



<b>Planning Committee Date</b>	17 January 2024
<b>Report to</b>	South Cambridgeshire District Council Planning Committee
<b>Lead Officer</b>	Joint Director of Planning and Economic Development
<b>Reference</b>	23/03311/FUL
<b>Site</b>	Rose Villa, Little Heath Gamlingay Cambridgeshire SG19 3LL
<b>Ward / Parish</b>	Gamlingay
<b>Proposal</b>	Demolition of agricultural buildings and erection of 5 No. dwellings with associated access and landscaping.
<b>Applicant</b>	Mr R Stewart
<b>Presenting Officer</b>	Mary Collins
<b>Reason Reported Committee</b>	<b>to</b> Called-in by Cllr Bridget Smith Third party representations
<b>Member Site Visit Date</b>	10 <sup>th</sup> January 2023
<b>Key Issues</b>	1. Impact of character and appearance of countryside 2. Impact on biodiversity
<b>Recommendation</b>	<b>APPROVE</b> subject to conditions.

## 1.0 Executive Summary

- 1.1 The application seeks planning permission for demolition of agricultural buildings and erection of 5 No. dwellings with associated access and landscaping.
- 1.2 The site benefits from a Part 3, Class Q consent for change of use of the agricultural buildings to residential use as five dwellings.
- 1.3 The proposals include maintaining the existing footprint of all three existing barns on site but increasing the floor area of the dwellings by adding an additional area within the lower levels i.e. basement areas of the buildings.
- 1.4 The proposal is acceptable in principle.
- 1.5 Officers recommend that the Planning Committee approve.

## 2.0 Site Description and Context

None relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	

\*X indicates relevance

- 2.1 The application site is situated within the hamlet of Little Heath in the parish of Gamlingay. Little Heath is outside the defined village framework.
- 2.2 Little Heath extends south-west of the village of Gamlingay. It is long an un-adopted track, to the south of Dennis Green (a small cluster of settlement off Heath Road and accessed off West Road. Little Heath is the site of former brickworks and clay pits. It is characterised by a mix of residential, equestrian, agricultural and some commercial uses to either side of a lane which leads to the former Belle Vue brickworks.
- 2.3 The first section of track leads southwards, the track then bends and leads westwards; another bend and the track runs in a south westerly direction, before a bend leading in a south easterly direction and to the southern end of Little Heath ends at the site of the former brickworks/pits.
- 2.4 To either side of the track are a number of residential dwellings, many of which face and are directly accessed via the track. These houses vary in

scale, siting and character. Little Heath has a linear pattern of development with dwellings mostly adjacent to the access track with some situated in backland plots.

2.5 The application site is situated to the east of the first section of the track, close to the first bend in the track. The dwelling at Rose Villa is at the southern end of this section and is a replacement dwelling. The barns are situated to the east of the dwelling at Rose Villa.

2.6 The application site is in agricultural use. Immediately to the west of the application site is the residential property at Rose Villa. There are three barns on the application site, which are sited behind the dwelling.

### 3.0 **The Proposal**

3.1 Planning permission is sought for demolition of agricultural buildings and erection of 5 No. dwellings with associated access and landscaping.

3.2 Further to obtaining prior approval, reference 22/03529/PRIOR, the applicant is seeking full planning consent to replace the agricultural buildings (rather than converting) and proportionately increase the gross internal floor areas of the previously approved barn conversions to create a higher quality residential scheme.

3.3 The proposals include maintaining the existing footprint of all three existing barns but increasing the floor area of the dwellings by adding an additional area within the lower levels i.e. basement areas of the buildings.

3.4 The dwellings will be clad in vertical timber cladding and aluminium roofing to maintain the character of the agricultural appearance. Plots B, C, D and E would have a bin/bike store incorporated within the footprint. The site area is 0.7767 hectares.

### 4.0 **Relevant Site History**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
22/03529/PRIOR	Conversion of 3 No. agricultural barns to 5 No. dwellings together with external alterations.	Approved 07.10.2022.
Adjacent site (Rose Villa)		
22/00722/FUL	Detached four-bedroom dwelling to replace the existing two-bedroom bungalow.	Approved 26.04.2022

North of Rose Villa

21/04014/FUL

Single detached dwelling Approved  
with garaging and parking. 19.11.2021.

## 5.0 **Policy**

### 5.1 **National**

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment)  
Regulations 2017

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

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

Technical Housing Standards – Nationally Described Space Standard  
(2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

### 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/7 – Development Frameworks

S/9 – Minor Rural Centres

CC/1 – Mitigation and Adaption to Climate Change

CC/3 – Renewable and Low Carbon Energy in New Developments

CC/4 – Water Efficiency

CC/6 – Construction Methods

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk  
HQ/1 – Design Principles  
NH/2 – Protecting and Enhancing Landscape Character  
NH/3 – Protecting Agricultural Land  
NH/4 – Biodiversity  
H/12 – Residential Space Standards  
H/14 – Replacement Dwellings in the Countryside  
SC/9 – Lighting Proposals  
SC/10 – Noise Pollution  
SC/11 – Contaminated Land  
TI/2 – Planning for Sustainable Travel  
TI/3 – Parking Provision  
TI/10 – Broadband

### 5.3 **Neighbourhood Plan**

Gamlingay Neighbourhood Plan (made 24th November 2022)

### 5.4 **Supplementary Planning Documents**

Biodiversity SPD – Adopted February 2022  
Sustainable Design and Construction SPD – Adopted January 2020  
Cambridgeshire Flood and Water SPD – Adopted November 2016  
Village Design Guide SPDs (Gamlingay).

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

Landscape in New Developments SPD – Adopted March 2010  
District Design Guide SPD – Adopted March 2010  
Trees and Development Sites SPD – Adopted January 2009

### 6.0 **Consultations**

- 6.1 **Gamlingay Parish Council – Object** - The Parish Council object to this planning application in the strongest terms.

