

Planning Committee Date	8 February 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	21/04087/FUL
Site	Former Barrington Cement Works, Haslingfield Road, Barrington, Cambridgeshire
Ward / Parish	Barrington
Proposal	Erection of 113 dwellings (re-plan of northern parcel of development site for an increase of 37 dwellings above approved scheme ref: S/3485/18/RM).
Applicant	Redrow (South Midlands)
Presenting Officer	Michael Hammond
Reason Reported to Committee	Departure Application Application raises special planning policy or other considerations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none"> 1. Principle of Development 2. Noise 3. Layout and Design
Recommendation	APPROVE subject to conditions and S106

1.0 Executive Summary

- 1.1 Outline planning permission (S/2365/14/OL) including the reserved matter of access was granted on 27 October 2016 for the redevelopment of part of the former Cemex site adjacent to Haslingfield Road and Chapel Hill, Barrington to provide 220 dwellings. A Section 73 permission (S/0057/17/VC) seeking to vary condition no.1 (drawings) of the outline permission was granted on 13 April 2017.
- 1.2 Reserved matters consent (S/3485/18/RM) for the approval of appearance, landscaping, layout, and scale of the outline planning permission S/0057/17/VC was appealed under grounds of non-determination and allowed at appeal (APP/W0530/W/19/3227393) on 29 November 2019. A Section 73 application (20/02528/S73) which included a phasing plan and boundary treatment details, was approved in January 2021. Phase 1 of the development on the site has commenced.
- 1.3 Following the approval of reserved matters and commencement of development, the applicant now seeks to amend and re-configure the northern parcel of the site. This full application relates to the northern parcel (4.38ha) of the former Barrington Cement Works Site only.
- 1.4 The development as proposed would increase the number of residential dwellings on this part of the site from 76no. dwellings (as approved) to 113no. dwellings (as proposed), a proposed increase of 37no. dwellings. This would bring the total number of dwellings on the wider site up from 220no. dwellings (as approved) to 257no. dwellings (as proposed). This may be increased to 260no. dwellings if the application for an increase of 3no. dwellings on the south-eastern parcel, which has a resolution to approve from Planning Committee (10 August 2022), is permitted once the Section 106 is agreed and then implemented.
- 1.5 In terms of comparing the proposed drawings against those that were approved, there are a number of changes of which the most significant are:
 - On the southern frontage (adjacent to the railway line), the replacement of 15no. semi-detached dwellings with 25no. terraced dwellings;
 - The repositioning of the L-shaped block of flats (flat block B) from the centre of the southern frontage to the western edge of this perimeter;
 - Expansion and consolidation of the open space into a central green in the heart of the northern parcel;
 - Extension of the development footprint closer to the western edge of the site boundary;
 - Alterations to the layout, density and mix of housing types in the central and western portions of the development;
 - Reconfiguration of detached dwellings on northern edge of the site to accommodate an addition dwelling in this location.

- 1.6 The proposal would be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary. However, officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment given the extant permission that exists on the site for residential development and the lack of visual intrusion from the development of the formerly approved open space.
- 1.7 The provision of 113no. dwellings to a Group Village, which sets an indicative maximum scheme size of 8 dwellings or in exception about 15 dwellings on a brownfield site, would conflict with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
- 1.8 However, the 2017 extant permission is a material consideration and it has already been determined that the development of 76no. dwellings, as part of the wider development of 220no. dwellings (or 223no. dwellings), would represent a sustainable form of development. There have been no significant changes to the services and facilities available to serve the development. The proposed additional 37no. dwellings to bring this parcel of the site up to 113no. dwellings would not, in the view of officers, result in the level of development becoming unsustainable.
- 1.9 The originally approved development had 31 affordable dwellings on the northern parcel and the proposed development would provide 45no. affordable dwellings, an increase of 14no. affordable dwellings. There would be a 11% net gain in biodiversity which would be secured by condition. Financial contributions towards the improvement of existing village facilities, education and libraries would be secured by way of a Section 106 Agreement. The proposed development would also be brownfield development and the density of housing (29.5 dwellings per hectare (dph)) would be consistent with Local Plan (2018) Policy H/8 which seeks to achieve 30 dph in rural locations, making this an effective use of previously developed land.
- 1.10 Officers acknowledged that there are concerns raised by the Urban Design Team regarding the proposal including the development appearing too suburban, additional car parking dominating the street scene and some conflict with guidance within the Council's District Design Guide SPD. However, the conflict must be weighed against the fact that there is an extant permission on this parcel of land which has a suburban layout and design and therefore cannot be said to be entirely out of keeping with the character and appearance of the area. The parking arrangements are not considered to be dominant in officer's view. In addition, the specific conflicts with the District Design Guide SPD exist on the consented scheme for this parcel. The proposal would still provide a significant over-provision of informal open space despite the removal of part of this to accommodate the development.

- 1.11 The proposal represents a significant departure from the development plan and has been advertised as such. Given the extant permission on the site, officers consider that the proposed addition of 37no. dwellings above what was previously approved on this parcel would be difficult to be considered to represent an unsustainable form of development. Nonetheless, the development is contrary to the Council's settlement strategy as a matter of principle.
- 1.12 Very limited other harm has been identified that would weigh against the proposal, while the use of planning conditions and a Section 106 Agreement can secure appropriate detailing, technical information and financial contributions such that the proposal would accord with Local Plan policies in all other regards.
- 1.13 Objections have been received from the operator (Cemex) of the Barrington Chalk Pit and the County Council Minerals and Waste Team. Cemex are concerned that introducing residential dwellings near to the railway line serving their site (Barrington Chalk Pit) will mean it is not possible to keep noise levels at residential boundaries below the 55db requirement set on the County permission (S/0204/16/CW). Subsequently, it is claimed that this would jeopardise the continued operations of the Chalk Pit, contrary to Paragraph 187 of the NPPF (2021) and Policy 16 of the County Council Minerals and Waste Local Plan (2021) as Cemex would not be able to comply with the requirements of their condition no.38. The key distinction between the assessment of this application and the County permission condition is that the County permission condition requirement of 55db applies to all residential "boundaries", whereas for the assessment of this application the 55db limit applies to future occupants living environments (i.e. internal spaces and gardens/ balconies).
- 1.14 It is pertinent to note that there is an extant permission on the site whereby the boundaries of some residential properties on both north and south sides of the railway line would experience noise levels in excess of 55db. The applicant has submitted information to demonstrate that the internal and external living environments for future occupants would be at or below the 55db noise limit. The balcony and ground-floor screens to the apartments in 'Flat Block B', the most affected receptors, would ensure that, for amenity purposes, the levels of noise experienced in these spaces would be acceptable. Therefore, the exceedance in noise levels at the boundaries of residential properties would be comparable to the extant permission and the lack of compliance with the adjacent County permission condition noise limit is considered acceptable in this instance.
- 1.15 Therefore, taking into account the 2017 permission and for the reasons set out in this report, the application is recommended for approval.
- 1.16 The application is what is known as a 'drop in permission', similar to what was submitted and considered at Planning Committee for the South-East

parcel (21/04088/FUL) in August 2022. On 2 November 2022 the Supreme Court judgement for the “Hillside” decision (Hillside Parks Ltd (Appellant) v Snowdonia National Park Authority (Respondent)) was made. It is important to note that this decision very much turned on its own facts but was a decision which rendered an original masterplan unimplementable as a result of subsequent drop in permissions.

- 1.17 A Section 73 application has been submitted to vary the outline permission, as amended by other Section 73 applications, to facilitate the potential delivery of this application (21/04087/FUL) alongside residual development already permitted on site by permission 21/01474/S73 and to ensure the permissions can come forward without any inconsistency. In light of the Hillside decision, officers have sought Counsel advice on whether the process followed by the applicant to accommodate these permissions is acceptable. Overall, based on the advice received, officers are satisfied that the approach is sound and that the process is capable of accommodating the development sought without compromising the implementation of the original outline permission.

2.0 Site Description and Context

- 2.1 The application site is a 4.38ha parcel of land situated on the north of the wider former Barrington Cement Works site, to the north of the village of Barrington. The site is accessed off Haslingfield Road which borders the eastern edge of the site and is reinforced by established hedgerows. To the north-west is the Cemex quarry which is in the process of being remediated. To the south is the remainder of the development and to the north and east are open fields. To the south is Barrington Village.
- 2.2 The wider mineral site is adjacent to Barrington Chalk Pit Site of Special Scientific Interest (SSSI), notified for its geological special features. The site is within 4.2km of Eversden and Wimpole Woods SSSI and Special Area of Conservation (SAC).
- 2.3 The site lies outside the development framework boundary of Barrington.
- 2.4 Development on part of the wider site (not part of this application) has commenced.

3.0 The Proposal

- 3.1 Full planning permission is sought for the erection of 113no. dwellings (re-plan of northern parcel of development site for an increase of 37no. dwellings above approved scheme ref: S/3485/18/RM).
- 3.2 The application seeks to provide an alternative layout of the northern parcel to what was originally approved as the wider Barrington Cement Works site and consequently increase the number of dwellings on this parcel from 76no. dwellings to 113no. dwellings.

- 3.3 The main differences between the approved plans and the proposed plans for this parcel would be the replacement of 15no. previously approved semi-detached houses on the southern frontage, adjacent to the railway line, to 25no. terraced houses. Apartment block 'B' would be relocated further to the west. The arrangement of open space within the development would be predominantly re-configured and consolidated to a central green space. The density of the development across the parcel would generally be uplifted and the footprint of development increased further to the western boundary of the site. The layout of the residential development and car parking would subsequently be amended to accommodate this uplift in housing numbers.
- 3.4 The application has been amended to address comments from consultees and further consultations have been carried out as appropriate. The application originally proposed 114no. dwellings (increase of 38no. dwellings) but following amendments was reduced to propose 113no. dwellings (increase of 37no. dwellings).

4.0 Relevant Site History

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

Reference	Description	Outcome
22/04540/S73	S73 variation of conditions 1 (Approved plans), 2 (Reserved matter details), 6 (Arboricultural Method Statement), 7 (boundary treatments), 8 (refuse storage), 10 (housing mix), 12 (energy statement), 13 (contamination), 14 (noise assessment), 17 (drainage strategy), 19 (access) and 23 (fire hydrants) pursuant to planning application 21/01474/S73 (Variation of condition 2 (reserved matters details) pursuant to planning application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise	Pending Consideration

	insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC))	
21/04088/FUL	Erection of 36 dwellings (re-plan of south eastern parcel of development site for an increase of 3 dwellings above approved scheme ref: S/3485/18/RM).	Pending Decision (resolution to approve at 10 August 2022 Planning Committee)
21/04524/S73	S73 Variation of conditions 1 (Approved plans), 2 (Reserved matter details), 6 (Arboricultural Method Statement), 7 (Boundary treatments), 8 (Refuse storage), 10 (Housing mix), 12 (Energy Statement), 13 (Contamination), 14 (Noise assessment), 17 (Drainage strategy), 19 (Access) and 23 (Fire hydrants) pursuant to planning application 21/01474/S73 (Variation of condition 2 (reserved matters details) pursuant to planning application 20/02528/S73 (Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface	Approved 16.09.2022 (following Planning Committee resolution to approve 14 September 2022))

	water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC))	
20/02528/S73	Variation of conditions 2 (Reserved matters), 5 (Construction Environment Management Plan and a Construction Method Statement), 6 (Airborne Dust), 7 (Site waste management plan), 8 (Tree protection measures), 9 (Boundary Treatment), 10 (Siting and design of the screened storage for refuse), 14 (Renewable energy statement), 15 (Contamination), 16 (Noise insulation scheme or noise mitigation Strategy), 19 (Surface water drainage scheme), 20 (Surface water), 21 (Remediation Statement - Contamination), 22 (Scheme for disposal for surface water), 24 (Visibility splays), 26 (Recording of Industrial Heritage), 27 (Foul water solution), 28 (Archaeological works) and 29 (Fire hydrants) pursuant to planning permission S/0057/17/VC	Approved 20.01.2021
S/3485/18/RM	Application for approval of reserved matters for appearance landscaping layout and scale under planning permission S/0057/17/VC for development of 220 residential units	Not Determined – Appeal Allowed 29.11.2019
S/1427/19/RM	Reserved Matters application for the construction of 220 dwellings for the Appearance Layout Landscaping and scale (Duplicate application S/1385/18)	Approved 23.09.19
S/0057/17/VC	Variation of conditions S/2365/14/OL - S73 application to vary condition 1 pursuant to outline planning permission (S.2365.14.OL) relating to the development of 220 residential units	Approved 13.04.2017

S/2365/14/OL	Outline application for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units formal and informal open space including allotments car parking for Barrington Primary School new pedestrian and cycle links to Barrington village and Foxton Station and associated works - details of vehicular site access arrangements are submitted for approval with all other matters (layout scale appearance and landscaping) reserved for future approval.	Approved 27.10.2016
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5.0 Policy

5.1 National

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

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision
S/2 – Objectives of the Local Plan
S/3 – Presumption in Favour of Sustainable Development
S/5 – Provision of New Jobs and Homes
S/6 – The Development Strategy to 2031
S/7 – Development Frameworks
S/10 – Group Villages
CC/1 – Mitigation and Adaption to Climate Change
CC/3 – Renewable and Low Carbon Energy in New Developments
CC/4 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/4 – Biodiversity
NH/5 – Sites of Biodiversity or Geological Importance
NH/6 – Green Infrastructure
H/8 – Housing Density
H/9 – Housing Mix

H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/2 – Health Impact Assessment
SC/4 – Meeting Community Needs
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space & New Developments
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
SC/14 – Odour and Other Fugitive Emissions to Air
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/4 – Rail Freight and Interchanges
TI/8 – Infrastructure and New Developments
TI/9 – Education Facilities
TI/10 – Broadband

5.3 Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021)

Policy 16 – Consultation Areas (CAS)

5.4 Supplementary Planning Documents

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

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

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

5.6 Other Guidance

- 5.7 Greater Cambridge Housing Strategy 2019 – 2023

6.0 Consultations

6.1 **Barrington Parish Council – No Objection subject to comments being adhered to**

November 2022 Comments

6.2 Additional evidence has been provided to demonstrate that the community facilities, off-site children's play space, improvements to river walks , road safety and traffic management meet the Community Infrastructure Levy Regulations (2021).

