



Planning Committee Date	8 February 2023
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	22/04303/REM
Site	Land Between Haverhill Road And Hinton Way Stapleford Cambridge
Ward / Parish	Stapleford
Proposal	Reserved matters application for additional access points, layout, scale, landscape and appearance following outline planning permission 20/02929/OUT (Outline planning for the development of land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park with all matters reserved except for access)
Applicant	RangeFord Villages Ltd
Presenting Officer	Michael Hammond
Reason Reported to Committee	Major application, Reserved matters application to original departure application, Wider public interest.
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none"> 1. Design (layout, scale, landscape and appearance) 2. Highways/ Access 3. Car Parking

4. Cambridge South East Transport (CSET)

Recommendation **APPROVE** subject to the prior completion of a deed of variation to the S106 agreement and conditions

1.0 **Executive Summary**

- 1.1 The application seeks reserved matters consent for the development of the land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park. The reserved matters consist of additional access points, layout, landscaping, scale and appearance. Matters that fall outside of the definition of these reserved matters (as defined in the Development Management Procedure) have already been considered and approved by the outline consent (20/02929/OUT). The application has been referred to Planning Committee as the proposal relates to significant concerns locally and is considered in the public interest for the application to be discussed at Committee.
- 1.2 The original outline consent was refused by the Council in accordance with officer recommendation at the Planning Committee meeting of 13 April 2021. Following a public inquiry, planning permission was subsequently allowed at appeal (ref: APP/W0530/W/21/3280395) on 29 December 2021 (See Appendix 1). A copy of the appeal decision notice is attached to the committee papers.
- 1.3 The outline planning permission included a series of parameter plans to form an envelope within which the detailed design of reserved matters could proceed. These parameter plans covered land use and building heights, access and movements and landscaping. Officers have checked the proposed drawings submitted under this reserved matters application and can confirm that they comply with these parameter plans.
- 1.4 The reserved matters application has been the subject of pre-application advice with officers, including the advice of the Landscape Officer and the Urban Design Officer. The applicant also entered into two Design Review Panels at pre-application stage, the minutes of which are included as Appendices 2 and 3.
- 1.5 Officers consider that the proposed retirement village element accords with the parameter plans approved at the outline stage which dictate the extent and scale of the built form on the site. The proposed design, coupled with the adjacent dense landscaping, is considered sufficient to allow the development to assimilate successfully into its context and surroundings and respectful of the character and appearance of the area. The choice of materials, typology and architectural approach through the

use of character zones is considered to help provide a soft transition between the edge of the village, the adjacent countryside park proposed and the green belt and countryside in the wider area.

- 1.6 The proposed countryside park would allow for recreational access and a significant biodiversity net gain as required by the outline permission. The simple palette of biodiversity interventions and limited physical interventions proposed on this part of the site would help the proposed countryside park blend into the green belt setting and wider landscape.
- 1.7 The parameter plans approved under the outline planning permission showed a 15m wide corridor to allow for the route of the Cambridge South Eastern Transport Busway Scheme (CSETS) which is a Greater Cambridge Partnership (GCP) transport project. The route shown on the parameter plans traversed through the application site, running east-west, effectively forming a boundary between the retirement living and countryside park elements of the proposal. GCP have raised an objection that the reserved matters application because it does not reflect the emerging alignment for the CSETS corridor (which differs to that in the approved parameter plans). The reserved matters nevertheless fall to be assessed against the terms of the outline planning permission and the incorporated parameter plans. Nevertheless, the applicant has demonstrated that the detailed design of the proposed new care village is capable of accommodating the CSETS corridor without causing harm to the amenities of future occupiers of the development.
- 1.8 The applicants have indicated that they expect to commence the development as soon as possible. In recognition of the potential for an alternative alignment to the CSET corridor to result in abortive landscaping works in a part of the countryside park – officers are also recommending that the S106 agreement accompanying the outline planning permission is modified to provide for the phased delivery of the country park works and its assured completion. The deed of variation to the S106 agreement would effectively seek to split the delivery of the countryside park into two phases. The first phase (comprising approximately 14ha) would still need to be delivered prior to the first occupation of the retirement care village, as per the original Section 106 Agreement wording. The second, southernmost phase of approximately 5ha would need to commence by 1 April 2026 unless a Transport for Works Act Order for the CSET scheme has been made. In the event of an ongoing legal challenge or a Judicial Review to any Transport for Works Act Order, if submitted, then this deadline would be extended to 1 April 2027. The precise wording of this proposed Deed of Variation will need to be finalised amongst all parties and it is therefore requested that the Planning Committee grants delegated authority to officers to negotiate and agree this.
- 1.9 The proposed development has been amended during the application process to address consultee comments. As a result of the amendments, officers consider that the proposal creates a well-balanced, less car dominated, more attractive and better functioning development which

would be responsive to the surrounding character and layout. The proposal would continue to deliver biodiversity enhancement, incorporate renewable energy and include provision of affordable housing.

- 1.10 Taking all factors into consideration, Officers recommend that subject to the prior completion of the Deed of Variation to provide for the phased delivery of the Country Park, the Planning Committee approve the application subject to conditions, the final wording of which is be delegated to officers.

2.0 Site Description and Context

- 2.1 The site is located outside of the development framework boundary of Stapleford, in the Green Belt and open countryside. The south-eastern boundary of the site is approximately 60 metres from the edge of Stapleford development framework. The site is located in an area designated as improved landscaping under the Cambridge Southern Fringe Area Action Plan.
- 2.2 Stapleford Conservation Area is approximately 350 metres south west of the site. The nearest listed buildings are no.57 Bar Lane, a Grade II listed building located approximately 240 metres south of the site, and Middlefield and Garden Wall, Haverhill Road, a Grade II* listed building located approximately 130 metres north of the site. The Church of St Andrew, a Grade II* listed building is located approximately 550 metres to the south west of the site. To the north east of the site are several scheduled ancient monuments; the Iron Age hill-fort at Wandlebury, a Bronze Age barrow and a Neolithic causewayed enclosure at Little Trees Hill and a Bronze Age tumulus at Wormwood Hill with a Neolithic longbarrow. The nearest of these is Little Trees Hill, approximately 650 metres from site.
- 2.3 The site lies within flood zone 1 (low risk) with some small areas of surface water flooding identified adjacent to Chalk Hill, Gog Magog Way and Haverhill Road.
- 2.4 The site is formed from an L-shaped parcel of agricultural land coving an area of approximately 24.37 hectares between Hinton Way and Haverhill Road, which form the north-west and south-east boundaries of the site. Most of the south-west boundary of the site abuts open agricultural land while the southern-most portion abuts the rear boundaries of existing residential properties of Gog Magog Way and Chalk Hill. The north-eastern boundary of the site abuts a farm track and mix of paddocks, garden land and agricultural land.

- 2.5 The site is used for arable agricultural uses and as such there is little existing vegetation within the site, aside from a small area of tree planting towards the sites northern edge. Most of the boundaries are formed by mature hedgerows. The topography of the site rises to the north with the lowest point of the site being approximately 20 metres above ordnance datum (AOD) rising to a highest point of approximately 43 metres AOD over a 600-metre distance.

3.0 The Proposal

- 3.1 This application seeks approval for the reserved matters of additional access points, appearance, landscaping, layout and scale following outline planning permission 20/02929/OUT for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park. One of the conditions (no.19) of the outline permission limits the overall gross internal floor area to be delivered on the site to no more than 17,825sq.m.
- 3.2 The residential element of the retirement village would be made up of 147no. residential units (Use Class C2). This would consist of 20no. one-bedroom apartments, 91no. two-bedroom apartments, 18no. three-bedroom apartments and 18no. two-bedroom bungalows. The proposed buildings accommodating follow the building heights set by the parameter plans, whereby the scale of development steps from two-storey (9m maximum ridge height) in the south of the site, down to two-storey (8m maximum ridge height) in the centre and then down to single-storey (7m maximum ridge height) in the north of the site. The gross internal area of the development would be 17,780sqm.
- 3.3 The apartment blocks would consist of a mix of farmstead, central green and neighbourhood street apartments. These are typically rectangular in layout form with the only exception that farmstead buildings where they have been designed to have projecting wings to create courtyards. All of the apartment blocks would have pitched roof forms. The northern part of the site would consist of single-storey bungalows, laid out in a cul-de-sac style arrangement. Brickwork and slate roofs, with green roofs where applicable, are consistent across the retirement village although there would be a diverse variety of brick colour, finishes and accents across the proposed development.
- 3.4 In addition to the residential element, a two-storey pavilion building would be sited in the centre of the site. This would include a restaurant, café, bar, shop, gym, wellness area and swimming pool. The building would have a flat roof and the majority of this roof would host solar panels. 139no. Car parking spaces would be provided across the retirement village.
- 3.5 Structural planting is proposed around the perimeter of the retirement village element of the site in accordance with the provisions of the

approved landscape parameter plan. Immediately to the south of the pavilion building there would be a landscaped central green area. Two additional pedestrian accesses have been shown into the countryside park, one from the north-east corner of the countryside park from Haverhill Road and the other in the north-west corner of the countryside park from Hinton Way.

- 3.6 The application has been amended and further information has been submitted to address specific requests of technical consultees and further consultations have been carried out as appropriate.

4.0 Relevant Site History

Reference	Description	Outcome
20/02929/CONDA	Submission of details required by condition 5 (surface water drainage scheme) and 6 (foul water drainage scheme) of planning permission 20/02929/OUT	Pending consideration.
20/02929/CONDB	Submission of details required by condition 7 (Energy and Sustainability Statement) and 15 (Travel plan) of planning permission 20/02929/OUT	Discharged in Full – 28.11.2022
20/02929/OUT	Outline planning for the development of land for a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park with all matters reserved except for access.	Refused – Appeal Allowed 29.12.2021
20/03141/SCRE	EIA - Screening opinion for a Proposed retirement village and 20 hectare green space	EIA Screening Not Required
S/0520/07/F S/0442/06/F	Erection of 18 affordable dwellings 17 houses 8 flats and change of use of agricultural land for new football pitch	Approved. Approved.
S/1672/91/F S/0211/91/F	Public golf driving range Public golf driving range	Refused Refused

- 4.1 An appeal (ref: APP/W0530/W/21/3280395) against the refusal of planning permission (20/02929/OUT) commenced on 27 August 2021 and led to a virtual inquiry on 7 – 10 and 14 December 2021. Following the conclusion of the inquiry, the Inspector allowed the appeal on 29 December 2021. A copy of the appeal decision notice is attached to the committee papers. The concluding paragraph (no.73) of the Inspector's report read:

“Overall, but particularly through the supply of extra care housing, needed but not otherwise being met, biodiversity enhancement to Green Belt land sought by local plan and national policy but not being delivered and recreational provision, sought by national policy on Green Belt land, the benefits of this proposal would clearly outweigh even the disproportionate harms to the Green Belt and its openness which would result from the scheme. I so conclude and find in consequence that the proposal would comply with national policy and hence policy S/4 of the South Cambridgeshire Local Plan 2018.”