- 6.2 As a background attached in appendix A are the parish council's responses made to the previous applications relating to this site, detailing previous concerns about the proposals for conversion of dwellings in this location. The Parish council advise that these previous concerns are still relevant and need to be fully considered.

- The proposal is for the development of 5 new build properties in the open countryside. There is no mention of the Neighbourhood Plan in the planning statement, and no evidence that it complies with the neighbourhood plan policies.

- The existing character of the site is severely compromised by the newbuild barns and their setting. The amenity land surrounding properties (the curtilage) is a significant altering factor of the setting. The garden enclosures, car parking prominent and visible and insufficient cycle storage facilities or garden storage is included in the current built form. Curtilage of properties will be severely impacted by modern day living, affecting the character of the location which is in the open countryside, outside of the village framework, and affecting views through the site.
- The bin storage and bin collection arrangements are not practical for the proposed residents. There are no visitor parking spaces, 2 parking spaces per property is not sufficient for 5 x 4 bed houses, and these will be visible from the access changing the character of this location. The access road is in very poor condition, and the distance to village centre is significant (20-minute walk, with no footways).
- GAM3- The proposed development is not in character with the open countryside, and more recent development in Little Heath. The proposed development does not respond positively to the character of the area and creates an urban feel in the open countryside by creating a cul de sac, effectively creating an urban 'close' in the open countryside.
- GAM9- Proposed development is not safeguarding the landscape and not enhancing the natural environment features, severely altering the site with engineering works and level changes. There will be a significant impact on wildlife (lighting and increase in hard landscape features). Concern expressed about light overspill from properties, especially at night (impact on wildlife).
- GAM8- contributions for footpath /cycleway improvements is formally requested as the proposal is a newbuild development.
- GAM1- similar large properties are not selling within Gamlingay parish - oversupply, the Housing Needs Survey evidenced in the Neighbourhood Plan states the need for smaller 2-bedroom accommodation (previous application did provide four 2-bedroom properties). The revision to the mix of development by increasing floorspace by engineering beneath the current ground levels does not comply with GAM1. (the housing needs of the community)
- The scheme is not a good example of design, and the parish council do not agree that the proposed scheme delivers a higher quality of development to the fallback Class Q conversion scheme, and the scheme will materially have a greater impact upon the rural character and appearance of the area.
- The previous comments to all applications from 2021- present still apply- please see the appendix attached. The parish council strongly object to the application. The Council request that should the planning officer recommend approval of the application the application be referred to Planning Committee.

### 6.3 **County Highways Development Management – No Objection.**

- 6.4 No significant adverse effect upon the Public Highway should result from this proposal, should it gain benefit of Planning Permission as Little Heath is not public highway.

- 6.5 **Sustainable Drainage Officer** – No response received.
- 6.6 **Ecology Officer – No Objection**
- 6.7 The submitted Ecological Appraisal report has not found any evidence that a protected species licence will be required prior to works commencing on site. The report has recommended non-licensable reasonable avoidance measures are employed to remove any residual risk of harm or disturbance to protected and priority species. these are agreed and no further surveys are required.
- 6.8 The updated Biodiversity Net Gain Assessment has included an area of mixed scrub and the trees proposed are outside of the areas mapped as private gardens. The area included within the site boundary on the Biodiversity Net Gain Assessment Version 2.0, look to be partly outside of redline on the Location Plan and Block Plan. If areas are proposed outside of the redline, they are classed as offsite and should be subject to a s106. If it is offsite, this would also mean that the criteria for use of the Small Sites Metric would not be met and the DEFRA Metric 4.0 should be used. But this can be amended at condition stage if required and a recommended condition is below.
- 6.9 The Ecological Appraisal report has recommended non-licensable reasonable avoidance measures are employed to remove any residual risk of harm or disturbance to protected and priority species, this includes construction safeguards and precautions for nesting birds.
- 6.10 A wildlife sensitive lighting strategy is also recommended and should be designed to reduce impacts on foraging and commuting bats. The scheme should be secured by a separate condition of any consent. Guidance should be followed in Bats and Artificial Lighting at Night Guidance Note 08/23.
- 6.11 Conclusion: There is sufficient ecological information to determine the application. If habitat enhancement areas are proposed outside of the redline, they are classed as offsite and should be subject to a s106. Recommends conditions.
- 6.12 **Tree Officer – No Objection.**
- 6.13 The redline boundary as identified through the Arboricultural report shows the primary location for the proposed development, based on the provided tree survey there are no trees of arboriculture importance that will be impacted by the proposed plans. All other trees surveyed are outside the redline boundary and considered not to be impacted by the proposed plans. Recommended condition Tree protection measures.
- 6.14 **Environmental Health – No Objection.**

6.15 Desk Top Study Report, Herts and Essex Site Investigations (HESI), reference 18307 dated June 2023 (Rev A October 2023) The report recommends further assessment in the form of intrusive investigation and ground gas monitoring. The previously noted errors and queries raised in my memo of the 26 September 2023 have been corrected and we note that the previously identified above ground tank has now been identified as a water tank that has not been used for any on-site fuel storage. The revised desk study is acceptable, and we agree with the recommendations for a phase II intrusive investigation, including ground gas monitoring.

## **7.0 Third Party Representations**

7.1 7 representations have been received objecting to the proposal.