6.3 Again, we request s106 provision includes the matters and amounts indicated above to make the application acceptable to the Parish Council. If not, then the application is not acceptable to the Parish Council.

September 2022 Comments

6.4 BPC is clear that if the increased housing numbers are approved, the s106 provision needs to be at least commensurate with the existing agreement.

October 2021 Comments

6.5 BPC is concerned about social and demographic impacts upon Barrington which will result from these applications which together involve an 18.2% increase in housing numbers over and above those already approved. It is also concerned about surface water discharges into the village ditch system; the increased load on the foul sewer system which is already overloaded; and about the increased traffic impact especially around the school.

6.6 The revised development would have 260 housing units – Barrington currently has approximately 460 houses and 830 residents. Redrow is therefore proposing to build a site that will be a 56.5% increase imposed on the village with no doctor, one shop, and no cycle routes or footpaths to neighbouring villages. If we guestimate Redrow house occupancy as 3 per unit – Redrow is now proposing to increase the population of Barrington by an additional 120 people on top of that already permitted - making a total increase of approximately 780 – almost a 94% increase in the size of the village population.

6.7 BPC therefore recommended refusal. If the LPA decides to approve the application then a substantial increase in and structural amendments to the 106 funding agreement are required to mitigate the effects upon Barrington.

6.8 **County Highways Development Management – No Objection**

November 2022 Comments:

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

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

October 2021, August 2022 and November 2022 Comments:

6.10 Further information regarding visibility splays and footway widths required.

6.11 **County Transport Assessment Team – No Objection**

June 2022 Comments (informal)

6.12 Based on solely 21/04087/FUL (increase of 37no. dwellings) the proportionate amount required for the below contributions would be:

- Revised contribution towards improved crossing over Haslingfield Road = £18,500 and
- Revised contribution towards traffic calming on Barrington Road = £4,625

May 2022 Comments:

6.13 No objection subject to following mitigation:

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

November 2021 Comments:

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

6.15 **County Education, Library and Strategic Waste – No Objection**

October 2022 Comments:

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

6.17 **Sustainable Drainage Officer – No Objection**

6.18 No objection subject to the following conditions:

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

6.19 **Lead Local Flood Authority – No Objection**

August 2022 Comments:

6.20 No objection subject to the following conditions:

- Surface Water Drainage;
- Overland Flows; and
- Informatives.

October 2021 Comments:

6.21 Object due to insufficient information.

6.22 **Environment Agency – No Objection**

6.23 No objection subject to following conditions:

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

6.24 **Anglian Water – No Objection**

6.25 No objection subject to informatives.

6.26 **Urban Design Team – Object**

Frontage dwellings on the South Edge

6.27 For the built form of the frontage dwellings on the south edge which faces the railway line, a tightly packed series of terraces of 25 dwellings plus a relocated block of flats is proposed, replacing the pairs of semi-detached dwellings (15) in the consented scheme. There are very few gaps between the dwellings to enable north / south views to take account of the topography (higher land in the northern parcel). It's a concern that the quantum of development is very high here on this prominent site entrance road and is likely to give the area a suburban, rather than rural character.

- 6.28 Flat block B is not aligned to face the block of flats in the consented scheme on the opposite side of the rail track which is a pity as this mirroring effect had provided a visual connection between the north and south frontages which was a merit of the consented scheme.
- 6.29 Officers observe that the consented frontage dwellings on the south side the railway track are in a less dense arrangement - there are only 8 dwellings (some of these with a wide front rather than all in narrow form, as in the northern parcel) facing the railway track plus two blocks of flats with more gaps between the frontage buildings than the frontage buildings in the northern parcel.
- 6.30 It is considered that the proposals will mean that there isn't a very strong relationship between the built form on the opposite sides of the railway track which is a missed opportunity to reinforce visual connections between the north and south sites. In the future, when the rail track is decommissioned, the north and south sides will not have this obstacle and from the point of view of achieve community cohesion, its preferable to have a similar arrangement of built and natural forms to improve the closeness of the two sides to form a more harmonious community.

Dwelling numbers 200 - 213

- 6.31 It is a concern that the tightly packed, groups of terraces arrangement for the dwelling numbers 200-213 are too suburban looking. This proposed density and rhythm to frontages found along this edge to the countryside is like that along internal spine roads. It would be expected that at these western edges, the development would be more dispersed and varied to reflect the context.
- 6.32 There are indicators that the quantum of development is too high in this area of the site: firstly there are a few examples that the minimum back to back distances stipulated in the '*District Design Guide*' (2010) SPD for 2-storey dwellings are not being met. Please see below. Secondly, there is also only a distance of 2m between the windows on the front elevation and the front of plot parking spaces.
- 6.33 It is observed that the affordable housing is concentrated on the south edge and particularly on the west edge for dwelling numbers 200-213 in the '*Northern tenure plan*' drawing (ref. 8502-22-02-522 rev A). Housing should be tenure blind and affordable dwellings should be dispersed evenly across a residential layout to ensure inclusiveness and community cohesion for future residents. Officers defer to the views of the Strategic Housing team colleagues in this regard.

Parking

- 6.34 Front of plot parking is prevalent (16 parking spaces are proposed whereas there had been only 10 in the consented scheme) for the

frontage dwellings on the south edge of the site. Officers raised concern previously that parked cars will dominate the area and detract from the public realm. For this consultation, some improvements have been made in the revised layout with the provision of two trees and three landscaped strips in front of plots 153-156 and the provision of three trees and three landscaped strips in front of plots 153-156 to screen the parked cars from the public realm.

- 6.35 There is also only a distance of 2m between the windows on the front elevation and the front of plot parking spaces. The residents will suffer from a poor outlook, the noise of parked cars and suffer from headlights at night and car engine noise. It is recommended that this distance from the front elevation to the parking spaces is extended to be 3m.
- 6.36 The proposal is for the addition of three parking courts to the layout. It's a concern that such parking courts weaken the street scene, create a poor pedestrian environment, suffer from poor surveillance and provide an unsatisfactory approach to the dwellings.
- 6.37 Front of plot parking is prevalent (21 parking spaces are proposed) for these dwellings which are arranged in terraces. Officers raised concern previously that parked cars will dominate the area and detract from the public realm. For this consultation, some improvements have been made in the revised layout with the provision of soft landscaped strips and five trees are proposed in front of these houses to offer some screening of the parked cars from the public realm. Additional trees are proposed on the west boundary to this area to screen the view of these from the open space to the north.
- 6.38 There is also only a distance of 2m between the windows on the front elevation and the front of plot parking spaces. The residents will suffer from a poor outlook, the noise of parked cars and suffer from headlights at night and car engine noise. It is recommended that this separation distance is extended to be 3m.

Residential Amenity

- 6.39 Urban design officers assess that for the 19 house types, the minimum space standards are being met to comply with policy H/12 in the district Local Plan (2018).
- 6.40 The siting of several house numbers (containing windows to first floor habitable rooms on their first floors) would not be fully meeting the guidance about privacy and overlooking in paragraph 6.68 of the '*District Design Guide*' (2010) SPD where it writes "*for two storey residential properties, a minimum distance of 25m should be provided between rear or side building faces containing habitable rooms*" and "*Where blank walls are proposed opposite the windows to habitable rooms, a minimum of 12m*

between the wall and any neighbouring windows that are directly opposite.”

- 6.41 No information of where the communal amenity space for residents of Block B is located.
- 6.42 Officers measure that for plot 225 (Stratford 3-bedrooms house type), its rear garden is only 70m² in size. This would fall short of the minimum size stipulated (80m²) for rear gardens in paragraph 6.75 of the ‘*District Design Guide*’ SPD (2010).
- 6.43 It is a concern that the revised refuse strategy drawing indicates some very long bin dragging distances for the residents to the bin collection points, in particular plots 177-178 (85m), plot 179 (90m), plot 180 (85m), plot 181 (70m) and plot 214 (50m).

Open Space

- 6.44 This application proposes the consolidation of the open spaces in the consented scheme to form one large (0.25 ha) central open green space and two smaller (0.08 ha and 0.03ha) open green spaces. To comply with policy SC/7 in the District Local Plan (2018), for this number and mix of dwellings, officers calculate that a minimum of 1,001m² of formal children's play space, 1,001m² of informal Children's play space and 1,076m² of informal open space should be provided. A generous amount of open space has been proposed which meets this criteria but the layout drawings have not indicated the presence of any children's play equipment and so this is falling short of meeting this aspect of the minimum requirements of policy SC/7. However, officers do acknowledge that such an equipped play area is included in the southern parcel of the consented scheme.

Appearance

- 6.45 A similar looking (to the consented scheme) range of 19 house types, at 2 to 2.5 storeys in cream brick, buff brick and some render elevations with grey and brown roof tiles on hipped roofs is proposed for the house types for a traditional appearance. Officers do comment that hipped roofs are not a characteristic of Barrington but have no objections to this.
- 6.46 Urban design officers previously commented that page 18 of the submitted ‘Design and Access Statement’ only provides two street scene drawings for the large northern parcel. Officers welcome that a street scene drawing for plots 231 to 242 on the south edge, has been provided on the south edge. However, officers recommend that further street scene drawings for plots 200 to 213 on the west edge are provided for officer assessment.
- 6.47 In the revised elevation drawings for flat block B, 1.8m high, perspex acoustic fences have been added to the balconies and corner terraces on

3 elevations. Little further information is provided about the materials and details of these and so it is recommended that this is conditioned.

Connectivity

- 6.48 The northern parcel retains the same, single vehicular access point (from Haslingfield Road to the east) as the consented scheme but the layout of streets has been revised. Houses and a block of flats have also been relocated further to the west (in place of open space in the consented scheme) of the site. The main spine road (running south-west to north-east) is retained but now there are several culs de sacs replacing the large, circular perimeter road at the centre of the layout in the consented scheme.
- 6.49 There is no longer the footpath that ran through open space landscape at the north and west edges of the site in the consented scheme - it seems a pity to lose this connection through open space to the south and east of the northern parcel, for resident pedestrians. The extensions to the redline boundaries appear to open up public spaces on the west and east sides and so it is recommended to add a footpath across these spaces to mean a more permeable scheme.

Summary

- 6.50 Officers raise concerns, make recommendations and request further information. Officers have particular concerns that the tightly packed arrangement of dwellings for the southern edge and western edge areas within the northern parcel are not fully meeting policy HQ/1 (c) of the '*South Cambridgeshire District Local Plan*' (2018). Officers identify several dwellings whose siting would not be fully meeting the guidance about privacy and overlooking in paragraph 6.68 of the '*District Design Guide*' (2010).
- 6.51 **Conservation Officer – No Objection**
- 6.52 There are no material conservation issues with this proposal.
- 6.53 **County Archaeology – No Objection**
- 6.54 Previous minerals operations within this area will have removed any significant archaeological evidence and we do not consider archaeological investigations to be necessary in connection with this application.
- 6.55 **Historic England – No Objection**
- 6.56 No objection.
- 6.57 **Senior Sustainability Officer – No Objection**
- 6.58 No objection subject to the following conditions:

- Carbon Emissions; and
- Water Efficiency.