- 4.2 The allowed decision included 20no. conditions and a Section 106 Agreement. The Section 106 Agreement related to the maintenance, management and transfer of the countryside park element of the scheme.

5.0 Policy

5.1 National

National Planning Policy Framework 2021

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Conservation of Habitats and Species Regulations 2017

Environment Act 2021

ODPM Circular 06/2005 – Protected Species

Equalities Act 2010

5.2 South Cambridgeshire Local Plan 2018

S/1 – Vision

S/2 – Objectives of the Local Plan

- S/3 – Presumption in Favour of Sustainable Development
- S/4 – Cambridge Green Belt
- S/5 – Provision of New Jobs and Homes
- S/6 – The Development Strategy to 2031
- S/7 – Development Frameworks
- S/8 – Rural Centres
- CC/1 – Mitigation and Adaptation to Climate Change
- CC/3 – Renewable and Low Carbon Energy in New Developments
- CC/4 – Water Efficiency
- CC/6 – Construction Methods
- CC/7 – Water Quality
- CC/8 – Sustainable Drainage Systems
- CC/9 – Managing Flood Risk
- HQ/1 – Design Principles
- HQ/2 – Public Art and New Development
- NH/2 – Protecting and Enhancing Landscape Character
- NH/3 – Protecting Agricultural Land
- NH/4 – Biodiversity
- NH/6 – Green Infrastructure
- NH/8 – Mitigating the Impact of Development in and adjoining the Green Belt
- NH/10 – Facilities for Recreation in the Green Belt
- NH/14 – Heritage Assets
- H/8 – Housing Density
- H/9 – Housing Mix
- H/10 – Affordable Housing
- H/12 – Residential Space Standards
- SC/2 – Health impact Assessment
- SC/5 – Community Healthcare Provision
- SC/9 – Lighting Proposals
- SC/10 – Noise Pollution
- SC/11 – Contaminated Land
- SC/12 – Air Quality
- TI/2 – Planning for Sustainable Travel
- TI/3 – Parking Provision
- TI/8 – Infrastructure and New Developments
- TI/10 – Broadband

5.3 Cambridge Southern Fringe Area Action Plan 2008

- CSF/1 – The Vision for the Cambridge Southern Fringe
- CSF/5 – Countryside Enhancement Strategy

5.4 Neighbourhood Plans

None relevant.

5.5 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022

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

- 5.6 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:

Landscape in New Developments SPD – Adopted March 2010
District Design Guide SPD – Adopted March 2010
Open Space in New Developments SPD – Adopted January 2009
Trees and Development Sites SPD – Adopted January 2009
Public Art SPD – Adopted January 2009
Listed Buildings: Works to or affecting the setting of SPD – Adopted July 2009

5.7 **Other Guidance**

Greater Cambridge Housing Strategy 2019 – 2023

6.0 **Consultations**

6.1 **Stapleford Parish Council – Objection.**

- 6.2 1st Comment: Objection. Stapleford Parish Council objects to the application as proposed due to concerns regarding scale, layout and density, appearance and building design principles, public amenity space, access, on-site parking, countryside park – access and parking, on-site landscaping, biodiversity, community facilities, pavilion name and affordable housing. Significant amendments are required to make the development acceptable and the Parish Council looks forward to working with Rangeford Villages to secure a design which reflect its location in the Cambridge Green Belt and its sensitive rural location at the edge of Stapleford village.

- 6.3 If the Council is minded to approve the application, the Parish Council would ask that a safeguarding condition is applied to secure an off-site parking strategy to be agreed between the developer, the District Council and the Parish Council for both the retirement village and the countryside park which ensures the safety of road users and the amenity of nearby residents by ensuring no ‘overspill’ parking is permitted in residential streets in Stapleford or in Haverhill Road.

- 6.4 Condition 16 of the outline planning consent requires the applicant to submit a Construction Method Statement. The District Council should

ensure that HGV and construction traffic should access the site via the A1307 to Haverhill Road only. Other access points result in construction traffic using narrow, 20mph roads which are in close proximity to the nursery and primary school and playgrounds where safety is a key concern. Construction should be limited to between 8am and 6pm on weekdays only (no Bank Holidays).

- 6.5 2nd Comment: Objection. Stapleford and Great Shelford Parish Councils are preparing a Neighbourhood Plan. NPPF requires Neighbourhood Plans to be supported by up to date and robust evidence. Therefore, the Parishes jointly commissioned AECOM to prepare Great Shelford and Stapleford Design Guidelines May 2019.
- 6.6 The Design Guidelines summarises the key characteristics of Great Shelford and Stapleford and provides specific design principles. As such, it gives a distinctive and robust 8 layer of detailed advice for developers and decision makers to ensure that development in Stapleford promotes high quality and sustainable development. As a locally prepared document, supported by the NPPF, it should carry significant weight in the decision making process.
- 6.7 The Design Guidelines reinforce and strengthen Stapleford Parish Council's objections to this proposal. Significant amendments are required to make the development acceptable, and the Parish Council looks forward to working with Rangeford Villages to secure a design which reflects its location in the Cambridge Green Belt and its sensitive rural setting at the edge of Stapleford village.
- 6.8 The Stapleford and Great Shelford Landscape Character Assessment 2019 identifies the view from Magog Down Hills as an important view.
- 6.9 The extended flat roofscape of the proposed pavilion with solar panels; the roof design, height, depth and bulk of the residential units; and the density of the footprint of the development, all create an environment in which significant landscaping within the development is impossible due to the non-permeable SuDS and extensive hard surfacing. The proposed boundary landscaping will not ameliorate this harmful impact. As such, the development will have a significant adverse impact upon the chalk landscape, particularly when viewed from a popular viewpoint and informal recreation area at Magog Down, contrary to The Design Guidelines.
- 6.10 New development proposals should be responsive to the historic layout of the villages, including plot widths, proportions, density, building lines and positions within the plots. The Design Guidelines principles state that proposed housing developments should include front gardens to maintain the open character of the streets and provide space for garden trees. In contrast, the density, form and bulk of the development as proposed by Rangeford creates a harsh and commercial urban form which detracts from the rural character of Stapleford and this important rural gateway. A

reduction in density of buildings will increase the legibility of residential roads and provide wider views through to and out of the village in accordance with the principles in The Design Guidelines. This openness and lower density should be secured through amendments to the current scheme.

- 6.11 Stapleford does not have examples of flat roof buildings and therefore Rangeford's prominent pavilion with solar panels is an alien and incongruous feature building. Typical roof design at the development site is single span and specifically does not include the 'M' gable roofs required to cover the depth of buildings proposed. The design has not had sufficient regard to the prevalent roof styles of the area identified in The Design Guidelines and is more typical of an urbanised/city/commercial location.
- 6.12 Local Plan policy H9, states that for developments over nine units a diversity of frontage, scale and form of development will be the best way to create a well-integrated development which fits into the existing urban fabric and compliments the existing character. Clearly, it is Stapleford Parish Council's view that Rangeford's design, due to its excessive depth and bulk of buildings, the monotonous street frontages, the compact street scene dominated by roads and on-street parking, with no space for meaningful planting and landscaping within the development, does not align with The Design Guidelines.
- 6.13 Rangeford's development has such an opportunity, through the design of the pavilion, to create a distinctive landmark building which positively enhances the village rather than detracts from it. However, the Parish Council considers that the pavilion has characteristics more akin to a retail supermarket and has no design references to any building in Stapleford.
- 6.14 The Parish Council has highlighted the conflict between the proposed open space and their use as SuDS. It is essential that 1.8 hectares of functional open space is provided within the site if the development is to meet the principles set out in The Design Guidelines.
- 6.15 In this rural area within the Green Belt, proposals should reflect the style and design of existing architecture represented in farmhouses, agriculture buildings, cottages and villas. In particular, new buildings on the edge of the village should be designed to minimise visual impacts, complementing the existing roofscape.
- 6.16 The compact nature of the development, the prevalence of on-street parking around the Green, the lack of front gardens, and the presence of non-permeable SuDs result in an unsafe environment for elderly residents which is dominated by hard surfacing and cannot be described as well landscaped.
- 6.17 **Great Shelford Parish Council – Objection:**

6.18 Only the access to the development off Hinton Way has been considered by Great Shelford Parish Council as the development is in Stapleford, but the access on Hinton Way affects residents of Great Shelford. After a brief discussion the parish council wish to comment that they are not sure if the gate at Hinton Way is required as it contravenes the Department of Transports Cycle Infrastructure Design published in July 2020 causing a delay for cyclists to get through the gate off a busy highway. Members strongly object to the barbed wire on top of the fence.

6.19 **County Highways Development Management – No objection.**

6.20 1st Comment: Objection: The Local Highway Authority believes that there would be sufficient access for maintenance vehicles to both the Countryside Park and the Residential Site by utilising the main vehicular access into the site from Haverhill Road or the emergency access from Gog Magog Way without the need for an additional vehicular access from Haverhill Rd as proposed in this application. The additional vehicular access would introduce a point of possible traffic conflict, being detrimental to highway safety.

6.21 The Local Highway Authority would request that a 2.0m footway link is provided from the end of the proposed footway to the north of the main access as indicated on approved Dwg. No. 406.09693.00002.14.H011.2, (Access Assessment Option 2), dated October 2020 of planning reference 20/02929/OUT to the proposed additional pedestrian access on Haverhill Rd. to the Countryside Park.