7.2 Those in objection have raised the following issues: -

- Principle of development –outside the defined development framework for Gamlingay, new housing in countryside. Encroachment and urbanisation of the countryside.
- Character, appearance and scale - It is not in keeping with the character of Little Heath. Little Heath is a pleasant rural hamlet and this would turn it into a housing estate.
- This land acts as a buffer area that separates Little Heath from the village and thereby keeps Little Heath as a distinct hamlet, and to preserve this unique status and protect the countryside.
- Harm to biodiversity - Barns being destroyed and 5 large properties built on this site. The barns have been home to barn owls, tawny owls and bat for generations. Would be destroying both their homes and habitat by building on their hunting grounds. These grounds have insignificant status to humans but not to the animals that hunt there. There are many mammals and birds living in and around Little Heath, including badgers, bats, swifts, owls, red kite and buzzards. All hunt on the undisturbed land proposed for development.
- As part of the village plan it is smaller starter homes, 1 and 2 bed properties that are needed by the community and not larger 4 bedroom properties. Further large 4 bedroom houses and not required on Little heath. It has taken a long time to sell those which have recently been built and some remain unsold. These types of developments do not close the gap on the homes needed to solve the UK housing crisis.
- Rose Villa provides a valuable undeveloped gap which helps little heath maintain its hamlet status. the proposed development would be harmful to the character and appearance of the lane and would destroy the unique character of little heath. most existing development has been along the road line, and this proposal is a significant distance into the land, so a new road would have to be built to reach them.
- Due to the considerable amount of construction traffic the build would cause and then the 12 or more extra cars of the new residents, would cause the lane to further deteriorate. Emergency vehicles have already experienced problems accessing the lane. this will be little heath, an area with no services or public transport accessed by an unadopted,



unlit lane in poor condition. Further building traffic, those living in the properties and associated deliveries etc would add further peril. There is no footpath, drainage or lights which would discourage walking / cycling and encourage more driving in and around the village.

- Further dwellings on this road cannot be supported as the infrastructure of roads and services has not been upgraded and therefore is not adequate to support it.
- More environmentally friendly to convert rather than demolish.
- Either the pigsties are suitable for conversion, or they are not. If they are, and benefit from permission under permitted development Class Q, then they must be converted and meet current building regulations without substantial works. If not, then any application to demolish and build new dwellings, falls outside of permitted development and needs to be considered in accordance with current policy.
- Potential to set a precedent once built.

## **8.0 Member Representations**

8.1 Cllr Bridget Smith has made a representation objecting to the application and concurs with the parish council comments.

## **9.0 Local Interest Groups and Organisations / 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 Assessment**

### **10.1 Principle of Development**

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

10.3 Policy S/6 of the Local Plan sets out the Council's development strategy and a hierarchical approach to new housing in the district, with a descending order of preference given to on the edge of Cambridge, at new settlements and only limited development at Rural Centres and Minor Rural Centres.

10.4 Policy S/6(4) sets out that development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service

provision and quality of public transport access to Cambridge or a market town.

- 10.5 Policy S/7 of the South Cambridgeshire District Council Local Plan 2018 states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 10.6 The supporting text to policy S/7 sets out that the development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the countryside is protected from gradual encroachment on the edges of villages and to help guard against incremental growth in unsustainable locations.
- 10.7 Frameworks have not been defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within nearby villages. Although it is recognised that such dwellings may be considered locally as 'part' of the nearest settlement in community terms, it is important in planning policy terms to limit the amount of new development that can take place in rural areas, which have few services and little or no public transport. Settlement Strategy.
- 10.8 Policy S/9 outlines the village status in the hierarchy. Gamlingay is a Minor Rural Centre where residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the development framework.
- 10.9 The application site is outside the Development Framework of Gamlingay and in the countryside. The proposed dwellings are Market dwellings and are not required to support workers in agriculture, horticulture, forestry, outdoor recreation and other uses.
- 10.10 The development is therefore contrary to policies S/7 and S/9 of the South Cambridgeshire Local Plan 2018.
- 10.11 The Gamlingay Neighbourhood Plan has been made in November 2022 and forms part of the development plan, and therefore all decisions need to be made in accordance with the neighbourhood plan. The relevant policies are as follows:
- 10.12 GAM1- New houses and employment buildings states: *As appropriate to their scale, nature and location new housing development should provide a mix of housing sizes in general and one and two bed houses in particular. Development proposals for new buildings which incorporate renewable energy generation (geothermal, solar and wind power) and water saving measures will be particularly supported where they otherwise comply with development plan policies.*

10.13 The proposal would not be in accordance with Gamlingay Neighbourhood Plan policy GAM1, as the proposal does not include a mix of housing or any one and two bed houses. However, given the scale of the development, which is below 10 dwellings, there would be no requirement under Policy H/6 of the South Cambridgeshire Local Plan 2018 to provide at least 30% 1 or 2 bedroomed houses, although the policy goes on to say the mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances.

10.14 Given its rural location, outside the Development Framework and in an unsustainable location, it is considered that the provision of smaller homes in this location may not meet the needs of the community and local demand as the homes would be at a distance from the village centre and facilities and future occupiers would need to rely on the car for journeys to access services/facilities.

10.15 Notwithstanding this, a material consideration in this instance is that three of the barns on the site have consent to be converted to a residential use (for 5 dwellings) under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

10.16 The granting of the Prior Approval under Class Q has established the principle of a residential use at the site and this application carries weight as a fall- back position as it represents a viable backup option for the redevelopment of the site.

10.17 The proposal is acceptable in principle subject to compliance with the Gamlingay Neighbourhood Plan 2022 and policies HQ/1 and H/16 of the South Cambridgeshire Local Plan 2018.

#### 10.18 **Design, Layout, Scale, Character, and Landscaping**

10.19 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.

10.20 Policy NH/2 is relevant to the landscape and visual impacts of a proposal and seeks to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.

10.23 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. Policy HQ/1 of the Local Plan sets out detailed criteria to ensure high quality design is delivered as part of new

development, seeking to ensure development is appropriate to its context in terms of scale, mass, form, design, siting, landscaping and materials.