6.59 **Landscape Officer –**

December 2022 Comments:

- 6.60 The housing density has been increased particularly to the southwest and western edges of the site and the increase in density reduces the space for trees and other soft landscape along the street edges, in front of the terraced houses and in the parking courtyards behind the houses. More information is required on the proposed tree strategy to show that there is enough space for trees and the species are suitable for the site and its context.
- 6.61 The quality of the landscape design and materials across the site must be consistent and of high quality for all tenures. We note that the amount of asphalt surfacing increases around the affordable, rented, and shared ownership units and this requires revision.
- 6.62 The asphalt access route to units 208 to 213 must be revised to a block paving surface so that it is consistent with the access route to the south.
- 6.63 The palette of paving materials must be broadened to include at least two additional pre-cast concrete block pavior types. Asphalt must not be used on private driveways so that there is a clear distinction between public and private spaces and to improve the streetscape and house frontages.
- 6.64 Samples of all paving materials, including kerbs and edgings must be provided through the hard and soft landscape condition alongside brick samples for the building facades.
- 6.65 To address the lack of landscape information and the policies listed above a landscape strategy and statement are required and must include the following:
 - how existing and proposed green infrastructure are connected and enhanced and how green infrastructure is made accessible for the public;
 - Proposed tree planting strategy across the site with tree species and sizes. Note street trees should be minimum 20-25cm girth.
 - Statement on play and amenity provision in relation to policy SC/7 with an illustrative plan for the central green space including play
 - Statement on pedestrian and cycle access with an illustrative plan showing access routes including routes in the perimeter green spaces

November 2021 Comments:

6.66 Overall, the site has become overdeveloped and has lost necessary open spaces on the edges. The landscape proposals have also become too suburban/urban and achieve an uneasy formality. The proposals are in conflict with local village character typologies and does not deliver on Policy S/2 (b)(d), Policy DP/2, Policy HQ/1, Policy NH/2

6.67 **Ecology Officer – No Objection**

January 2023 Comments:

6.68 An Appropriate Assessment is not required.

August 2022 Comments:

6.69 No objection subject to the following conditions:

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

November 2021 Comments:

6.70 Object as the following additional information is required:

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

6.71 **Natural England – No Objection**

November 2022 Comments:

6.72 No objection following submission of lighting strategy.

August 2022 Comments:

6.73 Object as a lighting strategy is required.

October 2021 Comments:

6.74 The following additional information is required:

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

6.75 **Tree Officer – No Objection**

6.76 No objection.

6.77 **Environmental Health – No Objection**

August 2022 Comments:

- 6.78 The Environmental Health Team have reviewed the information submitted in the Northern Amendments Report, Former Barrington Cement Works, Haslingfield Road, Barrington, CB22 7RQ (Project Ref: LF/17104_NAR and dated August 2022) prepared for Redrow Homes Ltd by Barker Parry Town Planning Ltd and have the following comments.
- 6.79 In relation to the Responses to Issues Raised in sections 2.47 to 2.53, the County Council's comments regarding Minerals and Waste and Noise have been addressed, but conclude those comments cannot be taken into account.
- 6.80 In the Accon UK Environmental Consultants Technical Note – Former Cemex Cement Works, Barrington - Response To Cemex Objection, the conclusion states "In making this decision, it is apparent that South Cambridgeshire District Council did not consider condition 38 of planning permission S/0204/16/CW to be a relevant consideration."
- 6.81 Regarding the decision to recommend Discharge of Condition 16 (Noise Mitigation) of planning permission S/0057/17/VC, it should be noted that Condition 38 was considered in detail. However, when considering Condition 16 we concluded it can only be done in respect of this proposal only.
- 6.82 That is not to say the factors and arguments put forward by the Cemex objection are not true. From the point of view of Condition 38 compliance. Cemex will not be able to comply with their operating conditions if this development goes ahead as proposed.
- 6.83 Given the noise limits in operation, it is not possible for both uses to co-exist at this location without breaches occurring. Therefore, a pragmatic approach to revising noise levels and/or mitigation between both sites/parties will need to take place.
- 6.84 The Environmental Health Team reluctantly agree that Condition 38 couldn't be taken into account when the final decision on condition 16 was made. But it was considered at length during the Discharge of Condition decision making process.
- 6.85 It is considered both parties have equally valid arguments when taken individually, but it is not possible to resolve the current noise level deadlock, caused by incompatible noise limits alone.

6.86 In conclusion, there are no further comments to make regarding the revised documents submitted and my comments contained in the memo of October 2021 still stand.

October 2021 Comments:

6.87 No objection subject to the following conditions:

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

6.88 **Police Architectural Liaison Officer – No Objection**

6.89 No objection subject to further information being provided through condition regarding:

- Lighting;
- Cycle shed design;
- Gate positions to rear accesses;
- Fence heights for parking courts;
- Reuse Stores;
- Footpath visibility;
- Flat entry/ access control informative; and
- Post box informative.

6.90 **Fire Authority – No Objection**

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

6.92 **Health and Safety Executive – No Objection**

6.93 No objection.

6.94 **UK Health Security Agency – No Objection**

6.95 No objection.

6.96 **Sport England – No Objection**

6.97 No objection.

6.98 **Housing Strategy – No Objection**

November 2022 Comments:

- 6.99 It is noted that there is still one house type (two-bed apartment) that is not maximising its persons per bedroom as it's only compliant for three persons, not four.
- 6.100 The development is providing 40% Affordable Housing overall and a Local Lettings Plan should be put in place for each phase.

October 2021 and August 2022 Comments:

- 6.101 Further information is needed to make sure this scheme is delivering 40% affordable with a 70/30 split in favour of affordable rent over shared ownership.
- 6.102 **County Minerals and Waste – Objection**

August 2022

- 6.103 Having reviewed the further information, I confirm that the Mineral and Waste Planning Authority's position remains as set out in our letter dated 26 November 2021. We note that in the environmental health officer's opinion (12 August 2022) "both parties [Cemex and Redrow] have equally valid arguments when taken individually, but it is not possible to resolve the current noise level deadlock, caused by incompatible noise limits alone."

November 2021

- 6.104 Paragraph 4.5 of the applicant's Planning Statement deals with the development plan but fails to identify the Cambridgeshire and Peterborough Minerals and Waste Local Plan (MWLP) (July 2021). The applicant has therefore not recognised that most of the proposed development site is within the Consultation Area (CA) for the Barrington Quarry Waste Management Area and the Barrington Cement Works Railhead Transport Infrastructure Area.
- 6.105 MWLP Policy 16 states that:
- "Development within a CA will only be permitted where it is demonstrated that the development will:
- (c) not prejudice the existing or future use of the area for which the CA has been designated; and
- (d) not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated"

- 6.106 The purpose of Policy 16 is to safeguard designated mineral and waste sites from development which would prejudice the operation of the designated site and also to protect development that would be adversely affected by the mineral or waste operations, for example residential development subsequently suffering amenity issues.
- 6.107 From the Northern Area Comparison, it appears that the proposed revised scheme would result in dwellings closer to the railway zone and railway line than the original scheme. The applicant's noise assessment shows that the noise levels on the balconies of flats in plots 251 – 259 would be above the limit set in condition 38 of permission S/0204/16/CW (the importation by rail and deposit of inert restoration material to restore the former quarry).
- 6.108 The Environmental Health Team have recommended a condition requiring the design and implementation of a noise scheme to protect the proposed residential units from noise from the railway, Chapel Hill and the quarry operations.
- 6.109 The MWLP is consistent with Paragraph 187 of the NPPF (2021).
- 6.110 The Environmental Health Team have stated that “the quarry activities may need to be curtailed in order to meet their own noise level conditions, if these proposed dwellings are permitted.” This would not be consistent with MWLP Policy 16 or the NPPF ‘agent of change’ principle.
- 6.111 Until this is addressed, we object to the application.
- 6.112 **S106 Officer – No Objection**
- 6.113 No objection subject to contributions towards:
- Football Pitch Contribution £20,181.82;
 - Sports Pavilion Contribution £25,227.27;
 - Tennis Court Contribution £20,181.82;
 - Associated Car Park Contribution £8,745.45;
 - Formal children's play space an offsite contribution £18,500;
 - Indoor Community Space an offsite contribution £215,272.73;
 - Community Fee contribution £5,886.36; and
 - Improvement to pedestrian footpaths and improvements to the river walks within the Parish of Barrington Contribution £8,409.09.
- 6.114 This is based on a pro-rata calculation in same approach as the original 220 dwelling development.

7.0 Third Party Representations

7.1 9no. representations in objection have been received. The objections have raised the following issues:

- Development too dense along boundaries;
- Increased flood risk from additional hard surfaces;
- Welcome genuinely affordable housing;
- Barrington Parish Council has pointed out forcefully that the centre of the village is a Conservation Area and there are few opportunity to insert new facilities into the area;
- The LEAP/NEAP and Trim Trail are only of benefit to the residents of the new development and are of no benefit the existing residents of the village due to their distance away from the rest of potential users and their children;
- There is no mention of the allotments in para 2.43 of the applicant's statement about the facilities being provided. Why is this? Surely it is germane to the developer's argument;
- The emerging Local Plan will restrict development in villages like Barrington in favour of larger agglomerations, so I believe the application should be denied on these grounds alone;
- The 17.72ha of open space could accommodate more on-site facilities like tennis courts, scout hut, angler provision etc;
- If approved, a condition requiring the unused open space to be for necessary communal facilities should be imposed;
- The village would be doubled in size if the incremental development on the south-east and northern parcels go ahead;
- Pressure on local infrastructure and facilities (e.g. drainage, water supply, sewage, medical provision, school places and village recreation facilities);
- The new build estate does not match the character of either village;
- The increase of dwellings is off too great a scale and mass;
- The modern housing estate will dominate and change the nature of the conservation area and listed buildings;
- Highway safety and traffic generation concerns;
- Additional traffic which will cause significant damage to the character of the village even before environmental considerations are considered;
- Permanent long-term harm to the village life and environment will occur;
- Other brownfield sites should be developed instead of this site;
- The countryside needs to be preserved and re-wilded, not developed;
- Traffic from this development will be further worsened if the East West railway (Oxford-Cambridge) goes ahead along the southern route, as the road serving the development (Haslingfield via Chapel Hill) will turn into a dead end, as there is no plan to provide either a level crossing or an underpass. As such the Barton route into Cambridge will only be accessible via Orwell and traffic through Barrington along the green will increase.
- Local cycle paths are poor so future occupants will be car dependent;
- Cemex promised that there would be a maximum of 220 houses;

- 7.2 An objection from CEMEX has been submitted. The issues raised are summarised as follows:
- Barrington Quarry, operated by CEMEX, has the benefit of Planning Permission (S/0204/16/CW). Condition 38 of this permission restrict noise levels at the boundary of any residential property attribute to the railway to 55dB LAeq;
 - The applicants noise assessment prepared by ACCON states that the target noise level of 55db will be exceeded on the balconies in plots 251- 259 (flats);
 - The Environmental Health Team have stated that “the quarry activities may need to be curtailed in order to meet their own noise level conditions, if these proposed dwellings are permitted.”;
 - The Noise Assessment methodology is flawed and as a result noise levels could reach 65db. These levels would exceed the restriction imposed by condition 38 on the Quarry Permission which the Council could remedy by enforcement action, potentially resulting in quarry operations being terminated;
 - The County Council have objected due to lack of compliance with MWLP Policy 16 and NPPF Paragraph 187; and
 - The Council must determine the application in accordance with the development plan unless there are material considerations that indicate otherwise (Town and Country Planning Act 1990 Section 70 and Planning and Compulsory Purchase Act 2004 Section 38(6)). The NPPF is government planning policy and is a material consideration that must be taken into account. If national and local planning policies are not taken into account then CEMEX reserves its position to challenge such decision;

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

8.0 Member Representations

- 8.1 None.

9.0 Local Groups / Petition

- 9.1 None.

10.0 Assessment

Principle of Development

Five Year Housing Land Supply

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

10.2 The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply (April 2022) sets out that together, as Greater Cambridge the two planning authorities (South Cambridgeshire and Cambridge City) can demonstrate a five year housing land supply. The trajectory sets out that Councils jointly have 6.5 years of housing land supply for the 2022-2027 five year period.

10.3 Therefore, unlike the 2014 outline permission on the wider Barrington Cement Works site, the titled balance is not engaged and the adopted Local Plan Policies are up to date and carry full weight.

