

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. No development shall take place above ground level, except for demolition, until samples of all the materials for the external surfaces of buildings to be used in the construction of the development have been submitted to and approved 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 and the significance of heritage assets in accordance with Policies HQ/1 and NH/14 of the South Cambridgeshire Local Plan 2018.

4. Prior to commencement and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the Local Planning Authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development (including demolition). In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990.

5. The approved tree protection methodology will 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 section 197 of the Town and Country Planning Act 1990.

6. 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.

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

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

8. All ecological measures and/or works shall be carried out in accordance with the details contained in the (Greenwillows Associates, November 2017) and Ecological Assessment: Bats (Greenwillows Associates, October 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

9. Prior to the commencement of any development above slab level a scheme of biodiversity enhancement shall be supplied to the local planning authority for its written approval. The approved scheme shall include all recommendations made within the (Greenwillows Associates, November 2017) and Ecological Assessment: Bats (Greenwillows Associates, October 2017) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

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

10. No demolition/development shall take place until a written scheme of investigation (WSI) for a scheme of archaeological investigation, to include Historic Building Recording, has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
 - a. The statement of significance and research objectives;

- b. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- c. The programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

Reason: To ensure that the significance of historic environment assets is conserved in line with NPPF section 16.

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

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

- 12. No development shall be occupied unless otherwise agreed, until the works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

- 13. If, during remediation and/or construction works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

14. Piling or any other foundation designs and investigation boreholes 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 any contamination of the site is identified and appropriate remediation measures agreed in the interest of environmental and public safety in accordance with Policies CC/7 and SC/11 of the South Cambridgeshire Local Plan 2018.

15. The surface water drainage of the site shall be implemented and maintained in accordance with details contained within agreed Drainage Strategy dated April 2018 by Andrew Firebrace Partnership Ltd.

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.

16. Prior to commencement of development a scheme for the disposal of foul water drainage that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

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

17. No demolition or construction works shall commence on site until a traffic management plan has been agreed in writing with the Planning Authority. The principle areas of concern that should be addressed are:
 - a. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway).
 - b. Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
 - c. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
 - d. Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

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

Reason: In the interests of highway safety.

18. Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access. Minimum dimensions to secure the required splays shall be 2.4m, measured along the centre line of the proposed access from its junction with the channel line of the

highway carriageway, and 43m, measured along the channel line of the highway carriageway from the centre line of the proposed access as per drawing 788/A1/305 W. The splays shall be thereafter maintained free from any obstruction exceeding 0.6m above the level of the highway carriageway.

Reason: In the interests of highway safety.

19. The proposed driveway shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the public highway (the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the public highway and physical measures to prevent the same must be provided).

Reason: In the interests of highway safety.

20. The proposed drive shall be constructed using a bound material, for the first five metres from the boundary of the public highway into the site, to prevent debris spreading onto the public highway.

Reason: In the interests of highway safety.

21. No development shall be occupied until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

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

22. The development, hereby permitted, shall not be occupied until details of facilities for the covered, secure parking of cycles for use in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout. The facilities shall be provided in accordance with the approved details and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018.

23. Prior to occupation of the development, an electric vehicle charge point scheme shall be submitted to and approved in writing by the Local

Planning Authority. The scheme shall make provision for one active charge point(s) for each dwelling. The active charge points should have a minimum power rating output of 3.5kW.

The approved electric vehicle charge points shall be installed prior to first occupation of the relevant dwelling and retained thereafter.

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with the National Planning Policy Framework (NPPF 2021) paragraphs 107, 112, 174 and 186, policy TI/3 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

24. No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:
- a. full details of any piling technique to be employed, if relevant
 - b. contact details for site manager, including how these details will be displayed on site.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

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

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

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

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised 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 and thereafter maintained in accordance with the approved details.

Reason: To ensure an energy efficient and sustainable development in accordance with Policy CC/3 of the adopted South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

27. No dwelling(s) 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. 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 in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

28. Prior to the first occupation of the/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.

29. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, AA, B, C, and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the enlargement, improvement or other alteration of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: To safeguard the character and appearance of the area and the significance of heritage assets, and the privacy of adjoining occupiers in accordance with Policies NH/14 and HQ/1 of the South Cambridgeshire Local Plan 2018.

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