- 10.24 GAM3 – Local Character states: *Development proposals will be supported where they respond positively to the guidance in the Village Design Guide (or to any document which supersedes the Guide). Housing and employment development should draw upon the scale, form, materiality and massing of existing vernacular buildings as described in the Village Design Guide. In addition, they should include suitable landscape treatments (for example hedgerows in keeping with the Bedfordshire Greensand Ridge National Character Area). New housing should be located and designed to prevent the village, the hamlets and smallholdings from joining up, to preserve the visual quality of the landscape and to retain the separate identities of the settlements. The Plan places particular emphasis on the settlement gap between The Cinques, Dennis Green and Little Heath as identified in the Policies Map (Map 8)*
- 10.25 GAM9 – Landscape and natural environment states: *Development should be designed to safeguard and where practicable enhance the landscape, recreation and natural environment features as shown on Map 13 and in Appendix 2. Where appropriate, development proposals should incorporate proportionate mitigation measures to keep any effects to a minimum. Development proposals which would have an unacceptable impact on the identified landscape, recreation and natural features will not be supported.*
- 10.26 Little Heath is considered to be of a semi-rural character, the west side of the road has slowly become more built up over the last few years due to the addition of a number of dwellings. The east side of the road has seen less of an increase in development; however it is acknowledged that there is a linear pattern of development that exists here. Rose Villa forms the final dwelling on the eastern side within this linear row of development before the built form gives way to the open countryside. There is a valuable undeveloped gap which lies predominately to the south of Rose Villa and the application site which allows for significant views into the surrounding open countryside which contributes significantly to the semi-rural character of Little Heath and these are seen and experienced from the Little Heath hamlet.
- 10.27 The proposed dwellings would be sited behind Rose Villa to the east and south east and would not encroach into this important visual space. The access road would lie to the south but it would not encroach detrimentally into this important visual gap.
- 10.28 Given there is a consent for the conversion of these buildings to residential use, the proposed dwellings are not considered to harm the character of the area.
- 10.29 Broad landscape character assessments are set out in Natural England's Countryside Character for East of England. Gamlingay is within the Western Greensand Landscape Character Area which is a very small character area

associated with the undulating dip slope of the Lower Greensand ridge. It is drained by small streams and there are some locally steep slopes. The fairly wooded landscape is interspersed with medium sized arable fields, small areas of pasture and market gardening. There are also small areas of remnant parkland and heath. Despite the presence of some worked out gravel pits, the area retains a predominantly rural character.

10.30 The proposed dwellings and their gardens would be sunk into the surrounding landscape and would allow views through the application site. There are already buildings on the site and the new dwellings would retain a predominately agricultural character and as such it is considered the proposal would respect and retain the local character and distinctiveness of the local landscape and Character Area.

#### **10.31 Proposed dwelling on Plot A**

10.32 The previously approved converted barn would have an articulated roof form with varying roof slopes and ridge heights, and it would also have an irregular footprint. The proposed new dwelling under this application would have a similar roofscape and an irregular footprint. The massing of the roof has been broken up by having several sections with varying ridge levels, so that the impact of the massing is reduced and there is not one uniform roof and ridge level.

10.33 The proposed elevations are generally uncluttered by windows. The western elevation would face the main route through Little Heath. It would not be overtly residential in appearance with three narrow tall windows and would retain a largely agricultural appearance. The entrance to the proposed dwelling would be to the eastern end as well as a raised decked area. To the south would be a sunken patio area. A parking area for two cars would be sited to the east end. These more domestic functions would be screened from view from the public vantage points. The openings are asymmetrically located on the elevations and fenestration does not dominate. The proposed dwelling overall has the appearance of an agricultural building, albeit a converted one.

10.34 The proposed dwelling at Plot A would be visually separated from the other proposed dwellings and there would be intervening visual space of approximately 50 metres to the east which would allow existing views through the application site and to the countryside beyond to be maintained.

#### **10.35 Proposed dwellings on Plots B, C, D and E**

10.36 The character of the proposed dwellings B/C and D/E would retain the simple form and agricultural appearance (one akin to converted agricultural buildings) and one which does not introduce a domestic/residential character in this countryside setting.

10.37 There are no objections to the associated engineering works and the impact of this on the surrounding landscape as the visual impact of this would be

negligible. The proposed amount of excavation would be approximately 278m<sup>2</sup> for plots B and C combined, and for plots D and E combined with the addition of the footprint of the dwellings being excavated to create a lower floor.

- 10.38 The use of vertical timber and with the majority of the building viewable above ground level being one storey only, the proposed dwellings would read as barn conversions and akin to the fallback position. The proposed dwellings at B/C and D/E would be read as sunken into the surrounding topography. Views across the fields towards these dwellings from the main section of the unmade lane through Little Heath, would be recessive. Above ground level, these dwellings would present their narrow end to wider views from the west and would be set back from the lane through Little Heath and this would help to ensure that the visual impact of the dwellings on their rural setting is minimised. These western end elevations would not have any openings and would maintain a similar visual appearance to that of the existing buildings. There would be limited public views of the eastern and southern elevations of these dwellings. The northern elevation of Plots B and C would have a single storey form, with rooflights. Fenestration would not dominate and would be irregular. Any views of this elevation would read as a single storey barn conversion. There would be a separation of approximately 23 metres between the two proposed buildings and this visual spacing between built form would provide views through to the countryside beyond and would not result in a detrimental impact on the rural setting.
- 10.39 The car parking areas to serve Plots B, C, D and E would be within the central section between the two buildings and there are long views of this part of the development in particular from the track through Little Heath. There are opportunities for these areas to be screened by planting within, to either end, as well as planting at a distance. The car parking areas are best placed to the front of the properties and with good landscaping, any domestic/urban feel can be mitigated.
- 10.40 The access road to these dwellings would be long but its impact can be mitigated as the road has a sweeping curve and bend rather than being straight and planting on the bends and curves would help to distract views of the proposed dwellings. The road will curve round into the site from the main gate, will swing down to the south to reduce the impact of Plot A and then swing up towards the remaining proposed dwellings. There is an existing access track into the first part of the application site. Keeping the access road, narrow in width with the provision of passing points along the route and through the use of a surface appropriate in this countryside setting such as a hoggin would reduce the visual impact of the road. The access road would consist of a number of smaller lanes off the central one and would have an informal layout. As such the access road is not considered to introduce a cul-de-sac or layout which is more estate like and urban in feel, into these rural surroundings.
- 10.41 Proposed landscaping is not shown in detail. However, planting of trees in

the intervening space between the proposed dwellings would help to screen and reduce the visual impact of this predominately parking area and assimilate the dwellings within the wider landscape, these details could be conditioned on any approval.