Development Framework Boundary

10.4 The site is located outside of the development framework boundary of Barrington and does not abut the framework boundary.

10.5 Policy S/7 of the Local Plan states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.

10.6 The supporting text to policy S/7 sets out the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.

10.7 Barrington does not have a Neighbourhood Plan and there are no other policies within the Local Plan that would support the principle of the proposed development in its countryside location.

10.8 The proposal would therefore be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary.

10.9 However, consideration must be given to the extent of the proposals conflict with Policy S/7 in terms of encroachment into the countryside and the sustainability of the location, with reference to the planning history for the site.

Countryside Encroachment

10.10 It is relevant to again note that there is an extant planning permission on this land for residential development as part of the wider Barrington Cement Works site.

10.11 The proposed development would result in the density of development increasing to 29 dwellings per hectare and the footprint of development

extending further towards the western boundary, which are the main differences in terms of countryside encroachment impacts compared to the extant permission.

- 10.12 The expansion of the development footprint would result in the western edge of the development having a slight urbanising effect on adjacent to the countryside. However, there would still be a sufficient open space buffer between the edge of the site and the quarry adjacent which would ensure that it does not appear that the countryside is harmfully encroached.
- 10.13 Whilst the density of development on this parcel would be increased, the layout, pattern of development and housing types would accord with what has been approved on the wider site, helping it to be read coherently, rather than something that has been incrementally added to. The density of development is below the policy requirement of 30dph sought in rural areas.
- 10.14 A dense tree belt would be retained along the Chapel Hill boundary and there would be a substantial level of open space to the south of the development. This serves a critical function in preventing the wider development from being perceived as countryside encroachment.
- 10.15 Taking into account the site history and context of the site, it is considered that the expansion of the built footprint into this open space to accommodate an additional three dwellings would not constitute significant countryside encroachment. As such officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment.

Settlement Strategy

- 10.16 Policy S/2 of the Local Plan sets out how the vision for the Local Plan will be secured through the achievement of six key objectives including to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure (criterion e).
- 10.17 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.
- 10.18 Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

- 10.19 Barrington is identified as a Group Village under Policy S/10 of the Local Plan, which states that residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages. Development may exceptionally consist of up to about 15 dwellings where this would make best use of a single brownfield site.
- 10.20 The supporting text to Policy S/10 details that Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.
- 10.21 Whilst the proposal lies outside of the development framework boundary, officers acknowledge that the proposal of 113 dwellings significantly exceeds the limit set out for development at Group Villages (i.e., within the framework). It is also noted that the level of development exceeds that attributed to a Minor Rural Centre, which sets a limit of 30 dwellings.
- 10.22 The proposal therefore conflicts with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
- 10.23 The Council's Services and Facilities Study (March 2014) sets out that Barrington has a primary school, village store (post office), village hall/community centre and other services including a public house and recreation ground. There is no secondary school or general practitioner and limited opportunities for employment.
- 10.24 The no.75 bus service, which offers bus services every 30-minutes between Wrestlingworth and Cambridge, runs along Barrington High Street in the centre of the village with the nearest stop being Childerley, Highfields Road, approximately 820 metres from the entrance to the site. However, it is pertinent to note that under the approved development on the wider site, there is a requirement to deliver a northbound and a southbound bus stop on Haslingfield Road near to the site.
- 10.25 Officers conclude that Barrington has a reasonable but limited range of services and facilities, placing a potential need for residents to travel outside of the village by car for shopping and employment, although the increased emphasis and ability to work from home and shopping deliveries is acknowledged.
- 10.26 However, in considering the outline application S/2365/14/OL at appeal in 2015, the Council would have considered the same issue, albeit the

Council was unable to demonstrate a five year housing land supply at the time. In terms of the range of services and facilities available the position has not changed significantly since that time.

- 10.27 Officers therefore consider that, as a matter of course, the development of 113no. dwellings in Barrington as a Group Village would be contrary to the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.
- 10.28 Again, it is also pertinent to note that as the outline and reserved matters on the wider Barrington Cement Work site has been implemented, there is a significant material consideration in terms of the fall-back position. As approved, this parcel of the site contained 76no. dwellings, which formed part of the wider 220no. dwellings originally approved. The proposed 113no. dwellings would bring the total number of dwellings on the wider site up from 220no. dwellings (as approved) to 257no. dwellings (as proposed). This may be increased to 260no. dwellings if the application (21/04088/FUL) for an increase of 3no. dwellings on the south-eastern parcel, which has a resolution to approve from Planning Committee (10 August 2022), is permitted once the Section 106 is agreed and then implemented.
- 10.29 As set out in the 'developer contributions' section of this report, it is considered that the impact of a further 37no. dwellings on local services and infrastructure can be compensated by planning obligations where appropriate.

Conclusion

- 10.30 Being a major residential development for 113no. dwellings outside of the development framework boundary of a Group Village, the proposal would conflict with the Council's housing strategy and Policies S/2(e), S/6, S/7 and S/10 of the Local Plan.
- 10.31 However, the degree of conflict with Policy S/7 is lessened in terms of countryside encroachment by virtue of the additional built footprint extending into an area not seen as critical to preventing the perception of significant countryside encroachment and following the adjacent boundaries of approved development within the context of the consented built form of development.
- 10.32 The wider site, and quantum of development of 220no. dwellings, has been previously considered to represent a sustainable form of development, albeit at a time when the Council could not demonstrate a five year housing land supply. The proposal would increase the total number of dwellings on the wider site to 257no. dwellings, although this could increase to 260no. dwellings if the south-eastern parcel application (21/04088/FUL) is permitted and implemented. The proposed increase of 37no. dwellings is a considerable uplift compared to what was approved. Notwithstanding this, for the reasons set out above, this increase in

dwellings is not considered to be so great as to warrant the scale of development becoming unsustainable.

- 10.33 The recent planning history is a material consideration and therefore, having been found to represent a suitable form of development previously, given that the range of services and facilities available has not changed significantly the degree of conflict with the Council's housing strategy is lessened.
- 10.34 The proposal would be contrary to Policies S/2(e), S/6, S/7 and S/10 as a matter of principle, but there are material considerations that suggest the conflict is limited and that the proposal would represent a sustainable form of development, the purpose of the planning system being to contribute to the achievement of sustainable development (NPPF paragraph 7).

Impact on Barrington Chalk Pit

Background of Chalk Pit

- 10.35 The application site previously formed part of the Barrington Cement Works which was in operation until around 2008 before being decommissioned in 2012.
- 10.36 Immediately to the west and north of the site lies the Barrington Chalk Pit. This chalk pit is served by a railway track known as 'The Barrington Light Railway Line'. This is accessed by trains from London 'reverse shunting' into Foxton Exchange Sidings from the mainline.
- 10.37 On 5 August 2011 planning permission (S/01080/10/CW) was granted by Cambridge County Council for the importation, by rail, of suitable restoration material, over a period of 5 years to partially infill an existing quarry void.
- 10.38 On 27 June 2019, planning permission (S/0204/16/CW) was granted by Cambridgeshire County Council for the extension of this importation by rail and deposit of inert restoration material to restore former clay and chalk quarry up to 31 December 2035 (Cemex permission). This permission included a condition (no.38) relating to noise which stated that:

"Noise levels at the boundary of any residential property attributable to train movements on the railway shall not exceed 55dB LAeq, 1 hour free field between 0700 and 2000 hours. Levels may be measured directly or derived from a combination of measurement and calculation using propagation corrections. All measurements shall be carried out in accordance with the requirements of BS7445 'Description and measurement of environmental noise'.

Reason: To protect the amenities of occupiers of nearby properties in accordance with the Cambridgeshire and Peterborough Minerals and

Waste Development Plan Core Strategy DPD (July 2011) policy CS34 and South Cambridgeshire Local Plan (September 2018) policy SC/10.”

Policy Context

10.39 The Cambridgeshire and Peterborough Minerals and Waste Local Plan (MWLP) (2021) allocates the Barrington Chalk Pit and the railway line serving this as Consultation Areas (CA) for the Barrington Quarry Waste Management Area (WMA) and the Barrington Cement Works Railhead Transport Infrastructure Area (TIA).

10.40 Policy 16 of the MWLP states that:

“Development within a CA will only be permitted where it is demonstrated that the development will:

(c) not prejudice the existing or future use of the area (i.e. the MAA, MDA, WMA, TIA or WRA) for which the CA has been designated; and

(d) not result in unacceptable amenity issues or adverse impacts to human health for the occupiers or users of such new development, due to the ongoing or future use of the area for which the CA has been designated.”

10.41 The above policy mirrors Paragraph 187 of the National Planning Policy Framework (2021) whereby the ‘agent of change’ principle is established. Local Plan (2018) Policy SC/10 (Noise Pollution) also reflects this through criteria no.3 where it states that; *“Where a planning application for residential development is near an existing noise source, the applicant will be required to demonstrate that the proposal would not be subject to an unacceptable noise levels both internally and externally.”*

Relevant Planning History on Application Site

10.42 Outline planning permission was granted for 220 dwellings and included a condition requiring details of a noise mitigation scheme to be submitted and agreed to protect the amenity of future residents. An application (S/0306/19/DC) was submitted in January 2019 to discharge this condition. The amended Noise Impact Assessment (uploaded 12 September 2019) submitted with this discharge of condition application summarised the noise impacts as:

The majority of gardens are screened from train noise by the layout of the buildings which form a barrier between the railway line and the gardens. As a result, the noise levels within the majority of gardens are predicted to be below 50 dB LAeq,16hr due to train movements. The target internal noise levels would not be achieved with open windows for ventilation where habitable rooms overlook the railway line. The typical glazing and ventilation specification utilised by Redrow would ensure that the target internal noise levels will be met with windows closed. It is noted that, even in the worst case, train movements would only occur for approximately 2

hours of the day and that during those periods between train movements, the internal noise levels would be readily achieved with open windows for ventilation. Residents would have the choice to open or close their windows according to their preference for the short periods during which train activities are occurring. Therefore, no further ventilation provisions have been recommended.

External Amenity Area Noise Assessment:

The noise levels in external amenity areas associated with the blocks of flats (i.e. Plots 107-115, 135-140 and 153-161) are predicted to exceed the criteria of 55 dB LAeq,1hr and 50 dB LAeq,16hr. Noise mitigation in the form of solid parapet and sound absorbing material on the ceiling and/or rear wall of the balconies, a solid barrier of approximately 1.8 m in height or fully enclosed balconies is predicted to reduce the noise levels to meet the criteria.

- 10.43 It is noted that the external amenity areas of 24 properties would exceed the noise criteria and in consultation with the Environmental Health Team, the condition was discharged on 18 August 2020.

Officer Assessment

- 10.44 Paragraph 174 of the NPPF states; planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Paragraph 187 of the NPPF also states that planning decisions for new development should be integrated effectively with existing businesses and existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.
- 10.45 The objections from Cemex and the County's Minerals and Waste Planning Team are noted above, as well as the consultation response from Environmental Health. There is some conflict between the applicant's noise assessment and Cemex's review of this noise assessment in terms of the level of exceedance of the noise criteria for external amenity areas (55dB LAeq). The applicant considers the exceedance will be 2-3dB but the report on behalf of Cemex considers it would be up to 10dB. However, Environmental Health have not disputed the assessment in this regard and therefore, officers have no reason to dispute the levels of exceedance within the applicant's report. Nevertheless, the main concern relates to Flat Block B (9 apartments) where the exceedance will occur in relation to external amenity areas.

