



Planning Committee Date	17 th January 2024
Report to	South Cambridgeshire District Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	23/02752/OUT
Site Ward / Parish	Land north of David's Lodge, Old North Road Bourn
Proposal	Outline application for the erection of up to 5 No. self-built dwellings with some matters reserved, except for access off Fox Road.
Applicant	Craig Huber
Presenting Officer	Laurence Moore
Reason Reported to Committee	Called-in by Bourn Parish Council Departure Application
Member Site Visit Date	10 th January 2024
Key Issues	1. Departure Application 2. Principle of development 2. Highway Safety and Transport Impacts 3. Sustainability of Location
Recommendation	APPROVE subject to conditions and legal agreement.

1.0 Executive Summary

- 1.1 This application seeks outline planning permission the erection of up to 5 No. self-build dwellings with some matters reserved, except for access off Fox Road.
- 1.2 The application site is situated outside the development framework of Bourn yet constitutes the infill of an existing residential area; and as such is not considered to constitute gradual encroachment to or harm of the countryside.
- 1.3 South Cambridgeshire District Council is a Right to Build Vanguard Authority with a statutory duty under section 2A of The Self Build and Custom Housebuilding Act 2015 which requires the Council gives suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the Authority's area. Furthermore, policy H/9 of the local plan requires a mix of housing, identifying the need for self-build/custom build plots to be provided.
- 1.4 The proposed development would be restricted to two-storeys in height and would be obscured from view of the public realm by existing dense vegetation on site, which is protected by TPOs and conditions set out within this report, and is therefore not considered to allow for any adverse harm to the character of the area, or detract from the setting of heritage assets in proximity to the site.
- 1.5 The development is in close proximity to a range of shops, services, community facilities and areas of informal and formal open space, in addition to suitable public transport links, and is considered to be situated within a sustainable location.
- 1.6 The application seeks to avoid adverse harm to the existing ecological assets on sites, including trees and bats, would allow for a 22% increase in biodiversity on site, and has been subject to formal consultation with the Council's ecologists and Natural England, who have raised no objections to the proposed development subject to conditions.
- 1.7 Subject to conditions, the development is not considered to allow for any adverse impacts on flood risk, surface/foul water drainage, highway safety or archaeological interests.
- 1.8 The development would not allow for any adverse harm to the residential amenity of neighbouring occupiers, subject to conditions.
- 1.9 An objection has been received from the Council's conservation officer, which states the proposed layout and urbanisation of the site will cause less than substantial harm to the identified heritage assets situated north of the site. This report explains that Officer's view is that given the existing

dense vegetation which surrounds the northern boundary of the site, which is protected by TPO status, the site would be primarily obscured from view of the listed buildings to the north of the site, and therefore the proposed development is seen to be appropriately obscured from the setting of the heritage assets and avoids any harm to the setting and status of the Old Fox Inn and Fox Farm.

- 1.10 Officers recommend that the Planning Committee approve this application, subject to the conditions detailed within this report.

2.0 Site Description and Context

Outside of Development Framework	X	Tree Preservation Order	X
SSSI Risk Impact Zone	X		

*X indicates relevance

- 2.1 The site is situated due north of David's Lodge, and sits adjacent to Old North Road and Fox Road. The site is subject to TPOs which are situated along the Western and Northern boundaries of the site.
- 2.2 The existing site consists of pastureland which currently accommodates horses. The land is not currently farmed land but is still considered to be agricultural land, and is surrounded by existing residential developments.
- 2.3 North of the site is Fox Road and residential premises fronting the highway, which includes 2no. Grade II listed buildings associated with the former Fox Farm.
- 2.4 East of the site are residential premises fronting Fox Road, whereas further east of the site consists of light industrial uses, motor repair services and storage facilities.
- 2.5 South of the site are residential properties fronting Old North Road, whereas further south of the site consists of mature woodland.
- 2.6 West of the site is Old North Road, and further west of the site consists of residential properties.

3.0 The Proposal

- 3.1 This is an outline planning application for the erection of up to 5 No. self-build dwellings with some matters reserved, except for access off Fox Road. The application seeks approval for the siting of 5no. self-builds, with a maximum internal floor space of 999sqm. The application will allow for

an access road to be created, allowing access from Fox Road via the north-east corner of the site.