- 10.42 The proposed dwellings would be sited behind Rose Villa which fronts the eastern side of Little Heath. The proposed dwellings would not encroach into the important visual space which lies predominately to the south of the application site and any visual space as seen and experienced from the Little Heath hamlet. The proposed dwelling on plot A is in close proximity to Rose Villa and other dwellings on the eastern side of Little Heath, whilst the dwellings on plots B, D and E are sited so that there is a sense of spaciousness around them and they are not considered to encroach into the open countryside to a detrimental degree or cause visual harm.
- 10.43 The construction of these new dwellings would not result in infilling between the village, the hamlets and smallholdings, the visual quality of the landscape would be preserved and the settlements would retain their separate identities. The settlement gap and space between The Cinques, Dennis Green and Little Heath would be maintained. The gap between Little Heath and the cluster of settlement at Mill Hill to the east would also be maintained.
- 10.44 The proposed development is considered to be in character with the open countryside, given the material finish and form of the proposed dwellings which has a predominately agricultural appearance which is in keeping with this rural context. The proposed development by virtue of its size form and material appearance is considered to respond positively to the character of the area. It is considered the proposal would maintain the integrity of the satellite hamlets, the distinctive dispersed landscape settlement pattern of farmsteads, hamlets and small detached houses and would retaining the open landscape character between the hamlets and the village. The proposal would be in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.
- 10.45 With respect to GAM3 of the Gamlingay Neighbourhood Plan, the proposed dwellings would draw upon the scale, form, materiality and massing of the existing buildings on site. The proposal would retain the separate identities of the settlements and would retain the settlement gap between Dennis Green and Little Heath.
- 10.46 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with the Gamlingay Neighbourhood Plan 2022, South Cambridgeshire Local Plan (2018) policies HQ/1, NH/2 and the NPPF.

#### 10.47 **Trees**

- 10.48 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.

10.49 The application is accompanied by an Arboricultural Impact Assessment. The Council's Tree Officer has advised that this is acceptable, and a condition is required to ensure these approved documents are implemented on site throughout the construction period.

10.50 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/ of the Local Plan.

#### **10.51 Carbon Reduction and Sustainable Design**

10.52 The Councils' Sustainable Design and Construction SPD (2020) sets out a framework for proposals to demonstrate they have been designed to minimise their carbon footprint, energy and water consumption and to ensure they are capable of responding to climate change as required by policy CC/1.

10.53 Policy CC/3 'Renewable and Low Carbon Energy', requires that Proposals for new dwellings 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 Policy CC/4 'Water Efficiency' requires that all new residential developments must achieve as a minimum water efficiency to 110 litres pp per day Paras 152 – 158 of the NPPF are relevant.

10.55 Subject to conditions relating to carbon reduction technologies and water efficiency, the applicants have suitably addressed the issue of sustainability and renewable energy. The proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

#### **10.56 Biodiversity**

10.57 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) require development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with policy NH/14 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.58 In accordance with policy and circular 06/2005 'Biodiversity and Geological Conservation', the application is accompanied by a preliminary ecological appraisal which sets out estimated net gain of 39%. The updated Biodiversity Net Gain Assessment has included an area of mixed scrub and the trees proposed are outside of the areas mapped as private gardens. However much of the Biodiversity Net Gain can be achieved on site. If areas



are proposed outside of the redline, but still within the ownership of the applicant they are classed as offsite and would then be subject to a s106 agreement. As such a condition is recommended relating to the details of the proposed provision of BNG and how the net gain will be achieved through a combination of on-site and / or off-site mitigation.

- 10.59 The Ecological Appraisal report has not found any evidence that a protected species licence will be required prior to works commencing on site. The report has recommended non-licensable reasonable avoidance measures are employed to remove any residual risk of harm or disturbance to protected and priority species.
- 10.60 The application has been subject to formal consultation with the Council's Ecology Officer, who raises no objection to the proposal and recommends several conditions to ensure the protection of species during construction, ecological enhancements, biodiversity lighting strategy and the delivery of biodiversity net gain.
- 10.61 With respect to policy GAM9 – the development has been designed to safeguard and where practicable enhance the landscape, recreation and natural environment features and mitigation measures are proposed to keep any effects to a minimum.
- 10.62 In consultation with the Council's Ecology Officer, subject to an appropriate condition, officers are satisfied that the proposed development complies with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.

### 10.63 **Protecting Agricultural Land**

- 10.64 Local plan policy NH/3 'Protecting Agricultural Land' states that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:
- a) Land is allocated for development in the Local Plan;
  - b) Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land...'
- 10.65 The classification of the agricultural land is Grade 4, which is Poor Quality Agricultural Land. Land included within this grade suffers severe limitations that significantly restrict the range and/or yield of crops to be grown. This land is mainly suited to grass with occasion arable crops – the yields of which are variable. In addition to the private residential curtilages, a small section of land, mostly to central section between the proposed dwellings on plots B and C and D and E would be taken out of agricultural use. Given its location between two buildings it is not considered to be part of a larger field which can be cultivated or used for grazing.