- 10.46 The elevations to the apartments (plot nos. 251 – 259) in ‘Flat Block B’ show that at ground-floor level 2.0m high Perspex acoustic screens will be installed and that at the first and second floor levels, 1.8m high Perspex screens will be installed to the balconies. Evidence has been submitted that these mitigation measures would be sufficient to demonstrate that within external living spaces, the 55db noise limit can be met. This includes when measured based on both the Cemex permission noise condition requirements (Two trains modelled over 1 hr period (1 in, 1 out)), as well as the standard planning guidance of a 16 hour day (Six trains modelled over 16 hr day (3 in, 3 out)). As such, the proposal would be acceptable with this mitigation in terms of the external amenity areas for future occupiers.
- 10.47 In terms of internal spaces, the noise assessment demonstrates that the building façade construction, glazing and ventilation system proposed would collectively be sufficient to achieve the target internal noise levels at all plots with windows closed. During the daytimes, with windows open, there will be some plots near to the railway line that experience noise levels above the target internal noise levels. However, due to the relatively limited duration of time that a train movement will occur in the context of a day, as explained in paragraph 10.46 above, it is considered reasonable to allow future occupants to have the option as to whether to keep their windows open or to temporarily close them to mitigate the temporary noise impact. Given the number of train movements are also limited by condition on the Cemex permission (max 6 per day, max of 2 per hour and only between 07:00-20:00), this is not considered to cause material harm to future occupiers.
- 10.48 The condition imposed on the Cemex permission applies a more stringent test as the noise limit relates to “boundaries” (emphasis added) of residential properties. This is an important distinction between the approach typically adopted in planning considerations for residential developments, whereby the noise receptors are limited to the internal noise levels (i.e. within the buildings) and the external amenity spaces (i.e. gardens/ balconies) as these are the habitable living spaces. Nevertheless, it has been accepted that the noise impacts to external amenity areas could not be mitigated to a sufficient degree to satisfy the requirements of the County’s condition.
- 10.49 The agent of change principle was first included within the National Planning Policy Framework in July 2018. This was after the outline planning permission for residential development had been granted (October 2016) and therefore, the principle of residential use of the land had already been established. Reserved matters were also subsequently approved which established the location of new residential properties. A planning condition in relation to noise mitigation was also imposed on the outline planning permission and the mitigation strategy has been approved. This is an important material consideration which carries significant weight.

10.50 Whilst there are material differences in the layout of the extant permission compared to the proposed development, the extant permission would also result in the 55db noise limit associated with condition no.38 of the Cemex permission being exceeded at residential boundaries. This is experienced on both the north and south sides of the railway line. It would therefore, be down to the County Council to determine whether it was reasonable, expedient and in the public interest to enforce the requirements of the planning condition as set out on the Cemex permission should a breach become evident. It would also be open to Cemex to vary the condition of the original County planning permission to align with any requirements of this development, should planning permission be granted. This would seem an eventual requirement, given it has been identified that the original planning permission would also not be able to meet the requirement of condition 38 on the Cemex permission.

10.51 On the basis of the information submitted the Council is satisfied that the amenity of future residents will be appropriately protected through the noise mitigation measures proposed. The demonstration that habitable areas are appropriately protected is acceptable despite the potential conflict with a condition on the Cemex permission regarding noise levels at residential boundaries. The protection of amenity (habitable) areas is considered more specific and appropriate than reference to noise limits at residential boundaries. The fallback position (outline planning permission and reserved matters approval) is a significant material planning consideration.

10.52 Overall, the proposed development has adequately demonstrated that internal and external noise levels within the proposed dwellings would provide an acceptable living environment and comply with policies HQ/1 and SC/10. It is however acknowledged that there would be conflict with the 55db limit on residential boundaries on condition no.38 of the Cemex permission. Nevertheless, the material planning consideration of the presence of the extant permission, where this same conflict exists, is considered to hold significant weight as a fallback position. The applicant has submitted sufficient information to demonstrate that the living environment for future occupants would be acceptable in terms of noise. A condition is imposed to ensure the noise mitigation measures set out in the applicant's noise assessment are fully implemented (condition 27).

Housing Provision

Density

10.53 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where

justified by the character of the locality, the scale of the development, or other local circumstances.

- 10.54 The site measures approximately 4.38 hectares in area. The provision of 113 dwellings on the site would equate to a density of approximately 29.5 dwellings per hectare.
- 10.55 The density of development is comparable to the other development areas of the wider site and in line with the average requirement. The density is considered to respond to its context and not appear out of scale to the character in which it will sit.
- 10.56 The proposed density accords with Policy H/8 of the Local Plan.

Market Housing Mix

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

Northern Parcel (approved)

Policy Requirement	Market	Affordable
30% 1 or 2-bedroom homes	4 (9%)	9 (29%)
30% 3-bedroom homes	7 (15.5%)	16 (52%)
30% 4-bedroom homes	34 (75.5%)	6 (19%)
10% flexibility allowance		

Northern Parcel (proposed)

Policy Requirement	Market	Affordable
30% 1 or 2-bedroom homes	12(18%)	41(91%)
30% 3-bedroom homes	15 (22%)	4 (9%)
30% 4-bedroom homes	41(60%)	
10% flexibility allowance		

- 10.59 Therefore, although not strictly in compliance with the requirements of Policy H/9, compared to what was previously approved on this part of the site, the proposal represents a more balanced mix of market housing.

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

Housing Mix Across Wider Site (Approved vs Proposed)

Policy Requirement	Market Approved	Market Proposed	Affordable Approved	Affordable Proposed
30% 1 or 2-bedroom homes	17 (13%)	28 (18%)	43 (49%)	77 (74%)
30% 3-bedroom homes	49 (37%)	47 (30%)	35 (40%)	23 (22%)
30% 4-bedroom homes	66 (50%)	81 (52%)	10 (11%)	4 (4%)
Total	132	156	88	104

- 10.61 Therefore, in this case, the mix of market housing is considered acceptable.
- 10.62 The tables above also demonstrate that the mix of affordable housing would be more heavily skewed towards one or two-bedroom homes compared to what was previously approved. However, as explained in paragraph 10.57, the mix of affordable homes is determined by local housing needs evidence, as set out in Policies H/9 and H/10 of the Local Plan. The mix of affordable housing proposed is supported by the Council's Housing Team.
- 10.63 Policy H/9(4) requires 5% of homes in a development to be built to the accessible and adaptable dwellings M4(2) standard, rounding down to the nearest whole property with the provision split evenly between the affordable and market homes rounding to the nearest whole number.
- 10.64 Seven of the one-bedroom maisonettes and two of the 'Tavy' two-bedroom houses, which are all affordable dwellings, have been identified as M4(2) units which represents over 8%. The proposal would therefore meet the requirements of Policy H/9(4).
- 10.65 In terms of self and custom build plots, the policy does not set criteria for how many self or custom build units are to be provided within a development. Although officers would usually seek a proportion of self-build and custom-build on an application of this size, it is pertinent to note that the extant permission did not include either of these housing types on this parcel, nor the wider site. Given that the proposal is effectively a reconfiguration of the south-east parcel of what was previously approved and is extant, officers are of the view that it would not be reasonable to impose either of these requirements in this case.

- 10.66 Overall, while strictly not in accordance with all aspects of Policy H/9 of the Local Plan, it is considered given the nature of the application and the material consideration of the extant permission on this part of the site, the proposal is acceptable in respect of housing mix.

Affordable Housing

- 10.67 Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will provide affordable housing (a) to provide that 40% of the homes on site will be affordable, (b) to address evidence of housing need; an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and (c) in small groups or clusters distributed through the site.
- 10.68 The application proposes the development of 45no. affordable properties (40%), comprising 41no. 1 or 2-bed homes and 4no. 3-bedroom homes. These would take the form of 12 x 1-bedroom maisonettes, 9 x 2-bed apartments, 11 x 2-bed houses for affordable rent and 2 x 1-bedroom maisonettes, 7 x 2-bed houses and 4 x 3-bed houses for shared ownership, creating a tenure split of 71/29 in favour of affordable rent.
- 10.69 The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed. The Housing Team have noted that the two-bedroom apartment housing type falls 1m² below the minimum space standard for a four-person two-bedroom apartment which would be preferable. However, the housing type is still in excess of the minimum space standards for a three-person two-bedroom apartment.
- 10.70 The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for medium mixed tenure residential developments of 30 to 200 units, there should be maximum clusters of 15 units (including blocks of flats), which should not abut each other and be dispersed appropriately across the whole development. The Policy also notes that ground floor flats should have their own entrances, if possible, as they are likely to be allocated to older or disabled residents or families with children.
- 10.71 The layout of the site creates three separate groups of affordable units dispersed within the site:
- Plots 147 – 152 & 231 - 238: a group of 14 affordable units comprising a terraced row of 4no. three-bedroom properties, a terrace of 2no. two-bedroom dwellings and 2no. one-bedroom maisonettes, and a terrace row of 2no. two-bedroom dwellings and 4no. one-bedroom maisonettes. These are situated near to the entrance to the site on the south-eastern frontage.
 - Plots 243 – 250: a terraced row of 4no. two-bedroom properties and 4no. one-bedroom maisonettes. These are situated further to the west along the southern frontage.

- Plots 251 – 259: a group of 9no. two-bedroom apartment situated in an apartment block (B) in the western corner of the site.
- Plots 200 – 213: A row of three terraces situated on the western edge of the site, comprising 10no. two-bedroom dwellings and 4no. one-bedroom maisonettes.

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

Residential Space Standards

10.73 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

10.74 The table below demonstrates that all of the dwellings would meet the nationally described space standards:

Unit Type	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
Private Units						
Bakewell	2	3	2	70	79	+9
Letchworth	2	3	2	70	91	+21
Amberley	3	4	2	84	106	+22
Stratford Q	3	4	2	84	111	+27
Oxford Q	3	4	2	84	122	+38
Leamington Q	3	4	2	84	132	+48
Canterbury 3	3	4	2	84	138	+50
Marlow M4(2)	4	5	2	97	120	+23
Shaftesbury	4	5	2	97	131	+34
Harrogate	4	6	2	106	144	+42
Richmond	4	6	2	106	189	+83
Henley	4	6	2	106	164	+58
Highgate 5	5	6	3	116	181	+65
Hampstead	4	7	2	128	172	+44
Affordable Units						
1B Maisonette (M4(2))	1	2	1	50	50	-
1B Maisonette	1	2	1	50	59	+9

2B Apartment	2	3	1	61	69	+8
Tavy +	2	4		79	79	-
Tavy M4(2)	2	4		79	79	-
Dartford	3	5		99	107	+8

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

Character / Visual Amenity

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

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

10.78 The District Design Guide SPD (2010) and Landscape in New Developments SPD (2010) provide additional guidance. The NPPF provides advice on achieving well-designed places and conserving and enhancing the natural environment.

10.79 The impact of the development in terms of countryside encroachment has been considered under the 'Principle of Development' section of this report.

Layout

10.80 As approved, the main vehicular entrance into this northern parcel of the site was sign posted by way of two L-shaped apartment blocks, designed to mirror the same layout as the land to the south of the intersecting railway line to which it would be opposite. The equivalent L-shaped apartment block was however re-located further to the west through a separate permission, meaning the reflective relationship has since been lost. The general arrangement was one of semi-detached and detached properties set back from the main road running through the heart of the parcel, or, orientated around the spur roads within the site to create a somewhat informal layout within the site. Parking spaces, except for the apartment block, were located immediately to the side or front of each dwelling. In the northern corner there was a cluster of large detached properties, designed to mimic that of a cul-de-sac style appearance. Open space was pushed out to edges of the parcel.

10.81 The proposed layout of this re-configured northern parcel would broadly continue the spatial arrangement of built form under the approved scheme, albeit on a denser scale with a mix of terrace, semi-detached and

detached dwellings. The L-shaped apartment block would be re-located away from the main entrance in the heart of the site, and instead moved nearer to the western boundary. Due to the altered layout of the apartment blocks on the southern and northern parcels, the re-location of this block is considered to be acceptable in design terms.

- 10.82 One of the noticeable differences between the approved layout and the proposed layout would be the approach to car parking, particularly for the proposed terraced properties fronting onto the main southern route into the parcel (plot nos. 231 – 150). The proposed scheme would introduce two parking courts at the rear of two rows of the terraces. The concept of car parking courts has however been accepted on the wider site in the southern parcel. Therefore, when viewed cohesively across the entire site, the proposed introduction onto this northern parcel will not appear at odds with the context of the development. Furthermore, the car parking courts would be discreetly sited to the rear of properties rather than being prominent from the main approach into the site. The removal of parking to the front of this boundary edge would naturally offer a more pleasant vista when approaching the site.
- 10.83 In addition, to the above, the row of terraced properties (plot nos. 200 – 213) along the north-western boundary within the proposed development would result in a continuous row of car parking outside the front of these properties, whereas previously there would have been greater levels of separation. This boundary however is in a less prominent location within the wider site and does not form part of the main entry into the site like the southern boundary of this northern parcel for example. Tree planting is still proposed rhythmically through these car parking spaces. Overall, the introduction of car parking in this area is not considered harmful
- 10.84 The layout of the proposed development would naturally, by virtue of the increased density compared to the approved development, result in the extent of the development footprint pushing out nearer the site boundaries, particularly along the western boundary. However, the loss of this open space is compensated for by way of the re-consolidation into a central formalised green. This green would provide a welcome relief to the overdominance of private and hardstanding in the core of the parcel which is a significant benefit of the proposal.
- 10.85 The detached properties (plot nos. 184 – 193) would be presented in a more formal arrangement, whereby gardens back onto one another. However, this back-to-back relationship would not appear alien due to the presence of this layout on the southern parcel.
- 10.86 The spacing between buildings, garden sizes, layout and orientation of buildings on the plot would broadly follow those styles employed on the wider site. Spatially, it is therefore considered that the layout of the built

form would not appear out of character with the wider site and it would read as a part of the comprehensive development of the wider site.