6.22 2nd Comment: No objection: Following a careful review of the documents provided to the Local Highway Authority as part of the above planning application, the effect of the proposed development upon the Public Highway should be mitigated if a condition to show a wheelchair user can traverse through the gates and a highways informative.

6.23 The Local Highway Authority recognises that the proposed development may impact on the deliverability of the strategic Cambridge South East Transport busway and as such would support the comments made by the Greater Cambridge Partnership in respect of the same. With respect to the proposed additional pedestrian access gates and the Equalities Act 2010, the provision of the proposed gates should be reasonable, their hinderance mitigated and weighed against safety within the site.

6.24 **Lead Local Flood Authority – No Objection.**

6.25 1st Comment: Objection: The reserved matters application is for access, layout, scale, landscaping and appearance of planning permission 20/02929/OUT. It is noted that some details on surface water management are included in the Design and Access Statement. However, the LLFA requires more detail to demonstrate that the surface water management strategy can be accommodated within the proposed site layout. A drainage layout drawing and supporting hydraulic calculations must be

submitted for review, including the agreed principles under permission 20/02929/OUT. Until it has been demonstrated that the proposed surface water system can be accommodated within the site layout, we are unable to support this application.

- 6.26 2nd Comment: Following confirmation of the information previously requested and sought for the discharge of condition application, the LLFA raises no objection.
- 6.27 **Urban Design – No objection.**
- 6.28 The submitted reserved matters plans appear to conform to the land use and heights parameter plans approved by the inspector at the appeal and therefore there is no objection to the scale and massing proposed.
- 6.29 The proposed layout design is a clear improvement on the previously submitted Masterplan at the outline application stage. The proposed three-character areas appear logical and will relate positively to the overall village Character in architectural terms.
- 6.30 The central green space configuration, and the way the site connects to the wider context along with the landscaped courtyard created between buildings have resulted in a good quality pedestrian friendly and green environment development. This central green space is an important element, and its design quality is key for the overall design quality of the scheme. Therefore, a condition should be imposed on the detailed design of the central green space.
- 6.31 The proposed approach towards the pedestrian and the cyclist movement within the site and the way the site is connected to its immediate and wider context is acceptable. Such approach will provide legible routes with adequate width to link the village with the Countryside Park.
- 6.32 The current parking arrangement is well laid out and incorporates a reasonable amount of landscaping to help break up the hard standing and screen the cars.
- 6.33 The contemporary architectural language proposed for the buildings' elevations along with the proposed palette of materials are acceptable. The contemporary representation of some architectural elements found on the village appear to add a suitable new addition to the village character.
- 6.34 Officers are generally supportive of the proposals in urban design terms. The proposal is well developed during the Pre-application process, which includes a Design Review by the Council's Design Review Panel and Youth Engagement Workshop, and issues raised are adequately addressed by the applicants. Officers have comments in relation to some elements of the scheme which can be dealt with through the following conditions; furniture and public art of the Central Green, materials, architectural details (balconies, windows, doors, surrounds, heads, cills,

eaves, verges, soffits and fascia), outdoor furniture, green roofs, bin and cycle stores.

6.35 Senior Sustainability Officer – No objection

6.36 In conclusion, the application is supported from a sustainable construction point of view, pending a detailed energy/carbon strategy, suitable water efficiency details and the requested overheating analysis and justifications.

6.37 Landscape Officer – No objection.

6.38 1st Comment:

1. The Cambridge Southeast Busway (CSET) link will be located to the north of the retirement Village, and we understand that the route is still under review. The details of pedestrian access, boundary fences and gates between the retirement village, the CSET and the countryside park should be provided through a condition once the route of the CSET is finalised.

2. The ecological and visual benefits of using biodiverse roofs on the bungalows and the pavilion were previously discussed in the DRP and pre app meetings but has not been pursued. If biodiverse roofs cannot be used due to site constraints or the constraints of the parameter plans this should be clarified in a short-written statement or addendum. Otherwise, we recommend that biodiverse roofs are used instead of sedum roof and biodiverse roofs are extended across the pavilion roof.

3. The landscape information includes planting schedules showing species, sizes and densities and planting strategy drawings. The proposed strategy is acceptable, but we recommend that, for the main shared courtyard and communal spaces detailed planting plans are provided through condition to ensure that high quality planting is provided in the more intensively used public and shared areas including:

- Courtyard between Pavilion (Block A) Blocks I and J
- Courtyard between Blocks C and D
- South facing shared garden area- south of pavilion (Block A)

4. The locations of site furniture and incidental play are shown on the plans and the type of benches etc are indicated in the specification. We recommend that the final site furniture details are provided through condition to make sure that the furniture is fully coordinated with other materials across the site. This should include materials for timber bin enclosures, foot bridges and pergolas.

5. The plans and specification show details of the paving types, brick retaining walls and brick bin enclosures. We recommend that the final paving and external wall materials are coordinated with the materials for the building facades and so a condition should be added requiring

submission of a palette and samples of paving and wall materials alongside the building façade materials.

6. Site signage is indicated in the illustrated specification, but full details of all signage and wayfinding should be provided through condition.

6.39 2nd Comment:

We support approval of the reserved matters application subject to further details being provided through conditions on; Block A planting plans, paving materials, details of minor artefacts and structures, green/ brown roofs and landscape implementation.

6.40 **Ecology Officer – No objection.**

6.41 1st Comment: There is insufficient ecological information to determine the application. Action required:

- Applicant to provide further details on the management of mown paths that are to accommodate cyclists and horses.
- Applicant to provide clarification of numbers and location of bat and bird boxes, and confirm that all boundaries will be permeable to hedgehogs.

6.42 2nd Comment: There is sufficient ecological information to determine the application. An ecological enhancement condition is recommended.

6.43 **Environmental Health – No objections.**

6.44 No objection subject to conditions relating to compliance with noise mitigation measures, collection and delivery hours, noise impact of plant/ renewable energy and an informative..

6.45 **British Horse Society – Objection.**

6.46 Equestrians using the path will not have a safe crossing to the countryside park. Insufficient car parking for the countryside park. The gate and path is not suitable for equestrians and should be amended. Highway safety concerns.

7.0 **Third Party Representations**

7.1 11no. representations in objection have been received. These raise the following issues:

- The site is a poor location for a retirement village.
- Concern, as an access gate, particularly more that standard pedestrian width and open and not lockable, rather than a lockable “kissing gate” style, on Hinton Way will facilitate use of the “leisure park” during the hours of darkness that at best will be anti-social or, at worse, criminal;

- The access gate on Haverhill Road should be in the north-east corner.
- Light pollution;
- Noise and construction disturbance. Suitable controls needed.;
- Noise and anti-social behaviour out of keeping with rural nature of area;
- Highway safety concerns on local roads due to exacerbation of existing issues caused by countryside park demand. Parking restrictions on this use needed.
- Speed limits on Haverhill Road should be changed.
- Insufficient car parking for retirement village, including people using community facilities. Increased parking pressure on surrounding streets.
- Insufficient car parking for countryside park;
- Public transport in the area is poor so people will rely on cars.
- Can the local minibus proposed by Rangeford be used by local residents too?
- The number of pool cars should be increased.
- Conditions regarding renewable energy and recycled water are necessary;
- Stress on water supplies, chalk streams and wastewater infrastructure;
- Drainage and flooding concerns.
- Will these houses be taken account of when considering Stapleford's contribution to housing in the South Cambridgeshire Local Plan?
- Is the Council satisfied/ comfortable about the lack of on-site GP provision bearing in mind the current demand on the service?
- Assurance needed that all dependent infrastructure will be completed before work starts on other areas and that the developer will be bearing those costs. Assurance also needed that biodiversity is secured and enforced against.
- Regarding the noise assessment, there is confusion regarding the light green areas further from the bus lane showing as >90 db with the greater than prefix? An explanation should be given before the noise issue is considered, particularly around the "station/stops" areas.
- Noise assessment assumption states six bus movements per hour but previous public information stated 12 movements per hour.
- Hinton Way gate seems to show use by motorised vehicles.
- The design is out of keeping with the character and appearance of the area. Fails to comply with local and national design policies.
- Design and density out of keeping with rural context.
- Red brick should be used to be in keeping with Stapleford.
- The development blocks historic, sensitive and locally significant views across open farmland and across to Magog Down.
- Public rights of way through the retirement village and countryside park needed to be added to the designated list and protected as public rights of way in perpetuity.

- Development breaches green belt and development will block open views.
- Basic information such as number of units, number of bedrooms, number of parking spaces etc clearly listed out would all have enabled an easier consultation process and a fairer assessment of the proposals.
- The rise in topography of the site means that the smaller buildings will still appear as tall as the taller buildings on the site. Disappointing that buildings have been built to maximum ridge heights. This doesn't gain any additional floorspace but does impact on the landscape and character of the area.
- The courtyard farmstead design is very similar to the apartments. Other than in name, the reference to farmstead design is notional at best.
- Strongly urge the Council to absolutely confirm that the floor space complies with restrictions (17,825sqm) set out in the outline permission.
- Some drawings show apartments as being smaller than they actually are.
- Disingenuous to say houses in area have long driveways as only a few do.
- Additional parking is clearly needed for the 190 staff members intended to be on site as well as visitor parking. Whilst it is recognized that South Cambs takes the view that restricting car parking will encourage sustainable travel without improving the sustainable travel operations serving a site, the reality of this in practice is that it simply leaves developments overrun with parked cars that haven't been accommodated for within the design.
- Horse rider safety concerns due to increased traffic along Haverhill Road and conflict with the Drift Track and link to Linton Greenway.
- The village already has a pavilion so the proposed central communal building should be renamed to avoid confusion.
- Grey water systems should be introduced for flushing toilets for instance.
- The variety of trees, shrubs and hedges need to be widened to attract wildlife.