10.66 The loss of this additional area of agricultural land is therefore acceptable, and the proposal is compliant with policy NH/3 and NPPF advice.

#### **10.67 Water Management and Flood Risk**

10.68 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.

10.69 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.

10.70 With regards to drainage, specific details of surface water drainage and foul water drainage could be required by condition and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.

#### **10.71 Highway Safety and Transport Impacts**

10.72 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.

10.73 Policy TI/2 requires developers to demonstrate adequate provision will be made to mitigate the likely impacts of the proposed development.

10.74 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

10.75 Access to the site would via Little Heath. As vehicular access to the site is off an unadopted private track and given the fallback position that dwellings can be constructed here, the additional dwellings would not be detrimental to the use of this access.

10.76 It is noted that the proposal would entail an intensification of the use of the existing unadopted road, however, the application site does benefit from a fallback position for the creation of four dwellings.

10.77 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal.

10.78 The proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

#### **10.79 Cycle and Car Parking Provision**

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

#### Cycle Parking

10.81 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.

10.82 Plots B, C, D and E would have a bin/bike store incorporated within the footprint. Spaces for two cycles are shown indicatively, and provision should be made for 5 bikes per dwelling. It is not good practice to have a combined bin/bike store and this is against RECAP Guidance. The proposal does not show any bin or bike stores for Plot A. It is considered that separate cycle stores must be provided on site. This can be conditioned for submission and implementation prior to first occupation.

#### Car Parking

10.83 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. All the proposed dwellings benefit from two onsite parking spaces. There is no requirement to provide visitor parking spaces. The Gamlingay Neighbourhood Plan seeks to ensure that new development complies with parking and access requirements as applied by the District and County Councils.

10.84 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.

10.85 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.

#### **10.86 Amenity**

10.87 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.

#### Neighbouring Properties

*Impact on new property to the west of Plot A.*

- 10.88 The replacement dwelling at Rose Villa is approximately 3.4 metres away from the north-western corner of the proposed dwelling which is the nearest point. This is in the ownership of the applicant.
- 10.89 There are no openings proposed in the western elevation at first floor level which would overlook this property.
- 10.90 Given the existing relationship between the existing barn on the site and this dwelling, there would not be an increased detrimental impact on the residential amenity of this neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy.
- 10.91 The proposed dwelling is inset from the northern boundary by approximately 7 metres. At first floor level to the northern elevation high level rooflights are proposed, one to a bedroom. Given the orientation of the two buildings, there would be no detrimental impact on the occupier of the new dwelling to the north of Rose Villa.

Future Occupants

- 10.92 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.
- 10.93 The gross internal floor space measurements for units in this application are shown in the table below:

<b>Unit</b>	<b>Number of bedrooms</b>	<b>Number of bed spaces (persons)</b>	<b>Number of storeys</b>	<b>Policy Size requirement (m<sup>2</sup>)</b>	<b>Proposed size of unit</b>	<b>Difference in size</b>
A	4	8	2	124	206	82
B	5	10	2	128	180	52
C	5	10	2	128	180	52
D	5	10	2	128	180	52
E	5	10	2	128	180	52

- 10.94 The proposed dwellings meet the overall internal floor area for the number of bedspaces provided. All bedrooms meet the minimum room sizes.

Garden Sizes

- 10.95 The District Design Guide 2010 advises that each house with 3 bedrooms or more should have private garden space of 80m<sup>2</sup> in rural settings.

- 10.96 The proposed dwellings on plots B, C, D and E would benefit from a private garden area which would exceed the recommendations of the Council's District Design Guide. Each would have a rear garden of approximately 132 m<sup>2</sup>. Plot A would have a sunken patio area in addition to a terrace, approximately 74m<sup>2</sup> of private amenity space. This is marginally below the recommended size however it is considered acceptable in this context. The residential curtilage associated with each new dwelling is to be similar to the fall-back position of the approved curtilage of the barn conversions which would be equivalent to the ground floor area of the existing barns to be converted. The size of the garden for the proposed dwellings would be of a similar size to the footprint of the dwellings. This is considered acceptable.
- 10.97 Gabion walls will be used to create the retaining walls to the perimeter of the patio areas. The gabion walls are not considered to be unduly overbearing or result in any overshadowing and would provide a good level of amenity in respect of any overshadowing created through the security of the perimeter. To ensure safety it is likely that treatment would be necessary to screen the perimeter and to ensure safety. These details will be required by a landscaping/boundary treatment condition.
- 10.98 The proposal is in accordance with policy H/12 of the South Cambridgeshire Local Plan 2018.

#### Construction and Environmental Health Impacts

- 10.99 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.
- 10.100 The Council's Environmental Health Team have assessed the application and recommended condition are attached in relation to contamination and remediation, hours of construction and requiring details of piling.

#### Summary

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

#### **10.102 Third Party Representations**

- 10.103 Third-party representations have raised concerns that the size of the proposed housing (4 and 5 bedrooms) does not relate to the housing need in the community. Larger houses are not sought after, and it is noted that

the larger properties recently built are not in demand. As part of the village plan, smaller properties are needed by the community and not larger 4-bedroom properties. The Neighbourhood Plan is a material consideration however, given the scale of the development (5 dwellings) and the location of the site outside the development framework, the level of accommodation provided above two bedrooms would not warrant a refusal.

10.104 Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development Order), Changes of use, Class Q allows the conversion of an agricultural building to a residential dwelling. This is a fallback position which has established that dwellings can be constructed on the application site.

10.105 With regard to any precedent this application if approved might set for the construction of further new dwellings in the countryside, all planning applications are assessed on their own merits. There is a difference between what is proposed as part of this application and any future application for the construction of new dwellings in the countryside. This is because there are already buildings on site and there is a fall-back position.