- 10.87 It is acknowledged that the Urban Design Team have made a general comment that the tightly packed series of terraces along the southern edge results in a suburban rather than rural character. Officers do not agree that the character on this site, as approved, was ever rural in character and that naturally, given the scale of development on the entire site of 220no. dwellings, the approved character was already suburban. Notwithstanding this, the density of development would be 29.5dph which is below the 30dph threshold that Policy H/8 sets for developments in this type of location. The layout proposed largely mirrors what has been approved elsewhere on the wider site and is considered acceptable.

Scale

- 10.88 As approved, this parcel of the scheme had almost exclusively two-storey houses/ maisonettes, with the only exception being the three-storey apartment block.
- 10.89 The proposed two-storey houses and two-storey buildings containing the maisonettes are reflective of both the wider site that the proposal would be read within and that of Barrington more generally. The house types reflect those approved on the wider site and the width and length of these buildings would be reflective of its context. The proposed two-storey scale of development is therefore considered acceptable and compatible with its surroundings.

Appearance

- 10.90 The development comprises a range of building types with varying architectural detailing and external finishes that add variety and interest to the proposed development. The house types proposed mirror those approved on the wider site and therefore would not appear alien or contrast harmfully with the wider site it would be read within.
- 10.91 Officers note that the affordable properties within the site are to benefit from the same quality of materials and architectural characteristics of the market housing, further integrating these units within the site.
- 10.92 Officers consider it reasonable and necessary to impose a condition requiring the materials to be built in accordance with the materials drawing no. 8502-22-02-02 Revision E. This would ensure that the appearance of the development is satisfactory and compatible with its surroundings. The Urban Design Team have also requested that details of the perspex acoustic fences for flat block B are provided by way of condition which has been recommended accordingly.
- 10.93 The overall appearance and detailing of the proposed development is considered acceptable and to include a variety of interest within the

development, which draws on the context of the sites rural location. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness, although a condition is recommended to ensure appropriate finish.

- 10.94 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2, NH/6 and SC/9 and the NPPF (2021).

Landscaping

- 10.95 The application is supported by a Landscape and Visual Impact Assessment (August 2021) and various landscape plans.
- 10.96 The Assessment includes a methodology and appraisal of development on the site, indicating that in terms of visual amenity, the proposed reconfiguration and densification of development on the parcel would have an overall negligible adverse significance of effect. The northern parcel of development would not be visible from all but one (viewpoint 1) of the key viewpoints at either Winter Year 1 or Summer Year 15 due to the extensive tree belt adjacent. Viewpoint no.1 is the view from the southern entrance to the site looking to the north.
- 10.97 The Landscape Team has requested further information regarding specific concerns in relation to the tree planting strategy, paving materials and how existing and proposed green infrastructure are connected and public available. It is considered that this further information is capable of being agreed in the form of a hard and soft landscaping condition and this has been recommended accordingly. The pedestrian and cycle access, play and amenity provision and green infrastructure connections broadly align with those approved across the masterplan for the wider site. The proposed re-configuration would not result in the severing or loss of any of these functions.
- 10.98 Subject to the recommended condition, officers consider that the proposal would accord with Policies HQ/1 and NH/4 of the Local Plan (2018).

Trees

- 10.99 The application is supported by an Arboricultural Impact Assessment and Method Statement (August 2021).
- 10.100 The Assessment sets out that the removal of trees will be identical to what was approved under the relevant conditions discharge for the wider site.
- 10.101 The group of trees along the Haslingfield Road frontage will be retained and protected to relevant standards.

- 10.102 The application has been subject to formal consultation with the Council's Trees Officer who raises no objection.
- 10.103 Officers consider it reasonable and necessary to impose a condition requiring the tree protection methodology to be implemented to ensure appropriate protection of retained trees.
- 10.104 Subject to the recommended condition, which would work alongside conditions for boundary treatments and landscaping details as noted above, the proposal would accord with Policy NH/4 of the Local Plan.

Carbon Reduction and Sustainable Design

- 10.105 The application is supported by an Energy and Sustainability Statement (August 2021).
- 10.106 The Statement suggests a fabric first approach will be applied to the proposed development, incorporating measures including efficient levels of insulation above those required by Approved Document L1A of the Building Regulations, improved thermal bridging standards, high efficiency combination boilers and solar PV systems to meet 10% carbon reduction.
- 10.107 The Statement also details that basic SAP calculations have been carried out on the proposed specification resulting in a total carbon emission reduction of 11.13%.
- 10.108 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal subject to conditions.
- 10.109 In consultation with the Council's Sustainability Officer, officers consider it reasonable and necessary to impose a condition to secure the carbon energy technologies submitted in the Energy Statement and a water efficiency condition to ensure that the dwellings achieve a minimum water efficiency consumption of no more than 110 litres use per person per day, in accordance with Part G of the Building Regulations 2010 (as amended 2016).
- 10.110 The applicants have suitably addressed the issue of sustainability and renewable energy and subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

Biodiversity

- 10.111 As part of delivering sustainable development the NPPF identifies an environmental objective which includes amongst other things, improving biodiversity. Paragraph 174 of the NPPF also states that planning decisions should contribute to and enhance the natural and local

environment by minimising impacts on and providing net gains for biodiversity. The Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

- 10.112 The application is accompanied by an Ecology Assessment (June 2021) and a Biodiversity Net Gain Assessment (July 2021) which sets out that there would be an estimated net gain of 11.41%.
- 10.113 The application has been subject to formal consultation with the Council's Ecology Officer, who initially requested more information. This was regarding the level of impact from the development on Eversden and Wimpole Special Area of Conservation (SAC), together with any 'functionally linked' habitat, evidence of assessment of recreational impact on the nearby Site of Special Scientific Interest (SSSI) and submission of biodiversity net gain matrix. These same requests were also made by Natural England.
- 10.114 The applicant submitted a letter; Barrington – Replan Applications (Southern Ecological Solutions, February 2022) in response to the above request. The letter provides evidence that there will be 14 ha of open space available for residents, which is well above the Strategic Accessible Natural Green Space (SANGS) calculations of 8 ha (based on a 2.4 person per household average) and a further circa 0.8ha for the additional units that this reconfiguration would generate.
- 10.115 The letter also provides analysis of the wider effects of the development on barbastelle bats associated with the Eversden and Wimpole Woods SAC. The letter states that the effect of the development is likely to be low and that residual impact should be controlled through sensitive lighting scheme along the plantation woodland. The central area of development had the least bat activity and have now been mostly cleared so further bat surveys were not deemed necessary. A letter was also submitted explaining that it is not considered that an appropriate assessment is not required.
- 10.116 Following receipt of the above, the Ecology Officer no longer raises objection to the application, subject to conditions for a Construction Ecological management Plan (CEcMP), a Landscape and Ecological Management Plan (LEMP), a Biodiversity Net Gain (BNG) Plan and details of ecological enhancements such as bird and bat boxes. The Ecology Officer has confirmed that in their opinion an appropriate assessment is not required.
- 10.117 Natural England requested further information regarding the proposed lighting strategy which has since been provided and found to be

acceptable. A condition to secure this lighting strategy has been recommended accordingly.

- 10.118 In consultation with the Council's Ecology Officer and Natural England, subject to appropriate conditions, officers are satisfied that the proposed development complies with the NPPF, policy NH/4 of the Local Plan (2018), the Biodiversity SPD 2022, and 06/2005 Circular advice.

Water Management and Flood Risk

- 10.119 Policies CC/7, CC/8 and CC/9 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.
- 10.120 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.121 The applicants have submitted a Flood Risk Assessment and Drainage Strategy (September 2021) and a Technical Note (August 2022) responding to requests for clarification from the Lead Local Flood Authority.
- 10.122 The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Lead Local Flood Authority and the Council's Sustainable Drainage Engineers. Following the submission of additional information, no objection is raised by any of the technical consultees, subject to conditions.
- 10.123 Officers acknowledge that concerns have been raised by local residents in respect of drainage, several of which have been addressed over the course of the application as further details have been submitted.
- 10.124 The information submitted demonstrates that surface water from the proposed development can be managed through the measures identified in the drainage strategy for the wider site. These measures include the discharge of surface water into the existing storage pond on the southern parcel and connect to the same downstream ditch system provided as part of the approved development. There will be a controlled discharge into the adjacent watercourse network at a limited rate of 5 l/s to ensure the total off site flow does not exceed 18.19 l/s for the 100-year storm including an allowance for climate change (40%) and urban creep (10%). Ditches, French drains and wet swales have been proposed around the perimeter of the site and finished floor levels will also be set a minimum of 150mm above ground levels.
- 10.125 To ensure the development provides a suitable drainage strategy that complies with relevant local and national planning policy a range of conditions are considered necessary, as recommended by the technical consultees.

- 10.126 A condition requiring the submission of a detailed surface water drainage scheme for the site, based on the submitted Drainage Strategy and SuDS Report and Drainage Strategy Plan, prior to the commencement of development is considered reasonable and necessary as part of any consent to ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding.
- 10.127 A condition requiring details of measures indicating how additional surface water run-off from the site will be avoided during construction works is also considered appropriate prior to the commencement of development, to ensure surface water is managed appropriately during the construction phase and does not increase flood risk to adjacent land or properties.
- 10.128 Officers also consider it reasonable and necessary to impose a condition to require details for the long term maintenance arrangements for the surface water drainage scheme prior to first occupation to ensure satisfactory maintenance of any approved system that are not publicly adopted.
- 10.129 It is important to note that the several of the recommended conditions are pre-commencement conditions. Therefore, no development can take place on the site before a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority (in consultation with relevant technical consultees).
- 10.130 In terms of foul water drainage, no objection has been raised by Anglian Water or the Council's Sustainable Drainage Engineer subject to a condition requiring a scheme for foul water drainage works, which is considered reasonable and necessary.
- 10.131 Subject to the recommended conditions, officers are satisfied that the proposal would accord with Policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and minimise flood risk.

Highway Safety and Transport Impacts

- 10.132 Policy HQ/1 states that proposals must provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with impairment such as sight or hearing.
- 10.133 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development and, for larger developments, to demonstrate they have maximised opportunities for sustainable travel, and provided a Transport Assessment and Travel Plan.
- 10.134 Para. 111 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an

unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 10.135 The application is supported by a Transport Assessment (July 2021) and a Transport Assessment Addendum (March 2022).
- 10.136 Access to the site would utilise the same approved main access into the northern parcel from Haslingfield Road.
- 10.137 The Local Highway Authority has raised no objection to the continuation of this approach subject to conditions relating to the future management and maintenance of the proposed streets within the development and a traffic management plan, along with an informative relating to works to or within the public highway.
- 10.138 Officers consider it reasonable and necessary to impose conditions relating to the future management and maintenance of the proposed streets within the development and a traffic management plan. Officers also consider it reasonable to include an informative relating to works to or within the public highway for the attention of the applicant.
- 10.139 The Transport Assessment and addendum has been subject to formal consultation with Cambridgeshire County Council's Transport Assessment Team, who raise no objection to the proposed development. The comments note that the development is required to provide off-site improvement works which would also benefit the future occupiers of the proposed site.
- 10.140 In consultation with the Transport Assessment Team, officers consider it reasonable and necessary to impose a condition requiring the provision and implementation of a Travel Plan in the interests of encouraging sustainable travel to and from the site.
- 10.141 Subject to the recommended conditions and planning obligations secured through an appropriate legal agreement (S106) the proposal is considered acceptable and to accord with Policy TI/2 of the Local Plan and paragraphs 110 and 112 of the NPPF

Cycle and Car Parking Provision

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

Cycle Parking

- 10.143 TI/3 requires 1 cycle space per bedroom. The supporting text advises that for residential purposes cycle parking should be within a covered, lockable enclosure and that for houses this could be in the form of a shed or

garage, for flats either individual lockers or cycle stands within a lockable, covered enclosure are required. All cycle parking should be designed and located to minimise conflict between cycles, pedestrians and vehicles.

- 10.144 Officers note that bike stores in the form of sheds are provided for the maisonettes, terraced and semi-detached properties within the gardens. The apartment block would have a bicycle store attached to the south-east elevation, although no details as to the type or number of bicycle spaces are provided on the plans. However, no clear plan has been provided to indicate the suitable provision of cycle parking for the detached dwellings. There is however clearly adequate room for cycle parking to be provided in either a shed or potentially within garages. Therefore, officers consider it reasonable and necessary to impose a condition to require the submission of appropriate secure and covered cycle parking prior to the occupation of any residential dwelling.