7.2 A representation has been received in support from The Magog Trust. The comments are summarised as follows:

- The Rangeford Villages' Haverhill Road scheme represents a rare opportunity to deliver a new countryside park that will complement the existing habitats and conservation work we are doing on Magog Down. Over the course of a 2-5 year period, 47 acres of inaccessible, arable land will be opened up to nature restoration and public access, providing a new and valuable public asset for the generations to come.
- Since outline permission was secured, the Trust has worked in close collaboration with Rangeford Villages on the precise details of

the countryside park proposal, offering our expertise to ensure that the scheme delivers the optimal balance of habitat restoration and public recreation. The proposals will achieve a very significant level of biodiversity net gain, not just by reverting the site to a lowland chalk grassland - which is a UK Priority Biodiversity Action Plan (BAP) Habitat - using grass and wildflower seeds from Magog Down, but also through the planting of new hedgerows around the site. Rangeford has also benefited from our experience in the design of the new pedestrian routes, which will offer a variety of mown paths through the meadow.

- If approved, the application will ensure that The Magog Trust will become the Trustee and manager of the new countryside park, guaranteeing a complementary relationship between the Magog Downs and the new site.

7.3 An objection has been received from the Greater Cambridge Partnership (GCP). The objection raises the following issues:

- The route shown on the approved parameter plans, and subsequently accommodated for on the reserved matters drawings, is not the preferred route of the CSETS. The latest preferred route extends further to the north than shown on the parameter plans and into the area identified as countryside park on the plans. This route was consulted on in the summer of 2022 and it is understood from the GCP that they intend to submit a Transport and Works Act Order application in mid-2023.
- Requested that the determination of the reserved matters application should be delayed until the Applicant and the GCP have reached an agreement to accommodate the CSET Scheme within the development approved in outline on appeal.
- Failing this, the GCP consider the reserved matters application should be refused due to conflict with Policies S/2 (criteria F) and TI/2 of the Local Plan (2018).
- On the noise assessment, whilst GCP would agree with the conclusions that noise emissions from the CSET scheme will not exceed the existing noise levels when averaged over 1 hour, a further noise assessment is required based on an alignment that provides a realist basis for an operational busway to be constructed.
- There is a conflict between the Section 106 agreement and the CSET corridor.

8.0 Member Representations

8.1 Not applicable.

9.0 Local Groups / Petition

9.1 Not applicable.

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

10.0 Assessment

10.1 The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent 20/02929/OUT and form the:

- Details of the additional access points.
- Details of the layout of the site.
- Details of the scale of buildings.
- Details of the appearance of buildings.
- Details of landscaping.

Principle of Development

10.2 The principle of a retirement care village in Use Class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking, access and associated development and public access countryside park residential development on this site was established through outline consent 20/02929/OUT, allowed at appeal on 29 December 2021. The outline consent was accompanied by a Section 106 legal agreement to cover the implementation, maintenance, management and transfer of the countryside park element of the scheme.

10.3 The outline consent was allowed at appeal on the basis that:

“Overall, but particularly through the supply of extra care housing, needed but not otherwise being met, biodiversity enhancement to Green Belt land sought by local plan and national policy but not being delivered and recreational provision, sought by national policy on Green Belt land, the benefits of the proposal would clearly outweigh even the disproportionate harms to the Green Belt and its openness which would result from the scheme. I so conclude and find in consequence that the proposal would comply with national policy and hence policy s/4 of the South Cambridgeshire Local Plan 2018.” (Paragraph 73 of Inspectors Appeal Decision)

- 10.4 While third-party objectors have raised concern regarding the principle of the proposed development on the site and the principle of developing on the green belt through this RM application, this is not an issue that can be resisted at this stage in the planning process as there remains an extant outline permission which considered the principle of development acceptable. It is also identified that whilst there would be harm to the Green Belt and its openness from the development, this would be outweighed by the benefits identified above. Therefore, the only matters to be considered as part of this application are those that were reserved at outline stage and have been applied for which consists of the additional access points, layout, scale, appearance and landscaping of the development.
- 10.5 The principle of the development is therefore acceptable and in accordance with the Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004), the Business and Planning Act 2020 and the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reserved Matters: Layout, Scale, Appearance and Landscaping

- 10.6 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.
- 10.7 Policy NH/2 'Protecting and Enhancing Landscape Character' states that development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.
- 10.8 Policy NH/8 'Mitigating the Impact of Development In and Adjoining the Green Belt' states that development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt. In addition, where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.
- 10.9 This reserved matters application has been the subject of extensive pre-application consultation with officers, including specialist inputs, and two Design Review Panels (DRP) (See Appendices 2 and 3). The development is effectively steered by the parameter plans listed in condition no.3 of the appeal decision.

- 10.10 The 'Land Use and Heights' parameter plan dictates the limits of the built development area for the proposed retirement village. In addition, through colour coding, it specifies the maximum building heights within this developable area, ranging from two-storey (ridge height up to 9m) in the southern most third of this area, two-storey (ridge height up to 8m) in the central area and then single-storey (ridge height up to 7m) in the northern most third. Furthermore, it identifies the extent of the countryside park element, the space afforded to the 15m CSETS corridor and the amenity open space provision around the developable area.
- 10.11 The 'Access and Movement' parameter plan specifies the three pedestrian points into the site (Haverhill Road, Hinton Way and Gog Magog Way) as well as the vehicular access into the retirement village from Haverhill Road.
- 10.12 The 'Landscape' parameter plan outlines the extent of where new structural planting, retained trees, potential location for surface water attenuation and the relationship of these to the extents of the countryside park are and amenity open space area.
- 10.13 This reserved matters application will be assessed taking into account the need to comply with the above parameter plans and will assess each matter in turn below. The matter of the additional access points is addressed in the Highway Safety section of this report.

Layout

Overall Site Layout

- 10.14 The overall site layout conforms to the approved parameter plans. The extent of the built form of the retirement care village is contained into the developable area and the land immediately surrounding this within the site is shown as open space for this care village, as established by the parameter plans. The plans have been amended to illustrate the relationship between the CSETS route and the development to underpin the applicant's conclusion that the development layout does not prejudice delivery of the CSET project. The remaining land to the north is shown as countryside park, again, in accordance with the parameter plans as approved. Consequently, the general arrangement of the different components of the proposal is considered to be acceptable.
- 10.15 It is acknowledged that an objection has been received from the Greater Cambridge Partnership. The parameter plans approved under the outline planning permission showed a 15m wide corridor to allow for the route of the Cambridge South Eastern Transport Busway Scheme (CSETS) which is a Greater Cambridge Partnership (GCP) transport project. The route shown on the parameter plans traversed through the application site, running east-west, effectively forming a boundary between the retirement living and countryside park elements of the proposal. GCP have raised an objection that the reserved matters application because it does not reflect

the current preferred CSETS corridor (which differs to that in the approved parameter plans). The applicants have submitted information to demonstrate that the retirement village layout is not significantly prejudiced by the proximity of the CSET route to the buildings or its use by traffic.

- 10.16 The reserved matters application is required to correspond with the parameters of the outline planning permission. The CSET route alignment will be determined by a separate process (under the Transport and Works Act) in due course. Nevertheless, recognising that the CSET project, if delivered, could result in the landscaping works to establish the Country Park being almost immediately destroyed, officers nevertheless consider it expedient to vary (by way of a deed of variation) the existing S106 agreement alongside this reserved matters application to provide for the works to take place in two phases. This would safeguard the public benefits addressed by the Planning Inspector (and referred to in the representations from the Magog Trust) whilst avoiding potentially wasteful and abortive landscaping works being undertaken.
- 10.17 The Deed of Variation to the Section 106 Agreement for the site would phase the delivery of the countryside park into two phases. The northern-most phase of approximately 14ha would be the first phase and would need to be delivered prior to the first occupation of the retirement care village, as per the original Section 106 Agreement wording. Given GCP's proposed programme timetable for CSET, it is proposed that The southern-most phase of approximately 5ha would need to commence by 1 April 2026 unless a Transport for Works Act Order for the CSET scheme has been made. In the event of an ongoing legal challenge or a Judicial Review to any Transport for Works Act Order, if submitted, then this deadline would be extended to 1 April 2027. The final wording of this proposed Deed of Variation will need to be agreed amongst all parties and it is therefore requested that the Planning Committee grants delegated authority to officers to negotiate and agree this.

Retirement Care Village

- 10.18 The proposed layout of the retirement care village would consist of three broad character areas, generally guided by the heights dictated in the parameter plans.
- 10.19 The southern third and central area of the site would consist of a more formal arrangement whereby central green apartments and farmstead apartment blocks are arranged in a formal pattern around the central green. The character area would be terminated by the pavilion building which essentially frames the central green area.
- 10.20 Transitioning to the north, the building footprints would begin to reduce and the edges of the built footprint consisting of neighbour street apartments of differing sizes, separated by landscaped parking courts. Immediately north of the pavilion building would be two farmstead buildings with an asymmetrical relationship to one another creating a

courtyard. The variance in building footprints, use of parking courts and subsequent spacing in this northern area is considered to create a somewhat informal feel to this part of the site.

- 10.21 At the northern end lies what is described as “the close”, whereby a series of semi-detached bungalows would be laid out in a cul-de-sac style arrangement at a much lower density compared to the remainder of the development. A naturalistic area containing denser grassland, swales, tree planting and a multi-use walk would separate “the close” and the apartment buildings immediately to the south.
- 10.22 Although only indicative and not part of the approved drawings, the indicative masterplan shown at the outline stage consisted of one large continuous apartment block occupying a significant proportion of the southern third of the site. The remainder of the development shown indicatively was arranged in an inharmonious manner that lacked character spatially.
- 10.23 Through the pre-application discussions and design review panel feedback, the layout shown through this reserved matters application is considered to demonstrate a far more cohesive and considered typology approach to the character of the development when compared to the outline indicative masterplan.
- 10.24 The Urban Design Team has explained that they consider the three character areas to appear logical and relate positively to the overall village character architecturally. The central green space configuration, and the way the site connects to the wider context along with the landscaped courtyard created between buildings is considered to create a good quality pedestrian friendly and green environment development. This central green space is an important element, and its design quality is key for the overall design quality of the scheme. The Urban Design Team have recommended a condition to control the detailed design of the central green space.
- 10.25 In terms of connectivity, the proposed development would provide a pedestrian friendly environment that encourages permeability both within the site itself, as well as clear legibility to the north to access to the countryside park/ chalk hill down and to the south-west to Stapleford. The layout of internal roads has been proposed in a way to calm traffic and avoid the over-domination of private vehicles.
- 10.26 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. Stapleford and Great Shelford is identified as a Minor Rural Centre.