10.106 The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (April 2023) concludes that Cambridge City And South Cambridgeshire jointly have 6.1 years of housing land supply for the 2023-2028 five-year period. Due to these positive housing figures in the District, the local plan takes primacy in decision making. There is no policy support for the construction of new dwellings in the countryside, unless they meet the exception criteria for rural housing as outlined in the NPPF paragraphs 82, 83 and 84.

#### 10.107 **Other Matters**

10.108 Plots B, C, D and E have a shared bin/bike store integrated within the building envelope. It is not good practice to have a combined bin/bike store. The store is an acceptable size for three bins per property. A condition requiring separate cycle stores is recommended.

10.109 Given the nature of the access road, its width and its proposed surfacing, it is unlikely that refuse collection vehicles will be able to use this access road. RECAP Guidance recommends that residents should not have to move waste more than 30m to any designated storage area within the boundaries of the property. Any designated storage area within the boundaries of the property should not be more than 25m distance from the collection point.

10.110 In the case of this proposal, given the length of the access road to the proposed dwellings, and given this access is off an existing unmade road, it would not be possible to provide a bin storage area, within 30 metres of the dwellings and a collection point a further 25 metres, from which bins could be wheeled to be emptied on collection days. The length of the access road exceeds these combined drag distances. Building Regulations, Approved Document H) states - Bin collection points would need to be sited

in a convenient position for both future occupiers as well as for collection vehicles. The position of bin storage areas and the management of household waste will be required by condition, as it is likely the household waste would need to be managed privately.

10.111 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.

#### 10.112 **Planning Obligations**

10.113 Regulation 122 of the Community Infrastructure Levy Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. If the planning obligation does not pass the tests then it is unlawful. The tests are that the planning obligation must be:

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

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

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

10.116 The Gamlingay Neighbourhood Plan was made in November 2022 and this holds material weight in the decision making process.

10.117 Policy GAM8 requires contributions towards providing new infrastructure for walking, cycling and horse riding and states:

*Proposals for the development of new or improved walking cycling and horse riding routes will be supported. The implementation of the package of measures as shown on Map 12 will be particularly supported. As appropriate to their scale nature and location, new residential and business units should mitigate their impact on the local road network by their design and layout and contributing towards the provision and maintenance of new paths for cycling, walking and horse riding between the village, hamlets, employment sites and neighbouring villages.*

10.118 The amount of the contribution is £10 per square metre of gross internal floorspace provided. The proposed dwellings have a floor area of 934m<sup>2</sup> and therefore a contribution of £9,340 is required. A Unilateral Undertaking has been submitted dated 9 October 2023.

#### 10.119 **Planning Balance**

10.120 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). The Gamlingay Neighbourhood Plan has been made in November 2023 and forms part of the development plan, and therefore all decisions need to be made in accordance with the neighbourhood plan.

#### 10.121 Summary of harm

10.122 The application site is outside the Development Framework of Gamlingay and in the countryside, where the construction of new dwellings is contrary to planning policy. The replacement buildings would encroach into countryside and have an impact on landscape character and views. Without appropriate mitigation measures there would be harm to any protected species on site.

10.123 The proposal would provide large houses in an unsustainable countryside location, rather than smaller one and two-bedroom dwellings. As such it would not meet the Gamlingay Neighbourhood Plan 2022 or local need.

10.124 The existing lane in Little Heath is unmade and unadopted. Although of low weight in the planning balance, the proposal through additional car journeys would have an impact on the safety of pedestrians and other users of the lane.

#### 10.125 Summary of benefits

10.126 The proposal would deliver homes contributing to the housing needs of the District and provide five sustainably constructed dwellings which are designed to reduce their visual impact and for them to assimilate within their rural setting. The proposal would achieve delivery of Biodiversity Net Gain through on site and off site measures if required.

10.127 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 development is recommended for approval.

## 11 **Recommendation**

### 11.1 **Approve** subject to:



-The planning conditions and legal agreement as set out below with minor amendments to the conditions as drafted delegated to officers.

## 12.0 Planning Conditions

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

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

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

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

- 3 No development hereby permitted shall be commenced until a surface water drainage and foul water drainage scheme for the site, based on sustainable drainage principles and in accordance with South Cambridgeshire local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

Details shall include:

- a) The proposed discharge location in accordance with the drainage hierarchy and reasonable evidence this can be achieved;
- b) site plan identifying indicative locations for sustainable drainage features;
- c) Ground investigation to confirm infiltration rates and ground water levels
- d) Details of foul discharge location and consent from Anglian Water to discharge into public sewers

Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies HQ/1, CC/7, CC/8 and CC/9 of the South Cambridgeshire Local Plan 2018.

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

The BNG Plan shall include:

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

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

Reason: To add to biodiversity in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 5 No development (or phase of) shall take place, unless otherwise agreed, until:
- a) The application site has been subject to a detailed scheme for the investigation and recording of contamination, based on the Phase 1 Desk Study, and remediation objectives have been determined through risk assessment. The resulting Phase 2 Intrusive Site Investigation Report is to be submitted to and approved in writing by the Local Planning Authority.
  - b) A Remediation Method Statement containing proposals for the removal, containment or otherwise rendering harmless any contamination, based upon the Phase 2 Intrusive Site Investigation, has been submitted to and approved in writing by the Local Planning Authority.

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

- 6 The development (or each phase of the development where phased) shall not be occupied until the works specified in the approved Remediation Method Statement are complete and a Verification Report demonstrating compliance with the approved Remediation Method Statement has been submitted to and approved in writing by the Local Planning Authority

Reason: To demonstrate that the site is suitable for approved use in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

- 7 If unexpected contamination is encountered during the development works which has not previously been identified, all works shall cease immediately until the Local Planning Authority has been notified in writing. Thereafter, works shall only restart with the written approval of the Local Planning Authority following the submission and approval of a Phase 2 Intrusive Site Investigation Report and a Phase 3 Remediation Strategy specific to the newly discovered contamination.