Car Parking

- 10.145 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. The supporting text to the policy advises that the Council will encourage innovative solutions such as shared parking areas, for example where there are a mix of day and night uses, car clubs and provision of electric charging points and that a developer must provide clear justification for the level and type of parking proposed and will need to demonstrate they have addressed highway safety issues.
- 10.146 All dwellings aside from the 14no. one-bedroom maisonettes (Plot nos. 147, 148, 151, 152, 200, 201, 208, 208, 231, 232, 243, 244, 249 and 250) and 9no. two-bedroom flats (plot nos. 251 – 259) all have access to two or more off street car parking spaces. The maisonettes are one bedroom properties which have provision for one parking space each. Whilst this is below that stipulated in policy TI/3, these are indicative standards and do not differentiate between provision for one-bedroom properties and larger 4 bedroom dwellings which are more likely to be occupied by a family. Paragraph 2 of policy TI/3 states that provision should take into consideration various factors such as car ownership levels, local services, facilities and public transport. The maisonettes are one-bedroom properties and are therefore least likely to own two vehicles or be inhabited by a family.
- 10.147 The two-bedroom flats are also below the standards stipulated in policy TI/3. However, it is pertinent to note that, as approved, these flats also only had one parking space each. Given that there is an extant permission that had this level of parking for the two-bedroom flats and this was found to be acceptable, it is considered that this level of parking provision is acceptable.
- 10.148 Given the size of the dwellings, the number of potential occupiers and the services within Barrington including shops, services and bus links to the city and the wider South Cambridgeshire area, officers consider that it is

much less likely that occupants of this house type would require two car parking spaces. It is considered that if there were additional cars resulting from more than one car per maisonette or flat, that this would not result in a significant highway or amenity impact. Officers highlight that these are indicative car parking standards which should be responsive to factors such as car ownership levels and access to services and transport links, and policy promotes the use of sustainable travel. Accordingly, officers consider the proposed level of car parking is acceptable.

- 10.149 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking, one slow charge point for every two dwellings with communal parking (at least half of all non-allocated parking spaces) and passive provision for all the remaining car parking spaces to provide capability for increasing provision in the future.
- 10.150 The proposed EV plan specifies the precise locations of electric vehicle charging points which are distributed effectively across the site by way of wall mounted, single post and twin posts. The Low Emissions Strategy condition recommended will secure this provision.
- 10.151 Subject to conditions, the proposal is considered to accord with policies HQ/1 and TI/3 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

Amenity

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

Neighbouring Properties

- 10.154 The proposed development would be over 450m from the nearest properties outside the site which are to the south of the site. Given this extensive separation distance, the proposed residential development would not give rise to any harmful residential amenity impacts such as loss of light, overlooking, visual enclosure, noise or disturbance.

10.155 The proposed development would be sited immediately to the north and east of the other phases of the wider site. However, it would be separated from these phases by the railway line buffer which dissects the site. Consequently, there would be a separation distance of over 35m between this northern parcel and the other phases to the south and west.

10.156 Overall, given the extensive separation distance between this parcel and the neighbouring phases of the wider site, the proposal is not considered to give rise to any harm to the future occupants of the adjacent parcels when occupied.

Future Occupants

10.157 Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.

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

Unit Type	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m ²)	Proposed size of unit	Difference in size
Private Units						
Bakewell	2	3	2	70	79	+9
Letchworth	2	3	2	70	91	+21
Amberley	3	4	2	84	106	+22
Stratford Q	3	4	2	84	111	+27
Oxford Q	3	4	2	84	122	+38
Leamington Q	3	4	2	84	132	+48
Canterbury 3	3	4	2	84	138	+50
Marlow M4(2)	4	5	2	97	120	+23
Shaftesbury	4	5	2	97	131	+34
Harrogate	4	6	2	106	144	+42
Richmond	4	6	2	106	189	+83
Henley	4	6	2	106	164	+58
Highgate 5	5	6	3	116	181	+65
Hampstead	4	7	2	128	172	+44
Affordable Units						
1B Maisonette (M4(2))	1	2	1	50	50	-
1B Maisonette	1	2	1	50	59	+9

2B Apartment	2	3	1	61	69	+8
Tavy +	2	4		79	79	-
Tavy M4(2)	2	4		79	79	-
Dartford	3	5		99	107	+8

10.159 The Urban Design Team have raised concerns that the front of plot parking proposed for plot nos. 200 – 213 only offers a 2m separation between the windows on the front elevation and the front of plot parking spaces and that this would result in a poor outlook, noise and lighting nuisance for future occupants. However, the space in front of each affected dwelling would be served by its own parking space (i.e. the parking space within 2m of plot no.200 would be the parking space of plot no.200). As a result, the impact would largely be self-contained and therefore the levels of nuisance are not considered to be harmful to the extent of compromising the living environment for future occupants.

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

- The rear elevations of house nos. 153 - 156 13 are only 23.5m from the rear elevations of house nos. 162 – 163.
- The side elevation of house no 165 is only 7m from side elevation of house no 167.
- The rear elevation of house no 176 is only 23m from rear elevation of house no 177.
- The rear elevation of house no 185 is only 24m from rear elevation of house no 192.
- The rear elevation of house no 186 is only 23.5m from rear elevation of house no 191.
- The rear elevation of house no 195 is only 22.5m from rear elevation of house nos 212/213.
- The rear elevation of house no 196 is only 23m from rear elevation of house nos 209/10.
- The rear elevation of house no 197 is only 23m from rear elevation of house nos 205-6.
- The rear elevation of house no 198 is only 23m from rear elevation of house nos 203/204.

10.161 While officers appreciate that the separation distances are below the guidance recommended in the District Design Guide, the proposed distances between dwellings of over 22m is considered sufficient, taking into account the site layout and context. The 7m side-to-side elevation distance between nos. 165 and 167 is not considered to be problematic given that these elevations do not serve as the main outlooks for habitable rooms. Future occupants would have a high-quality living environment and

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

- 10.162 The matter of noise levels for future occupants has been addressed in the Barrington Chalk Pit section of this report.

Garden Sizes

- 10.163 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.
- 10.164 Each property would benefit from a private garden area or balcony which would meet or exceed the recommendations of the Council's District Design Guide.
- 10.165 One exception to this is the three-bedroom house on plot no.225 which would have a garden of 70m², 10m² less than the 80m² standards in the District Design Guide. It is not considered that this deficit is so significant as to result in the future occupants of this dwelling having a poor-quality living environment. There is also a greater quantum of public open space present on site than required by Local Plan policy.
- 10.166 The other exception is the lack of a designated communal garden for the flats. These flats do all have private balconies which far exceed the 3m² minimum standard. It's pertinent to note that there was not any communal space designated on the extent permission as approved. Furthermore, there is a significant quantum of public open space present within walking distance on the wider site.
- 10.167 Overall, each Plot within the development is considered to be provided with a reasonable degree of amenity that is not significantly compromised by the proposed layout or existing development adjacent to the site.

Conclusion

- 10.168 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions, the proposal is compliant with Local Plan Policy HQ/1 and the District Design Guide SPD (2010).

Third Party Representations

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

Third Party Comment	Officer Response
Highway safety and traffic generation concerns. Additional traffic which will cause significant damage to the character of the village even before environmental considerations are considered;	The Local Highway Authority and County Council Transport Assessment Team has raised no objection to the proposal subject to conditions and S106 contributions. The addition of 37no. dwellings above what was approved on this parcel would not result in an unacceptable increase in traffic movements to and from the site. The additional traffic movements are not considered to pose any harm to the character of the village.
Local cycle paths are poor	The approved application and S106 agreement attached to this requires improvements to cycle paths. This is not affected by the proposed increase of 37no. dwellings on this parcel.
Water supply in area is struggling to meet demand	Anglian Water have been consulted and have raised no objection to the proposed works subject to condition. A condition is also recommended regarding water efficiency measures.
The new build estate does not match the character of either village. The increase of dwellings is of too great a scale and mass. Development too dense near boundaries Permanent long-term harm to the village life and environment will occur.	The development clearly reads distinct from the character of adjacent villages. This in of itself is not considered to cause harm to the character and appearance of the wider area. The scale, massing and density of the proposed development is considered to align with what's been approved previously on the wider site and not harmful to the character and appearance of the area.
The modern housing estate will dominate and change the nature of the conservation area and listed buildings;	The proposed development is a significant distance from the conservation area and any listed buildings. It would not have a harmful impact on either of these heritage assets due to the extensive separation distance.
The village would be doubled in size if the incremental	The additional dwellings would not have an unacceptable impact on local services and facilities. Contributions towards improvements

development on the south-east and northern parcels goes ahead. Pressure on local infrastructure and facilities (e.g. drainage, water supply, sewage, medical provision, school places and village recreation facilities).	to facilitate the extra dwellings towards education, open space and community facilities will be secured through a Section 106 agreement where appropriate. Anglian Water have been consulted and have raised no objection to the proposed works subject to a foul water drainage condition.
Cemex assured local residents there would be a maximum of 220no. houses.	This is not a material planning consideration. Each application will be assessed on its own merits, taking into account the site planning history.
The countryside needs to be preserved and re-wilded, not developed;	The site is brownfield land.
Traffic from this development will be further worsened if the East West railway (Oxford-Cambridge) goes ahead along the southern route, as the road serving the development (Haslingfield via Chapel Hill) will turn into a dead end, as there is no plan to provide either a level crossing or an underpass. As such the Barton route into Cambridge will only be accessible via Orwell and traffic through Barrington along the green will increase.	The East-West Railway is at a very early stage and therefore no significant weight can be attached to this emerging proposal.
If approved, a condition requiring the unused open space to be for necessary communal facilities should be imposed.	These have not been identified as necessary by the Section 106 Team.

The 17.72ha of open space could accommodate more on-site facilities like tennis courts, scout hut, angler provision etc;	
There is no mention of the allotments in para 2.43 of the applicant's statement about the facilities being provided. Why is this? Surely it is germane to the developer's argument.	Allotments are proposed on the wider site.
The emerging Local Plan will restrict development in villages like Barrington in favour of larger agglomerations, so I believe the application should be denied on these grounds alone.	The emerging Local Plan is at a relatively early stage in the plan making process and only limited weight can be attached to this. Regardless, this site has an extant permission for residential development.
The LEAP/NEAP and Trim Trail are only of benefit to the residents of the new development and are of no benefit the existing residents of the village due to their distance away from the rest of potential users and their children	These have been identified as necessary to help connect the development to the village and will be available for all residents to use.
Barrington Parish Council has pointed out forcefully that the centre of the village is a Conservation Area and there are few opportunity to insert new facilities into the area.	The Section 106 Team and Barrington Parish Council have both identified projects/ facilities within the village that the development can contribute to enhancing.
Increased flood risk	The Lead Local Flood Authority and the Council's Drainage Officer have raised no objection to the proposals subject to conditions.

Open Space and Recreation

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

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

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

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

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

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

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

Bedrooms	1	2	3	4+	Total Required	Total Provided
No. of dwellings	24	81	70	85	N/A	260
Persons	32.16	141.75	169.4	282.2		625.51
Outdoor Sports (ha)	0.051	0.226	0.271	0.451	1.000	Contribution
Formal Children's Play Space (ha)	0.128	0.056	0.677	0.113	0.250	0.3278
Informal Children's Play Space (ha)	0.128	0.056	0.677	0.113	0.250	0.619
Informal Open Space (ha)	0.128	0.056	0.677	0.113	0.250	16.1
Allotments (ha)	0.128	0.056	0.677	0.113	0.250	1.02
Total Open Space (ha)	0.103	0.453	0.543	0.093	2.001	18.07

10.174 As demonstrated in the tables above, despite the provision of 37no. extra dwellings, the future occupants of the proposal, when considered in the context of the wider site, would have access to open space that significantly exceed the required levels.