- 10.27 The built development area, as defined by the parameter plan, measures at 3.12ha, with an additional 1.8ha of land adjacent to this area specifically dedicated for open space associated with the retirement village element. This brings the total area of land for the retirement village element to 4.92ha. The proposed 147no. dwellings would have a net density of 30 dwellings per hectare (dph) across this part of the site.
- 10.28 The density of development proposed would accord with the density standards of Policy H/8. The layout of the proposal would be considered to preserve the character of the landscape and the residential amenity of neighbouring properties. The scheme achieves an efficient use of land without an adverse impact on the character of the surrounding landscape. The development footprint spatially and quantitatively would fall within the confines of the parameter plans approved under the outline decision. This density is therefore considered to be appropriate for this edge of village location and in accordance with Policy H/8 of the Local Plan.
- 10.29 It was accepted in the Inspectors appeal decision that the development of the site would cause substantial harm to the principle of the Green Belt and its openness. Notwithstanding this harm, again, in weighing the planning balance the Inspector concluded that the harm identified was outweighed by the benefits (Very Special Circumstances) accruing from the proposed development. Therefore, given the proposed development conforms to the approved parameter plans, harm to the Green Belt is not required to be reassessed in the context of the Green Belt tests for inappropriate development, in relation to this reserved matters application.
- 10.30 Overall, the proposed site layout for the retirement care village approach provides a successful balance of density across the site to the greatest degree given the land available and working with the site constraints. The creation of separate character areas transitioning from a more formal approach to a semi-rural approach is considered to help the development successfully assimilate into its surroundings.
- 10.31 There are very few physical interventions associated with the proposed countryside park save for delivery of the landscape regime outlined. The proposed gates into the countryside park would be of timber construction and would have a rural appearance. Post and wire fence would be used along much of the western perimeter but this would not appear out of character within the site context. The landscaping proposals are addressed in the landscape section of this assessment.
- 10.32 Officers consider the general layout and arrangements of the site to be acceptable and compatible with its location and surrounding development, and to accord with policies HQ/1 and NH/2 of the Local Plan (2018).

Scale

- 10.33 The existing residential areas are immediately to the south on Gog Magog Way, Haverhill Road and Chalk Hill. These majority of these properties are two storey semi-detached dwellings, with some single-storey bungalows varying designs and footprints.
- 10.34 The proposed buildings would be no more than two-storeys in scale, although with buildings 9m in height nearest to the southern part of the site, meaning the height would be taller than the nearby residential properties. The overall scale of the apartment blocks in particular would contrast with the existing development nearby. This is due to the respective width and length of these buildings when compared to a typical semi-detached or detached plot. The proposed bungalows would be single-storey in scale and representative of a typical domestic bungalow, more akin to the existing built form of the village. However, the retirement care village would, due to the overall contrast in scale and form to its immediate surrounds, be clearly legible and distinctive to the adjacent built up suburban area of Stapleford. Therefore, from a scale perspective, it is not considered harmful that the proposed apartments contrast with the surrounding area. The proposal would be viewed in a unique context, rather than as an ordinary residential development extension to a village. The overall scale of development across the site complies with the maximum ridge heights of the parameter plans.
- 10.35 The overall scale of the development would conform with the parameter plans and provide an appropriate contrast to the existing built form which respects the local and wider character of the area in accordance with Policies HQ/1 and NH/8 of the Local Plan.

Appearance

- 10.36 The proposed residential apartment blocks have been designed as a mix of Neighbourhood Street apartments, Central Green apartments and Farmstead apartment blocks. These would all have pitched roofs which is considered to be in keeping with the appearance of buildings in Stapleford.
- 10.37 The use of hanging tiles at first-floor level, exaggerated chimneys and white gault brick will help give the farmstead style buildings a rural feel.
- 10.38 The Neighbourhood Street apartments, through recesses and a traditional fenestration with red brick and clay tiled roof, will complement the semi-formal character on this part of the site.
- 10.39 The Central Green apartments would include gable ends clad in a red brick to assist with way finding across the site and provide a successful means of breaking up the length of the massing of these longer blocks.

- 10.40 The pavilion building, through the use of long facades of glazing, large areas of balcony and continuous flat roof, would read as the community use aspect of the development through its distinct appearance.
- 10.41 The proposed bungalows would have a mix of two different brick types, accents and recesses depending on their siting on the site. It is considered that this ensures the cul-de-sac element of the proposed development does not appear unduly monotone in appearance.
- 10.42 The Urban Design Team has stated that the contemporary representation of some architectural elements found on the village appear to add a suitable new addition to the village character.
- 10.43 Officers recommend conditions requiring submission and approval of the architectural details of the buildings (balconies, windows, doors, surrounds, heads, cills, eaves, verges, soffits and fascia), and the materiality aspect of the three-character areas (including external walls, roofs, and paving) to ensure the delivery of high-quality architecture.
- 10.44 Overall, and subject to the recommended conditions, the appearance of the development is considered to be of a high quality and respect the character of the area would accord with Policy HQ/1 and NH/8 of the Local Plan.

Landscape

- 10.45 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. Policy NH/8 also requires sites on the edge of settlements surrounded by Green Belt to include careful landscaping.
- 10.46 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.
- 10.47 Policies NH/2, NH/4 and HQ/1 seek to preserve, protect and enhance existing trees and hedges. Para. 131 of the NPPF seeks for existing trees to be retained wherever possible.
- 10.48 As stated earlier, the proposed layout, and thus space available for landscaping, conforms to the associated parameter plans. Dense structural planting along the perimeter of the retirement care village part of the site is proposed. This would be in the form of two elements, a woodland edge whip planting followed by larger woodland whip planting which will over time develop into mature planting. This planting is

considered to be sufficient enough to help provide a successful semi-rural to rural transition between the site and its surrounding context.

- 10.49 Within the retirement care village, there would be a central green area which would sit immediately adjacent to Pavilion building (Block A) which is considered a suitable location given this is where the hub of activities on the site would be. In addition, courtyards and threshold planting is proposed between apartment blocks which is proportionate to the level of development proposed. A growing area is also proposed in the southern part of the site for the benefit of future occupants. The levels of hardstanding are not considered to dominate the visual character of the site and provide an acceptable balance of car parking provision and soft landscaping.
- 10.50 The Landscape Team has raised no objection to the reserved matters subject to further details regarding hard and soft landscaping being secured through conditions.
- 10.51 The proposed countryside park would be formed predominantly of chalk grassland seeding with small areas of meadow seeding and hedge planting along the borders. Access within the countryside park would be through a series of mown paths. The existing Traver's Copse feature would be enhanced with additional tree planting. A small chalk scrape habitat feature and a viewing area, given the topography of the site compared to the wider area, are proposed in the centre of the site. The general approach to the landscape on the countryside park is akin to the Magog Down near (north-east) of the site itself as the Magog Trust are likely to manage the proposed countryside park in the long term. The proposed landscaping arrangement is focussed towards biodiversity enhancements whilst still providing recreational access to the park and through it to the adjoining public routes. This arrangement is considered to be appropriate and achieves the outcomes sought within the outline permission.
- 10.52 Overall, the proposed development, subject to conditions, is a quality design that would be compatible to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF.

Carbon Reduction and Sustainable Design

- 10.53 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings and new non-residential buildings of 1,000m² or more will be required to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies.
- 10.54 Condition no.7 of the outline permission (20/02929/OUT) required it to be demonstrated that a minimum reduction of 10% of carbon emissions can be achieved on site. An application (20/02929/CONDB) to discharge this condition was made in October 2022. The Sustainability Officer reviewed

the Energy and Sustainability Statement and confirmed that the development would achieve a reduction of 59.32% and this condition was subsequently discharged. The principles demonstrated to achieve this are reflected in the details submitted with this reserved matters application.

- 10.55 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day and for non-residential buildings to achieve a BREEAM efficiency standard equivalence of 2 credits. Paras 152 – 158 of the NPPF are relevant.
- 10.56 Condition no.14 of the outline permission requires details of water efficiency to be submitted and agreed prior to occupation of the retirement care village. The matter of water efficiency will be managed through the discharge of this condition when made.
- 10.57 The applicants have suitably addressed the issue of sustainability and renewable energy, noting the application type, the proposal is compliant with Local Plan policies CC/1 and CC/3.

Biodiversity

- 10.58 The National Planning Policy Framework (2021) and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/4 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.
- 10.59 The application has been subject to formal consultation with the Council's Ecology Officer. The benefit of biodiversity net gain identified as part of the justification for the allowing of the outline appeal permission was on the basis of a net gain of at least 240%. The Ecology Officer has reviewed the Landscape and Ecological Management Plan submitted with this reserved matters application and agrees with the findings that with the conversion of the arable field to calcareous grassland the development will achieve a 289% net gain in habitat units and 117% net gain in hedgerow units.
- 10.60 The Ecology Officer requested further information regarding the management of mown paths through the countryside park. A slightly different grass mix for the mown path areas, that is harder wearing than the calcareous grasslands that will be established on the rest of the site, is proposed. The Ecology Officer has confirmed that it is unlikely that the change in seed mix for the grass paths will impact the overall biodiversity gain in a significant way. The Ecology Officer has also requested a

condition to secure details of bat and bird boxes, and hedgehog connectivity.

- 10.61 The applicants have suitably addressed the matter of biodiversity, and subject to condition the proposal is in accordance with Local Plan policy NH/4.