The development shall thereafter be carried out in accordance with the approved Intrusive Site Investigation Report and Remediation Strategy.

Reason: To ensure that any unexpected contamination is rendered harmless in the interests of environmental and public safety in accordance with Policy SC/11 of the South Cambridgeshire Local Plan.

- 8 All ecological measures and/or works shall be carried out in accordance with the details contained in the Development Phase 2 Ecological Appraisal (Learn Ecology, September 2022) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To enhance ecological interests in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 9 Prior to the commencement of development above slab 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 Biodiversity Supplementary Planning Document (2022). The approved scheme shall be fully implemented within an agreed timescale unless otherwise agreed in writing.

Reason: To add to biodiversity in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 10 Prior to occupation a "lighting design strategy for biodiversity" features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specification)

so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policies S/3, HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018 and their protection under the Wildlife and Countryside Act 1981).

11 No development above ground level, other than demolition, shall commence until details of a hard and soft landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a) proposed finished levels or contours; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. Street furniture, artwork, play equipment, refuse or other storage units, signs, lighting, CCTV installations and water features); proposed (these need to be coordinated with the landscape plans prior to being installed) and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant;

b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme;

If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place as soon as is reasonably practicable, unless the Local Planning Authority gives its written consent to any variation.

c) boundary treatments (including gaps for hedgehogs) indicating the type, positions, design, and materials of boundary treatments to be erected.

d) a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas.

All hard and soft landscape works shall be carried out and maintained in accordance with the approved details. The works shall be carried out prior

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

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

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

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

- 13 Prior to first occupation of the development, hereby permitted, full details of facilities for the covered, secure parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate provision for the secure storage of bicycles in accordance with Policies HQ/1 and T1/3 of the South Cambridgeshire Local Plan 2018.

- 14 All tree protection measures shall be carried out in accordance with the approved tree protection strategy Arboricultural Survey to BS5837:2012 Rose Villa, Little Heath, Gamlingay, Bedfordshire SG19 3LL 18 July 2023, before any works commence on site. The tree protection measures shall remain in place throughout the construction period and may only be removed following completion of all construction works.

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

- 15 If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 and South Cambridgeshire Local Plan 2018 Policy NH/4.

- 16 In the event of the foundations for the approved development requiring piling, prior to the development taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy CC/6 of the South Cambridgeshire Local Plan 2018.

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

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

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

Where grid capacity issues subsequently arise, written evidence from the District Network Operator confirming the detail of grid capacity and a revised Energy Statement to take account of this shall be submitted to and

approved in writing by the local planning authority. The revised Energy Statement shall be implemented and thereafter maintained in accordance with the approved details.

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

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

Reason: To ensure that the development makes efficient use of water and promotes the principles of sustainable construction in accordance with Policy CC/4 of the South Cambridgeshire Local Plan 2018 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

- 20 The dwellings hereby approved shall not be occupied until the dwellings have been made capable of accommodating Wi-Fi and suitable ducting (in accordance with the Data Ducting Infrastructure for New Homes Guidance Note) has been provided to the public highway that can accommodate fibre optic cabling or other emerging technology, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure sufficient infrastructure is provided that would be able to accommodate a range of persons within the property and improve opportunities for home working and access to services, in accordance with policy TI/10 of the South Cambridgeshire Local Plan 2018.)

- 21 No development shall take place above ground level, other than demolition, until details of the materials to be used in the construction of the development have been 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 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.

- 22 Prior to the installation of any electrical services, an electric vehicle charge point scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall make provision for one active charge point for each house. The active charge points should have a minimum power rating output of 3.5kW.

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

Reason: In the interests of encouraging more sustainable modes and forms of transport in accordance with policy TI/3 of the South Cambridgeshire Local Plan and the Greater Cambridge Sustainable Design and Construction SPD 2021.

- 23 The development hereby permitted shall not be occupied until a management plan for waste storage which specifies the position of the bin storage and collection areas and details how waste collection teams will access the storage areas, has been submitted to, and approved in writing by, the local planning authority. The facilities shall be provided in accordance with the approved details before the development is first occupied and shall be retained in accordance with the approved details thereafter.

Reason: To ensure appropriate waste storage and collection in accordance with policy HQ/1 of the South Cambridgeshire Local Plan.

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

Reason: In order to ensure that development that would not otherwise require planning permission is not carried out with consequent potential harm to the character of the countryside and amenities of neighbouring residents in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

## **Informatives**

- 1 A Unilateral Undertaking dated 9th October 2023 relates to this planning permission. A contribution of £9,340 is required.
- 2 Before the existing buildings are demolished, a Demolition Notice will be required from the Building Control section of the council's Shared Planning Service establishing the way in which they will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working.
- 3 The granting of permission and or any permitted development rights for any Air Source Heat Pump (ASHP) does not indemnify any action that may be required under the Environmental Protection Act 1990 for statutory noise



nuisance. Should substantiated noise complaints be received in the future regarding the operation and running of an air source heat pump and it is considered a statutory noise nuisance at neighbouring premises a noise abatement notice will be served. It is likely that noise insulation/attenuation measures such as an acoustic enclosure and/or barrier would need to be installed to the unit in order to reduce noise emissions to an acceptable level.

To avoid noise complaints, it is recommended that operating sound from the ASHP does not increase the existing background noise levels by more than 3dB (BS 4142 Rating Level - to effectively match the existing background noise level) at the boundary of the development site and should be free from tonal or other noticeable acoustic features. In addition equipment such as air source heat pumps utilising fans and compressors are liable to emit more noise as the units suffer from natural aging, wear and tear. It is therefore important that the equipment is maintained/serviced satisfactory and any defects remedied to ensure that the noise levels do not increase over time.

- 4 The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works.  
The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environment Planning Team.

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#### 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