- 3.2 The site is surrounded by trees which are the subject of tree preservation orders (TPOs) along the western boundary and north-west corner, which obscure the proposal site from view of the public realm. The TPOs are not to be altered as part of this proposed development.
- 3.3 The proposed development is located in close proximity to sustainable transport provision, with two bus services available within a 2-minute walk from the site. The development site is located within close proximity to the village centres of both Longstowe and Bourn.
- 3.4 The application has been amended to address representations and further consultations have been carried out as appropriate.
- 3.5 The application is accompanied by the following supporting reports and key plans which have been amended as indicated:
- Indicative Site Plan (Amended)
 - BNG Metric 4
 - BNG Assessment
 - Bat Roost Survey
 - Arboricultural Survey
 - Sustainable Transport Report
 - Topographical Survey

4.0 Relevant Site History

23/50107/PRELV3 - Development of land 5no. New 3-4 bed dwellings with associated landscaping and parking areas

S/1148/79/O – Bungalow – Refused

C/1187/73/O – Erection of one detached dwelling and garage. – Refused

C/1208/72/O – Residential Development – 1.47 acres approx. – Withdrawn

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/5 – Provision of New Jobs and Homes

S/7 – Development Frameworks

S/10 – Group Villages

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

CC/4 – Water Efficiency

CC/7 – Water Quality

CC/8 – Sustainable Drainage Systems

CC/9 – Managing Flood Risk

HQ/1 – Design Principles

NH/2 – Protecting and Enhancing Landscape Character

NH/4 – Biodiversity

NH/14 – Heritage Assets

H/8 – Housing Density

H/9 – Housing Mix

H/12 – Residential Space Standards

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 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

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

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

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

5.6 Other Guidance

N/A

6.0 Consultations

6.1 Bourn Parish Council – Object

6.2 The Bourn Parish Council objected for the following reasons: The application constitutes a departure from the local plan, heritage impacts, ecological impacts, archaeology, highway safety.

6.3 Longstowe Parish Council – Object

6.4 The Longstowe Parish Council objected for the following reasons: Proximity to unsafe junction, incompatibility with the village setting, lack of local amenities, highway safety.

6.5 County Highways Development Management – No Objection

6.6 No objection, subject to conditions pertaining to the need for a Traffic Management Plan, and informatives pertaining to Highways works.

6.7 Sustainable Drainage Officer – No Objection

6.8 No objection, subject to conditions pertaining to Surface and Foul Water Drainage.

6.9 Conservation Officer – Object

6.10 The outline proposals will result in harm to the setting of the farmhouse and barn due to the urbanisation of their setting to the immediate south.

6.11 The proposal would result in less than substantial harm to the significance of the designated heritage asset.

6.12 Landscape Officer – No Objection

6.13 Notwithstanding the situation of the development outside of the development framework, the landscape officer raises no objection subject to appropriate management of trees, alterations in layout orientation of plots 2 and 3 in respects to garden sizes and trees, the use of soft boundary treatments and conditions pertaining to hard and soft landscaping management.

6.14 Ecology Officer –No Objection

6.15 Initial response: “There is insufficient ecological information to determine the application.” - Consultation with Natural England required, confirmation of dead tree retention and bat roosting potential, in principle approach to BNG required.

6.16 Since the written objection provided, the applicant has provided all of the additional information requested, and Natural England were consulted.

6.17 Second response: No objection subject to conditions pertaining to the need for a CcEMP, BNG compliance, compliance with bat surveys.

6.18 Natural England – No Objection

6.19 Initial response: “Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.”- Further details on Bat roosting Potential and tree removal required.

6.20 Since the initial response, the applicant has provided all information requested, and Natural England were reconsulted on all amended details and further information.

6.21 Secondary response: No objection, subject to appropriate mitigation being secured.

6.22 Conditions have been constructed within discussions with the council’s ecologist to ensure the mitigation measures sought by Natural England are appropriately secured.

6.23 Tree Officer – No Objection

6.24 Initial response: "I have some arboricultural objections to this planning application." - Assess and alter the location of plot 4 in relation to T1, provide landscape plan that details tree planting and aftercare information.

6.25 Since the initial response, the applicant has provided the requested information, and the Tree Officer has removed their objection.

6.26 Secondary response: "I have no arboricultural concerns with this application."

6.27 No objection, no recommended conditions.

6.28 Environmental Health – No Objection

6.29 No objection, subject to conditions pertaining to reasonable construction hours, piling and noise impacts assessments, and general informatives.

6.30 S106 Officer – No Objection

6.31 "No S106 requirements for minor residential schemes with internal space below 1000sqm, provided PD rights for extensions are removed and cumulative internal floorspace is restricted to 1000sqm via condition."

6.32 S106/Unilateral Undertaking required to secure the plots for the self build register.

6.33 Archaeology – No objection

6.34 "Due to the archaeological potential of the site, a further programme of investigation and recording is required in order to provide more information regarding the presence or absence, and condition, of surviving archaeological remains within the development area, and to establish the need for archaeological mitigation of the development as necessary." - Standard Archaeology condition recommended.

6.35 No objection, subject to Archaeology condition.

7.0 Third Party Representations

7.1 14 representations in objection have been received.