Water Management and Flood Risk

- 10.62 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.
- 10.63 The site falls within flood zone 1 and is therefore at a low risk of flooding. There are some small areas of surface water flooding identified adjacent to Chalk Hill, Gog Magog Way and Haverhill Road.
- 10.64 Flood risk is a matter dealt with at outline stage when establishing the principle of development. The principle of developing the site has been established through the grant of outline planning permission. Conditions were also imposed on the outline planning permission which relate to submission of further details of the surface water drainage scheme. Reserved matters applications require supporting details to demonstrate that surface water drainage arrangements could be provided appropriately within the proposed layout of the site, being linked to matters of layout and landscaping and in the context of planning conditions regarding surface water drainage.
- 10.65 Outline consents typically impose a condition requiring a detailed surface water drainage scheme for the site, along with details of its maintenance. A discharge of conditions application then provides the full technical details, calculations, maintenance details etc., as required by the condition, to discharge the relevant requirements and approve an appropriate drainage scheme for a development in full.
- 10.66 In reference to this application, condition no.5 of the outline consent required the submission of a surface water drainage scheme by way of a pre-commencement condition. In consultation with the Lead Local Flood Authority and Environment Agency, condition no.5 has been discharged in full.
- 10.67 In terms of foul water drainage, condition no.6 of the outline consent requires the submission of a scheme for foul water drainage by way of a pre-commencement condition. In consultation with the Lead Local Flood Authority, Environment Agency and Anglian Water, condition no.6 has been discharged in full.

- 10.68 Officers are satisfied that the drainage arrangements already approved by the Council are compatible with the proposed site layout and therefore the site will be adequately drained.
- 10.69 The applicants have suitably addressed the issues of surface water management and flood risk and the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

Access, Highway Safety and Transport Impacts

- 10.70 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.
- 10.71 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.
- 10.72 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.

Strategic Transport Implications

- 10.73 The parameter plans approved under the outline planning permission showed a 15m wide corridor to allow for the route of the Cambridge South Eastern Transport Busway Scheme (CSETS) which is a Greater Cambridge Partnership transport project. The route shown on the parameter plans traversed through the application site, running east-west, effectively forming a boundary between the retirement living and countryside park elements of the proposal. An objection has been received from the Greater Cambridge Partnership (GCP) to this reserved matters application. The objection states that the route shown on the approved parameter plans, and subsequently accommodated for on the reserved matters drawings, is not the preferred route of the CSETS. The latest preferred route extends further to the north than shown on the parameter plans and into the area identified as countryside park on the plans. This route was consulted on in the summer of 2022 and it is understood from the GCP that they intend to submit a Transport and Works Act Order application in mid-2023. The GCP have requested that the determination of the reserved matters application should be delayed until the Applicant and the GCP have reached an agreement to accommodate the CSET Scheme within the development approved in

outline on appeal. Failing this, the GCP consider the reserved matters application should be refused due to conflict with Policies S/2 (criteria F) and TI/2 of the Local Plan (2018).

- 10.74 The parameter plans approved under the outline planning permission showed a 15m wide corridor to allow for the route of the Cambridge South Eastern Transport Busway Scheme (CSETS) which is a Greater Cambridge Partnership (GCP) transport project. The route shown on the parameter plans traversed through the application site, running east-west, effectively forming a boundary between the retirement living and countryside park elements of the proposal. Although the GCP have raised an objection that the reserved matters application does not reflect the preferred CSETS corridor (which differs to that in the approved parameter plans), the reserved matters application is not capable of considering an alternative/preferred alignment. The CSETS route alignment is not safeguarded in the Cambridgeshire Local Transport Plan or SCDC Local Plan. Nevertheless, the applicant has demonstrated that the original CSETS corridor as set out within the parameter plans for the outline planning permission, can be accommodated within the overall site layout and co-exist with the proposed development without causing harm to the amenities of future occupiers of the development.
- 10.75 The matter of potential abortive works to part of the proposed countryside park as a result of the CSETS corridor, if delivered, and the need for a Deed of Variation to the Section 106 Agreement has been addressed in the layout section of this report in paragraphs 10.14 – 10.17.

Access

- 10.76 The matter of access to the site was dealt with at outline stage with appropriate details secured through conditions. This consisted of the main vehicle access entering the retirement care village from Haverhill Road and an emergency vehicle access and pedestrian access from Gog Magog Way in the south-west corner.
- 10.77 The layout of the reserved matters application is consistent with the points of access consented at outline stage. The Local Highway Authority has considered the layout of the site and found it acceptable in highway safety terms.
- 10.78 Whilst the matter of access was considered under the outline permission, a matter referred to as “additional access points” was specifically reserved. This relates to two indicative locations of two pedestrian access points into the countryside park from Haverhill Road and Hinton Way shown on the approved parameter plans. Under this reserved matters application, details of the precise locations and the types of access have now been provided.

- 10.79 The Highway Authority had originally raised objection to the proposals. This was due to the additional pedestrian access on Haverhill Road being of a design and width that would allow for vehicles to enter and exit the Highway. The intention was that this access would be used occasionally by maintenance vehicles associated with the countryside park. Nevertheless, the Highway Authority were of the view that this would introduce a point of possible traffic conflict, being detrimental to highway safety. The Highway Authority suggested that instead vehicles could use the approved vehicle access into the retirement village and the crossings internally between the retirement care village and countryside park to undertaken maintenance by vehicles.
- 10.80 In response to this, the gates onto the countryside park from the public highway have been amended to 1.5m wide timber gates to prevent access from vehicles. A 4.2m wide timber gate would instead be installed internally between the retirement village and the countryside park as suggested by the Highway Authority. The Highway Authority has raised no objection to this arrangement.
- 10.81 The Local Highway Authority has recommended a condition requiring it to be demonstrated that wheelchair users and an equestrian would traverse through the gates at the Haverhill Road additional access point prior to occupation. The British Horse Society have also objected to the access arrangement. A 1.5m wide gate would in principle be wide enough for equestrians on a bridleway in accordance with the BHS Access Advice (July 2020). It is therefore considered that subject to the highways condition, the access arrangements into the Countryside Park are acceptable.
- 10.82 It is noted that Great Shelford Parish Council have raised a concern that the gates would contravene the Department of Transport's Cycle Infrastructure Design published in July 2020 due to causing a delay for cyclists to get through the gate off a busy highway. However the gate design would be a 1.5m wide closing bolt gate and it is not considered that the opening of this from the public highway would be difficult or time consuming for cyclists at these entrance points. The Highway Authority has raised no objection to this arrangement.
- 10.83 Officers note the concerns raised by local residents in terms of the lack of dedicated car parking for the countryside park, the on-street car parking that this would cause on adjacent roads and the concern that this could pose a threat to highway safety for people using these roads. However, the Local Highway Authority has raised no objection to the proposals. In addition, the layout and design of the countryside park is designed principally to enhance biodiversity and does not include any visitor attractions or community uses that would attract significant volumes of traffic from the wider area. The nature of the countryside park with a series of mown paths and habitat features would lend itself to serve a local catchment and would be walkable for most residents in the village.

- 10.84 Subject to condition, the proposal accords with the objectives of policies HQ/1 and TI/2 of the Local Plan and is compliant with NPPF advice.

Cycle and Car Parking Provision

- 10.85 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.
- 10.86 It should be noted that the retirement care village is to be used only for provision of extra care housing for which there is no specific standard in the Local Plan Policy TI/3. The nearest applicable standard to this use would be for standard residential dwellings (use class C3). Although these provide a helpful guide, these can only form indicative guidelines.

Cycle Parking

- 10.87 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.
- 10.88 The retirement care village would have integral secure covered cycle storage provided in the lobby areas of each of the proposed apartment blocks, totalling 80no. spaces. The proposed bungalows would have dedicated sheds within private gardens for cycle parking. 20no. External cycle parking spaces are proposed adjacent to Block A which is the pavilion community building in the centre of the site. Sheffield stands are also proposed adjacent to each additional access point into the countryside park. Although not strictly cycle parking, mobility scooter parking with electric charging is proposed inside each of the blocks and bungalows which is supported.
- 10.89 The Urban Design Team have requested a condition for further details of cycle parking and mobility parking to be agreed prior to commencement of development. However, given the level of detail already provided in the proposed drawings, it does not seem reasonable to ask for any further detail. Instead, a compliance condition has been recommended for the cycle parking to be installed prior to first occupation of the development.

Car Parking

- 10.90 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.

- 10.91 The proposed retirement care village includes 139no. car parking spaces. This would consist of a mix of dedicated car parking in front of the bungalows, car parking courts for some of the apartment blocks and then car parking bays parallel to the internal streets within the development. The proposal does not specify exactly how car parking will be allocated across the proposed residential units. The applicant has explained that the lack of allocated car parking is due to the transient nature of occupiers personal circumstance and residents parking requirements changing over time.
- 10.92 Whilst this is below that stipulated in policy TI/3, in addition to the fact that the proposal is not a typical residential dwelling development, 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.
- 10.93 The majority of the dwellings (129no.) are two-bedroom in size, 20no. are one-bedroom apartments and 18no. are three bedroom in size. Condition no.17 of the outline permission specifies that the retirement care village shall only be occupied by persons aged at least 55 years, other than if a person is a spouse or dependent relatively or a widow/ widower or surviving dependent relatively of any person over 55 who has co-occupied a dwelling unit. The on-site pavilion building includes a restaurant, café, bar, shop, gym, wellness facilities and swimming pool and residents would have access to the countryside park immediately adjacent. Furthermore, there are services within Stapleford including shops, services and bus links to the city and the wider South Cambridgeshire area. An on-site minibus service will operate from the site to the wider area for residents and this has been agreed through the travel plan which has been discharged through condition no.15 (20/02929/CONDB) of the outline permission.
- 10.94 In light of the above, officers consider the proposed level of car parking is acceptable.
- 10.95 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.
- 10.96 Condition no.20 of the outline permission requires details of electric vehicle charging points to be submitted and approved prior to occupation.

As such this does not need to be revisited under this reserved matters application.

- 10.97 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

- 10.98 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.
- 10.99 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

- 10.100 In considering the proposals and the site context, the only neighbouring properties anticipated to be potentially affected in terms of amenity are those immediately to the south and south-west on Haverhill Road, Gog Magog Way and Chalk Hill.
- 10.101 The proposed bungalows and Blocks A, B, F – J would be a significant distance from any residential properties and as such are not considered to give rise to any harmful amenity impacts.
- 10.102 Block C in the south-east corner of the proposed development would be at its closest point approximately 25m from the side (north) elevation of no.15 Haverhill Road which does not have any main habitable outlooks looking northwards towards the site. At this separation distance, it is considered that Block C would not harm the amenity of this neighbour in terms of overlooking, overshadowing or visual enclosure.
- 10.103 Block D would be approximately 45m at its closest point from the rear building lines of properties on Gog Magog Way to the south. It would be approximately 23m from the rear garden boundaries of these neighbours. Again, this separation distance and the length of these neighbours gardens is considered sufficient to ensure that no adverse overlooking, loss of light or overbearing impacts would arise on these neighbours.