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

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

Planning Obligations (S106)

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

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

- 10.178 The applicant has indicated their willingness to enter into a S106 planning obligation in accordance with the requirements of the Council's Local Plan and the NPPF.
- 10.179 Policy TI/8 'Infrastructure and New Developments' states that Planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations and/or Community Infrastructure Levy (CIL) contributions sought will be related to the form of the development and its potential impact upon the surrounding area.
- 10.180 The contributions have been based on the provision of the 37no. additional dwellings and the population that this proposed development would generate above what was previously approved on this parcel of the site.
- 10.181 In consultation with the Council's Section 106 Officer a range of contributions are required as part of the proposed development.
- 10.182 For outdoor sports space a contribution of £74,335.96 is required to mitigate the impact of the proposed development, with the funds directed towards football pitch (£20,181.65), sports pavilion (£25,227.34), tennis court (£20,181.65) and the associated car park (£8,745.32).
- 10.183 In terms of formal children's play space, an offsite contribution of £18,500 for the provision of new and maintenance/ replacement of existing play equipment at the Challis Green Play area is required.
- 10.184 Indoor community space is to be addressed through an offsite contribution of £215,272.66 towards the extension to the Barrington Village Hall. An offsite contribution of £8,408.99 towards improvements to pedestrian footpaths and improvements to the river walks within the Parish of Barrington is required.
- 10.185 A community fee of £5,886.33 is sought, as are £1,000 towards monitoring fees and £3,145 towards household waste receptacles.
- 10.186 Contributions are also sought by Cambridgeshire County Council in respect of education who have commented formally on the application.
- 10.187 An early year's education contribution of £73,252 towards new early years place in Barrington is required. A secondary education contribution of £93,651 towards the expansion of Melbourn Village College is required. A library contribution of £1,388 towards the enhancement of facilities in Barrington is required, as well as a monitoring fee of £150.

10.188 Cambridgeshire County Council has also sought contributions in respect of transport mitigation. A contribution of £18,500 is sought towards the implementation of an improved crossing over Haslingfield Road in the vicinity of Barrington Primary School. A contribution of £4,625 towards the implementation of traffic calming on Barrington Road within Foxton is also sought. The Travel Plan (including Travel Welcome Pack) sought has been recommended to be secured by way of condition.

10.189 The planning obligations are necessary, directly related to the development and fairly and reasonably in scale and kind to the development and therefore the required planning obligation(s) passes the tests set by the Community Infrastructure Levy Regulations 2010 and are in accordance with Policy TI/8 of the South Cambridgeshire Local Plan (2018).

Other Matters

Broadband

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

Air Quality

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

Lighting

10.192 Officers consider it reasonable and necessary to impose a condition requiring external lighting to be installed, maintained and operated in accordance with the submitted information to ensure compliance with Policies HQ/1 and NH/4 of the Local Plan.

Refuse/ Waste

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

Cambridgeshire Fire and Rescue

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

Noise

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

Contaminated Land

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

Planning Balance

- 10.198 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 10.199 The proposal would be contrary to Policy S/7 of the Local Plan insofar as being a major residential development outside of a development framework boundary. However, officers consider there to be limited conflict with Policy S/7 in terms of countryside encroachment given the extant permission that exists on the site for residential development and the lack of visual intrusion from the development of the formerly approved open space.
- 10.200 The provision of 113no. dwellings to a Group Village, which sets an indicative maximum scheme size of 8 dwellings or in exception about 15 dwellings on a brownfield site, would conflict with the aspirations of Policies S/2(e), S/6, S/7 and S/10 which set out and shape the settlement strategy for the district and seek to concentrate development in the most sustainable locations and villages with the greatest range of services and facilities.
- 10.201 However, the 2017 extant permission is a material consideration and it has already been determined that the development of 76no. dwellings, as part of the wider development of 220 dwellings (223 dwellings if 21/04088/FUL

implemented), would represent a sustainable form of development. There have been no significant changes to the services and facilities available to serve the development. The proposed additional 37no. dwellings to bring this parcel of the site up to 113no. dwellings would not in the view of officers result in the level of development becoming unsustainable.

- 10.202 45no. (40%) of the 113no. dwellings proposed would be affordable dwellings that would contribute to an identified need. There would be a 11% net gain in biodiversity which would be secured by condition. Financial contributions towards the improvement of existing village facilities, education and libraries would be secured by way of a Section 106 Agreement.
- 10.203 Officers acknowledged that there are concerns raised by the Urban Design Team regarding the proposal, including some conflict with guidance within the Council's District Design Guide SPD. However, the conflict must be weighed against the fact that there is an extant permission on this parcel of land which has a similar layout and design and therefore cannot be said to be out of keeping with the character and appearance of the area.
- 10.204 It is accepted that noise experienced at the boundaries of residential properties would likely exceed 55db. This would likely result in the associated condition no.38 on the Cemex permission adjacent from being able to be complied with. However, again, it is pertinent to note that there is an extant permission on this parcel of land which also would have residential boundaries that would experience noise levels in excess of 55db. This applies on both the north and south side of the railway line. The applicant has submitted sufficient information to demonstrate that, subject to noise mitigation measures, the 55db limit can be met within the internal and external living spaces of the proposed dwellings. From a residential planning perspective, the application has demonstrated that future occupants would have an acceptable living environment in terms of noise.
- 10.205 The proposal clearly represents a significant departure from the development plan and has been advertised as such. Given the extant permission on the site, officers consider that the proposed addition of 37no. dwellings above what was previously approved on this parcel would be difficult to be considered to represent an unsustainable form of development. Nonetheless, the development is contrary to the Council's settlement strategy as a matter of principle.
- 10.206 Very limited other harm has been identified that would weigh against the proposal, while the use of planning conditions can secure appropriate detailing and technical information such that the proposal would accord with Local Plan policies in all other regards.
- 10.207 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations including the 2017 extant planning permission, the, the application is

recommended for approval subject to conditions and completion of a legal (s106) agreement.

Recommendation

10.208 Approve subject to;

1. Completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (As amended) as set out in the Planning Obligations sections of the report and;
2. Conditions and informatives set out below and;
3. Minor amendments to the conditions and Heads of Terms of the legal agreement 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.

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 demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority.

The principal areas of concern that should be addressed are:

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

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

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

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

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

- 5 No development shall commence until a further scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority. Detailed proposal for the removal, containment or otherwise rendering harmless any contamination (the remediation strategy) for that phase have been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include the following components:

- a. A preliminary risk assessment which has identified:
 - i. all previous uses;
 - ii. potential contaminants associated with those uses;
 - iii. a conceptual model of the site indicating sources, pathways and receptors; and
 - iv. potentially unacceptable risks arising from contamination at the site
- b. A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
- c. The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

- 6 The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements

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

The scheme shall be based upon the principles within the agreed Flood Risk Assessment and Drainage Strategy (ref: 190436-RGL-ZZ-XX-RP-C-0004 Rev S2-P01) dated 08.09.2021 prepared by Rolton Group and Technical Note (ref 190436-RGL-ZZ-XX-RP-C-0005 Rev S2-P01) and shall include where appropriate:

- a. Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;

- b. Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d. Details of the proposed attenuation and flow control measures;
- e. Site Investigation and test results to confirm infiltration rates;
- f. Temporary storage facilities if the development is to be phased;
- g. A timetable for implementation if the development is to be phased;
- h. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants or to third party receptors downstream of the site;
- i. Details of the maintenance/adoption of the surface water drainage system;
- j. Measures taken to prevent pollution of the receiving groundwater and/or surface water

The scheme shall subsequently be implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies CC/7 and CC/8 of the South Cambridgeshire Local Plan 2018.

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

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

- a. Demolition, construction and phasing programme.
- b. Contractors' access arrangements for vehicles, plant and personnel including the location of construction traffic routes to, from and within the site, details of their signing, monitoring and enforcement measures.
- c. Construction/Demolition hours which shall be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless in accordance with agreed emergency procedures for deviation.
- d. Delivery times and collections / dispatches for construction/demolition purposes shall be carried out between 0800 to 1800 hours Monday to Friday, 0800 to 1300 hours on Saturdays and at

no time on Sundays, bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

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

charge rate, details of model, location of cabling and electric infrastructure drawings.

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

Reason: In the interests of reducing impacts of developments on local air quality and encouraging sustainable forms of transport in accordance with Policies SC/12 and TI/2 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 10 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.

- 11 No development shall commence (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following:
- a. Risk assessment of potentially damaging construction activities.
 - b. Identification of biodiversity protection zones.
 - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d. The location and timings of sensitive works to avoid harm to biodiversity features.
 - e. The times during construction when specialist ecologists need to be present on site to oversee works.
 - f. Responsible persons and lines of communication.
 - g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h. Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

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

- 12 No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The LEMP shall include the following:
- a. Description and evaluation of features to be managed.
 - b. Ecological trends and constraints on site that might influence management.
 - c. Aims and objectives of management.
 - d. Appropriate management options for achieving aims and objectives.
 - e. Prescriptions for management actions.
 - f. Prescription of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
 - g. Details of the body or organisation responsible for implementation of the plan.
 - h. Ongoing monitoring and remedial measures.

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

The approved plan will be implemented in accordance with the approved details.

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

- 13 No development shall commence, apart from below ground works and demolition, until a Biodiversity Net Gain (BNG) Plan has been submitted to and approved in writing by the local planning authority. The BNG Plan shall target how a minimum net gain in biodiversity will be achieved through a combination of on-site, on-the wider site and / or off-site mitigation. The BNG Plan shall include:

- a. A hierarchical approach to BNG focussing first on maximising on-site BNG, second delivering off-site BNG at a site(s) of strategic biodiversity importance, and third delivering off-site BNG locally to the application site;
- b. Full details of the respective on and off-site BNG requirements and proposals resulting from the loss of habitats on the development site utilising the latest appropriate DEFRA metric;
- c. Identification of the existing habitats and their condition on-site and within receptor site(s);
- d. Habitat enhancement and creation proposals on the application site and /or receptor site(s) utilising the latest appropriate DEFRA metric;
- e. An implementation, management and monitoring plan (including identified responsible bodies) for a period of 30 years for on and off-site proposals as appropriate.

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

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

- 14 No development of the building labelled 'Flat Block B (plot nos. 251 – 259)' as shown on drawing no. 8502-22-02-01G shall commence until details of the Perspex acoustic screens to be installed on the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 15 Prior to the first occupation of the development details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved details until such time as an Agreement has been entered into unto Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

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

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

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (2021).

- 17 No building hereby permitted shall be occupied until foul water drainage works have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details thereafter unless otherwise agreed in writing by the local planning authority.

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

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

- 19 No dwellings shall be occupied until a water efficiency specification for each dwelling type, based on the Water Efficiency Calculator Methodology or the Fitting Approach set out in Part G of the Building Regulations 2010 (2015 edition) has been submitted to and approved in writing by the local planning authority. This shall demonstrate that all dwellings are able to achieve a design standard of water use of no more than 110 litres/person/day and the development shall be carried out in accordance with the agreed details.

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

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

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

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

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

- 22 No gas fired combustion appliances shall be installed until details demonstrating the use of low Nitrogen Oxide (NOx) combustion boilers, (i.e., individual gas fired boilers that meet a dry NOx emission rating of $\leq 540\text{mg/kWh}$), have been submitted to and approved in writing by the local planning authority. If the proposals include any gas fired Combined Heat and Power (CHP) System, the details shall demonstrate that the system meets the following emissions standards for various engines types:
- a. Spark ignition engine: less than or equal to 150 mg NOx/Nm^3
 - b. Compression ignition engine: less than 400 mg NOx/Nm^3
 - c. Gas turbine: less than 50 mg NOx/Nm^3

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

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

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

- 23 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

- 24 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy SC/11 of the adopted South Cambridgeshire Local Plan 2018 and in line with National Planning Policy Framework (NPPF 2021; paragraphs 174, 183, 184), Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements.

- 25 The materials to be used in the external construction of the development hereby permitted shall follow the specifications in accordance with the details specified within drawing no. 8502-22-02-02 Revision E unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

- 27 The development shall be constructed in strict accordance with the noise mitigation measures recommended in the Redrow Homes South Midlands Limited, Former Cemex Cement Works, Barrington, Southern Parcel, Noise Assessment (dated 4 January 2023) prepared by Accon UK Environmental Consultants.

Reason: To provide an acceptable living environment for future occupants in accordance with Policies HQ/1 and SC/10 of the South Cambridgeshire Local Plan 2018.

- 28 The external lighting scheme shall be installed, maintained and operated in accordance with the submitted information; drawing no. Q4188-C4188B-1300-001 Revision A (13/10/2022), document titled 'Outdoor Lighting Report' prepared by Balfour Beatty Living Places (12/10/2022) and document titled 'Design Review and Risk Assessment Record' prepared by Balfour Beatty Living Places (05/06/2017) unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the ecological interests of the Special Area of Conservation and Site of Special Scientific Interest known as Eversden and Wimpole Woods in accordance with Policy NH/5 of the South Cambridgeshire Local Plan 2018.

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

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

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

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

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

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs
- Planning File References: 21/04088/FUL, 21/04524/S73, 20/02528/S73, S/3485/18/RM, S/0057/17/VC, S/2365/14/OL