- 10.104 Block E would be situated approximately 22m from the side (east) elevation of the nearest property immediately to the west at no.21 Chalk Hill. This neighbouring property has side windows which face towards Block E but these are not primary habitable windows. The proposed development of Block E would have side (west) facing windows but these would also be secondary windows to rooms and would only look towards the side elevation of this neighbour with oblique views of their garden. The south-facing windows of Block E would be set over 30m from the garden of no.8 Chalk Hill. The amenity of neighbours on Chalk Hill in respect of loss of privacy, loss of light and visual enclosure would be respected by the proposed development.
- 10.105 It is pertinent to note that there would be a circa 5m wide dense structural planting boundary between the proposed retirement care village and these neighbours which over time would soften and obscure views between these two sites.
- 10.106 The layout of the proposal is not considered to give rise to unacceptable noise impacts to neighbours given the extra care living use. The communal facilities element in the pavilion building would be set well away from neighbouring boundaries, as would the interior roads. The access from Gog Magog Way is an emergency access only and the levels of coming and going by non-motorised users along this path is not considered to pose a nuisance disturbance to the residents on Chalk Hill adjacent.

Future Occupants

- 10.107 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.
- 10.108 Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards by way of a condition and this matter does not fall under the definition of the reserved matters for layout, appearance or scale, the development would not need to accord with national space standards or the District Design Guide specifications for garden sizes.
- 10.109 Regardless, all units exceed the gross internal floor space requirements detailed in Figure 8 of policy H/12.
- 10.110 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 50m² in rural settings; whilst 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.

- 10.111 The upper-floor apartments would all have private balconies in excess of 3m². All ground-floor apartments, including the bungalows, would benefit from a private patio area of approximately 16m². In terms of on-site communal open space that residents could spill out onto, there would be approximately 875m² available by way of the northern courtyard (130m²), southern courtyard (230m²) and central green (515m²). Naturally, the countryside park immediately adjacent would also be available to future occupants. This layout is considered to be acceptable.
- 10.112 An Environmental Noise Survey has been submitted with the application to establish the existing background noise levels of the area. Results of the survey have been used to calculate minimum noise insulation requirements of the building façades, as well as to derive building services plant noise emission limits. The Environmental Health Team has reviewed this information and considers that subject to a compliance condition the future occupants would not be subject to harmful levels of noise.
- 10.113 A separate Noise Assessment has also been undertaken to assess the potential impact of the CSETS route on the proposed retirement care village. The nearest units to the CSETS route would be the proposed bungalows. Two of the bungalows would be approximately 9m and 14m respectively from the very edge of the indicative bus corridor route shown on the approved plans. It is pertinent to note though that the orientation of these bungalows would be such that the side elevations would face towards the indicative corridor and therefore not the main habitable outlooks for these. The nearest bungalows with rear habitable facing outlooks would be set approximately 17m from the edge of the corridor at the closest point.
- 10.114 The Noise Assessment demonstrates that the proposed busway noise emission levels using the assumptions stated within this document are not predicted to exceed the existing noise levels when averaged over 1 hour. Noise levels will increase to approximately 55 – 60dB during the period of the 10 second drive-by and are expected to be similar to vehicles on Haverhill Road and no additional noise mitigation measures would be necessary based on the results provided. It is therefore considered that the information provided is sufficient to demonstrate that the amenity for future occupiers based on this layout is acceptable.
- 10.115 There would be dense structural buffer planting situated between the edge of the indicative corridor route and the proposed bungalows. The presence of this, coupled with the limited period of bus drive-bys of approximately 10 seconds, is considered sufficient to demonstrate that future occupants would not be subjected to adverse levels of light pollution based on the layout provided.

- 10.116 The land contamination, air quality and noise and vibrational impacts associated with the construction and occupation of the site are addressed by Local Plan policies CC/6 'Construction Methods', CC/7 'Water Quality', SC/9 'Lighting Proposals', SC/10 'Noise Pollution', SC11 'Contaminated Land', SC/12 'Air Quality' and SC/14 'Odour'. Paragraphs 183 - 188 of the NPPF are relevant.
- 10.117 The Council's Environmental Health Team have assessed the application and have no objections to the proposal. Condition no.16 of the outline consent secures a construction method statement. Condition no.8 requires a contaminated land assessment to be submitted and agreed. Condition no.9 requires detailing of any piling to be agreed in the event of foundations for the development requiring them. Condition no.10 addresses nitrogen oxide emissions associated with boilers and gas fired combustion. Condition no.12 requires details of external lighting to be agreed. Officers consider that with these in place, construction impacts and environmental health impacts would be adequately managed and minimized.
- 10.118 Regarding noise and disturbance impacts arising from occupation of the site, the quantum of development (and associated noise and disturbance from occupation) has already been assessed under the outline application and is considered acceptable. The Environmental Health Team has recommended a conditions restricting collection and delivery hours associated with the non-residential premises and for details of the noise associated with plant and equipment of air source heat pumps and renewable energy. Given that these details were not included at the outline stage, it is considered reasonable to include these conditions.
- 10.119 The proposal adequately respects the amenity of its neighbours and of future occupants. Subject to conditions as imposed on the outline consent and those proposed under this reserved matters application, the proposal is compliant with policy HQ/1 and the District Design Guide 2010. The associated construction and environmental impacts would be acceptable in accordance with policies CC/6, CC/7, SC/9, SC/10, SC/12 and SC/14 of the Local Plan.

Third Party Representations

- 10.120 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
Concern, as an access gate, particularly more than standard pedestrian width and open and not lockable, rather than a lockable	It is not considered that the public access to countryside park would facilitate anti-social behaviour or criminal activities. This would be akin to the use of any public footpath or area at night time.

<p>“kissing gate” style, on Hinton Way will facilitate use of the “leisure park” during the hours of darkness that at best will be anti-social or, at worse, criminal;</p>	
<p>Light pollution, noise and construction disturbance.</p>	<p>See paragraphs 10.117 – 10.120</p>
<p>Noise and anti-social behaviour out of keeping with rural nature of area;</p>	<p>The use of the land and associated noise was addressed at the outline consent stage. Regardless, the proposed uses of a retirement village and countryside park and their layouts are not considered to cause noise or anti-social behaviour.</p>
<p>Highway safety concerns on local roads due to exacerbation of existing issues caused by countryside park demand. Parking restrictions on this use needed. Speed limits on Haverhill Road should be changed. Horse rider safety concerns due to increased traffic along Haverhill Road and conflict with the Drift Track and link to Linton Greenway.</p>	<p>The Highway Authority has raised no objection to the quantum of car parking proposed. The matter of vehicular access was addressed at the outline consent stage and the Highway Authority.</p>
<p>Insufficient car parking. Additional parking is clearly needed for the 190 staff members intended to be on site as well as visitor parking. Whilst it is recognised that South Cambs takes the view that restricting car parking will encourage sustainable travel without improving the</p>	<p>See paragraphs 10.83 and 10.90 – 10.94.</p>

sustainable travel operations serving a site, the reality of this in practice is that it simply leaves developments overrun with parked cars that haven't been accommodated for within the design.	
Public transport in the area is poor so people will rely on cars. Can the local minibus proposed by Rangeford be used by local residents too? The number of pool cars should be increased.	The sustainable transport considerations of the development were considered at the outline consent stage. The travel plan approved under the outline condition includes the provision of car sharing. The minibus service would not be available to local residents.
Conditions regarding renewable energy and recycled water are necessary. Grey water systems should be introduced for flushing toilets for instance.	These are included as condition nos.7 and 14 on the outline consent.
Stress on water supplies, chalk streams and wastewater infrastructure; Drainage and flooding concerns.	These were considered at the outline consent stage and conditions nos. 5 and 6 address these points.
Will these houses be taken account of when considering Stapleford's contribution to housing in the South Cambridgeshire Local Plan?	The site is included within the Housing Trajectory for South Cambridgeshire in the 'Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report 2022'
Is the Council satisfied/ comfortable about the lack of on-site GP provision bearing in mind the	The impact on facilities was considered at the outline consent stage.

current demand on the service?	
Assurance needed that all dependent infrastructure will be completed before work starts on other areas and that the developer will be bearing those costs. Assurance also needed that biodiversity is secured and enforced against.	The outline consent conditions and Section 106 agreement will continue to define the order of which infrastructure needs to be delivered. The proposed ecological condition and landscape condition associated with this reserved matters would have to be complied with and could be enforced against.
Regarding the noise assessment, there is confusion regarding the light green areas further from the bus lane showing as >90 db with the greater than prefix? An explanation should be given before the noise issue is considered, particularly around the "station/stops" areas.	This has since been confirmed as an error on the drawing and it has been clarified that the light green area would be <35db.
Noise assessment assumption states six bus movements per hour but previous public information stated 12 movements per hour.	The exact number of bus movements has not been agreed yet for the proposed bus route. Any future Transport and Works Act Application for the CSETS route, separate to this reserved matters application, will have to address the issue of noise by which point the exact number of movements will be known. The information submitted with this application is considered sufficient to make an informed judgement on the reserved matters application details at this stage.
Hinton Way gate seems to show use by motorised vehicles.	The gate is not wide enough to allow for motorised vehicles.
The design is out of keeping with the character and appearance of the area. Fails to comply with local and national design policies. Design and density out of keeping with rural context.	This has been addressed in the main body of this report in the reserved matters section.

<p>Red brick should be used to be in keeping with Stapleford.</p> <p>The development blocks historic, sensitive and locally significant views across open farmland and across to Magog Down.</p> <p>Development breaches green belt and development will block open views.</p> <p>The rise in topography of the site means that the smaller buildings will still appear as tall as the taller buildings on the site.</p> <p>Disappointing that buildings have been built to maximum ridge heights. This doesn't gain any additional floorspace but does impact on the landscape and character of the area.</p> <p>The courtyard farmstead design is very similar to the apartments. Other than in name, the reference to farmstead design is notional at best.</p>	
<p>Public rights of way through the retirement village and countryside park needed to be added to the designated list and protected as public rights of way in perpetuity.</p>	<p>This is a matter for the Cambridgeshire County Council Public Rights of Way Team.</p>
<p>Strongly urge the Council to absolutely confirm that the floor space complies with</p>	<p>The information provided demonstrates that the development is within the size parameters.</p>

restrictions (17,825sqm) set out in the outline permission. Some drawings show apartments as being smaller than they actually are.	
Disingenuous to say houses in area have long driveways as only a few do.	It is acknowledged that not all houses in the area have long driveways. Regardless, the proposal is considered to be in keeping with the character and appearance of the area.
The village already has a pavilion so the proposed central communal building should be renamed to avoid confusion.	The naming/ address of the building is a matter for the street name and numbering team and is dealt with outside the planning process.
The variety of trees, shrubs and hedges need to be widened to attract wildlife.	This addressed in paragraphs 10.58 – 10.61.

Other Matters

Stapleford Parish Council Comments

- 10.121 It is acknowledged that Stapleford Parish Council has made frequent reference to the Great Shelford and Stapleford Design Guidelines May 2019. This document was prepared as part of the emerging Great Shelford and Stapleford Neighbourhood Plan. At the time of assessing this application, the emerging neighbourhood plan has yet to formally reach pre-submission public consultation (Regulation 14) as no draft neighbourhood plan has been prepared. Paragraph 48 of the National Planning Policy Framework (2021) states that:

“Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

- 10.122 Taking the above paragraph 48 of the NPPF into account, it is considered that the emerging neighbourhood plan is at a very early stage in plan-making terms and therefore very limited weight can be afforded to this emerging neighbourhood plan or any evidence associated with it. Notwithstanding this, the proposed development has been assessed against the relevant local and national design policies and is considered to be acceptable.

Refuse Storage

- 10.123 Policy HQ/1 requires adequate bin storage to be provided for developments. The application has been accompanied by details of refuse storage. The refuse storage would consist of a series of external stores positioned across the site with 4no. located within the external car parking courts, 5no. along the main road within the site and then a series of smaller bin stores adjacent to each of the bungalows. The Design and Access Statement demonstrates that a refuse vehicle would be able to access each of these bin stores. This arrangement is considered acceptable. A compliance condition has recommended for this to be installed prior to first use of the development.

Broadband

- 10.124 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. While this is may not strictly fall under the remit of the reserved matters, it is practical for the applicant to provide adequate broadband for the proposed development and therefore, officers advise compliance with Policy TI/10.

Conclusion

- 10.125 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).
- 10.126 The proposal seeks approval of the reserved matters (layout, landscaping, scale and appearance) in relation to the outline planning permission (20/02929/OUT). Given the nature of the application, only those considerations which fall within the scope of layout, landscaping, scale, appearance and additional access arrangements can be assessed.
- 10.127 Officers consider that the proposed retirement village element accords with the parameter plans approved at the outline stage which dictate the extent and scale of the built form on the site. The proposed design, coupled with the landscaping strategy, will allow the development to assimilate successfully into its context and surroundings and respect the character and appearance of the area. The choice of materials, typology,

scale and architectural approach through a distinctive set of character zones is considered to provide an appropriate transition of high quality built form between the edge of the village and the proposed countryside park and countryside beyond .

- 10.128 The proposed countryside park would allow for recreational access and a significant biodiversity net gain as required by the outline permission. The simple palette of biodiversity interventions and limited physical interventions proposed on this part of the site would help the proposed countryside park blend into the green belt setting and wider landscape.
- 10.129 The Highway Authority has raised no objection to the proposed non-vehicular access points along Haverhill Road and Hinton Way. Whilst the potential strategic transport implications for the CSETS corridor are acknowledged, the reserved matters demonstrate that the proposed development can accommodate the CSETS alignment in accordance with the parameter plan, overall layout of the site and without harm to residential amenity. Any alternative/preferred alignment would be assessed on its merits under the TWA application in due course. Notwithstanding this, a Deed of Variation to the Section 106 Agreement is recommended to provide for phased implementation of the Countryside Park avoiding potential abortive works within the CSETS corridor.
- 10.130 The proposal provides for 139no. car parking spaces, which is considered an appropriate level of car parking given the proposal is a retirement village. The countryside park element is not considered to attract a significant number of vehicle trips from the wider area and will instead naturally serve the local residential catchment of the village. Therefore, it is not considered that there would be adverse levels of car parking on adjoining streets.
- 10.131 For the reasons set out above, the reserved matters are considered to accord with the parameter plans of the outline planning permission. 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, the proposed reserved matters are recommended for approval subject to conditions.

Recommendation

- 10.132 **Approve** subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers; and
- Completion of a Deed of Variation to the Section 106 Agreement to provide for the phased delivery of the Countryside Park as set out in the report.

11.0 Planning Conditions

- 1 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.

- 2 No development of the retirement village above ground level shall take place until an assessment of the noise impact of plant and or equipment including any renewable energy provision sources such as any air source heat pump or wind turbine on the proposed and existing residential premises and a scheme for insulation as necessary, in order to minimise the level of noise emanating from the said plant and or equipment shall be submitted to and approved in writing by the local planning authority. Any noise insulation scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details and shall not be altered without prior approval.

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

- 3 No development of the retirement village above ground level shall take place until the area shown (Central Green) on the Plan attached hereto has been laid out with (Drawing 742-ALA-00-XX-DR-L-0001, Rev P03 & 742-ALA-00-XX-DR-L-0003, Rev P03) and that area shall not therefore be used for any purpose other than what is stated in the drawings. Details, to include dimensions, materials and appearance, of the following shall first be submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented as approved.
 - a) The public art;
 - b) The feature walls.
 - c) Pavilion terrace and petanque court.
 - d) Wayfinding signage.
 - e) Handrails.
 - f) Freestanding external lighting.
 - e) Written specifications of planting plans (including cultivation and other operations associated with plant and grass establishment);
 - f) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: To ensure the external appearance of the development does not detract from the character and appearance of the area and to ensure that future occupiers have access to a high quality living environment in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 4 Prior to the commencement of the retirement village, except for any underground enabling works, detailed planting plans shall be submitted for the Village green, terrace and parking areas south of block A, the courtyard between blocks A, I and J and perimeter planting to Block A including; 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;

Reason: To ensure the development is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018

5. No development of the retirement village above ground level shall commence until details of the materials to be used in the construction of the external surfaces of the buildings (including external walls, roofs, and paving) hereby permitted, 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.

- 6 No development of the retirement village above ground level shall commence until details of balconies, windows, doors, surrounds, heads, cills, eaves, verges, soffits and fascia 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.

- 7 Prior to commencement of the retirement village above ground level, details of the biodiverse (green, blue or brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details of the green biodiverse roof(s) shall include means of access for maintenance, plans and sections showing the make-up of the sub-base to be used and include the following:

a) Roofs can/will be biodiverse based with extensive substrate varying in depth from between 80-150mm,

b) Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (the seed mix shall be focused on wildflower planting indigenous to the local area and shall contain no more than a maximum of 25% sedum (green roofs only), Except on block A where a sedum roof is permitted

c) The biodiverse and sedum (green) roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency,

d) Where solar panels are proposed, biosolar roofs should be incorporated under and in between the panels. An array layout will be required incorporating a minimum of 0.75m between rows of panels for access and to ensure establishment of vegetation,

e) A management/maintenance plan approved in writing by the Local Planning Authority,

All works shall be carried out and maintained thereafter in accordance with the approved details

Reason: To ensure that biodiverse roofs contribute positive to ecological and sustainable objectives in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 8 Prior to the commencement of the retirement village above ground level, details of minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations); 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); shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 9 Prior to the commencement of the retirement village above ground level, samples of the paving materials to be used in the construction of all of the external landscape surfaces which includes footways, roads, parking areas, terraces and details of the courtyards, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details

Reason: To ensure the development is satisfactorily assimilated into the area in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 10 Prior to the commencement of development above ground level, a scheme of ecology enhancement shall be supplied to the local planning authority for its written approval. The scheme must include details of bat and bird box installation, hedgehog connectivity, and other

enhancements as applicable and in line with the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Planning Biodiversity Supplementary Planning Document (2022).

- 11 Prior to first occupation of any unit, a layout plan showing how a wheelchair user and an equestrian would traverse through the gates at points 1 on the Revised Typical Fencing and Gate Details plan must be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 12 Prior to the first occupation of any unit, 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.

- 13 All hard and soft landscape works shall be carried out and maintained in accordance with the approved details, including the document titled 'Landscape and Ecological management Plan for Stapleford Retirement Village, Cambridge – Rev P04' dated 22.11.2022. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the development is satisfactorily assimilated into the area, enhances biodiversity and provides a high quality design in accordance with Policies HQ/1, NH/4 and NH/8 of the South Cambridgeshire Local Plan 2018.

- 14 The development shall be constructed/operated in strict accordance with the noise mitigation measures recommended in the Stapleford, Cambridge, Rangeford Villages, Acoustics, Environmental Noise Survey, Revision 01 (Document reference: REP-1014086-5A-CS-20220624-

Noise control strategy-Rev0 and dated 5th September 2022) prepared by Hoare Lea and submitted with this application.

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

- 15 Collection from and deliveries to any non-residential premises uses shall only take place between the hours of 07.00 to 23.00 Monday to Saturday and 0900 to 1700 on Sunday, Bank and other Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide an acceptable living environment for future occupants and to protect the amenity of adjoining occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018

- 16 The bin and cycle stores for the development hereby permitted shall be installed in accordance with drawing nos. STP-L3A-ZZ-ZZ-M3-A-90_001, 742-ALA-00-XX-DR-L-1027 REV P01, 742-ALA-00-XX-DR-L-1026 REV P01, 742-ALA-00-XX-DR-L-1025 REV P01 and 742-ALA-00-XX-DR-L-1024 REV P01 prior to the first occupation of any unit.

Reason: To ensure that the need for refuse, recycling and cycle parking is successfully integrated into the development in accordance with policies HQ/1 and TI/3 of the South Cambridgeshire Local Plan 2018.

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework SPDs