7.2 Those in objection have raised the following issues:

- Principle of development
- Character, appearance and scale
- Heritage impacts
- Residential amenity impact (impacts on daylight, sunlight, enclosure, privacy, noise and disturbance, light pollution)
- Construction impacts
- Highway safety

- Car parking and parking stress
- Loss of biodiversity
- Impact on and loss of trees

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

8.0 Member Representations

8.1 None received

9.0 Local Interest Groups and Organisations / Petition

9.1 Not applicable

9.1 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 Planning Background

10.2 The site has no recent planning application history. The development was subject to a formal pre-application advice request prior to the submission of this application. This pre-application response has been uploaded as part of this application by the applicant, and so can be referred to within this assessment.

10.3 The pre-application sought advice on the development of the site for 5no. 3 - 4 bed dwellings with associated landscaping and parking areas. The pre-app response was issued as unacceptable in principle, due to the proposed erection of 5no. Market dwellings on the application site which is situated outside of the development framework of Bourn.

10.4 In line with Policy s/7 (2) of the local plan, which states that forms of development supported by other policies within the local plan will be acceptable outside of development frameworks the pre-app response highlighted that by utilising the site for self-build provision the objection in principle could be overcome, due to the requirements of policy H/9 which states that a suitable mix of housing types must be delivered within given areas.

10.5 The provisions of local plan policies S/7 (2) and H/9, alongside the statutory requirements of the Local Planning Authority's under section 2A of The Self Build and Custom Housebuilding Act 2015 which requires the

Council gives suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the Authority's area, the delivery of self-build plots is deemed to have overcome the concerns relating to the development's situation outside of the development framework, and this advice was relayed to the applicant within the formal response uploaded as part of this application.

- 10.6 The applicant has also uploaded a pre-application enquiry response from the highway's authority, showing that the applicant has engaged in formal consultation with highways experts, to ensure the proposed access does not allow for any adverse implications on the safe and/or effective use of the highway.

10.7 Principle of Development

- 10.8 This outline application seeks the erection of up to 5 No. self-build dwellings with some matters reserved, except for access off Fox Road.

- 10.9 The application site is situated within the parish of Bourn, in close proximity to Longstowe, the site is situated outside of the development framework.

- 10.10 Policy S/2 of the Local Plan sets out the Plan objectives based on principles of sustainable development. Policy S/3 of the Local Plan provides a presumption in favour of sustainable development as contained in the National Planning Policy Framework.

- 10.11 Policy S/6 of the adopted Local Plan (2018) states that the need for jobs and homes will be met as far as possible in the following order of preference of on the edge of Cambridge, at new settlements, and in the rural area at Rural Centres and Minor Rural Centres. Development in the rural areas 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 difference categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town. The application site is not within or adjacent to any of these locations.

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

- 10.13 The supporting text to policy S/7 sets out that 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. Gradual encroachment is generally used to describe the visual harm that could result from development expanding into the open countryside and incremental growth generally refers to the impact of having additional residential users in isolated locations creating unsustainable traffic movements if they not well connected to a settlement.

- 10.14 The proposal site is located outside the development framework of Bourn and therefore within the countryside, however the development framework boundary extends along the southern edge of the site around an existing cul-de-sac development.
- 10.15 Bourn is classed as a group village as defined under Policy S/10 of the Local Plan. Group villages are generally less sustainable locations for new development than rural centres or minor rural centres, having fewer services and facilities allowing only some basic day to day requirements of their residents to be met.
- 10.16 Policy TI/2 states that development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location.
- 10.17 The development is situated outside of the development framework for Bourn, but within close proximity to the village centres of both Bourn and Longstowe. The application site is situated along Fox Road, whilst Longstowe has limited shops, services and facilities, the village of Bourn is identified as a Group Village, and allows for access to a range of services and facilities including, but not limited to: pubs, a church, a post office, a primary school, butchers, bakers, restaurants, sports clubs, hair salon, convenience stores, a nursery, garages and other community facilities.
- 10.18 The application site is approximately a 3-minute drive from Bourn High Street, which equates to a 6-minute cycle, or 30-minute walk. The development site is therefore considered to be in close proximity to shops, services and facilities, which is welcomed.
- 10.19 Furthermore, the proposed development is located in close proximity to sustainable transport provision, with two bus services available within a 2-minute walk from the site. The Highway Safety and Sustainability Statement provided as part of this application indicate the public transport connections available, showing routes to/from Cambridge, Cambourne and St Neots, with associated connections to other villages throughout the district.

Self Build Need

- 10.20 Paragraph 63 of the National Planning Policy Framework (2023) highlights the need for different groups in the community to be assessed and reflected in planning policies, including “people wishing to commission or build their own homes”.
- 10.21 Policy H/9 of the local plan pertains to Housing Mix, and states that a wide choice of type and mix of housing needs to be provided to the meet the needs of different groups, including those seeking starter homes and people wishing to build their own homes.
- 10.22 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals.
- 10.23 South Cambridgeshire District Council is a Right to Build Vanguard Authority with a statutory duty under section 2A of The Self Build and Custom Housebuilding Act 2015 which requires the Council gives suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the Authority’s area. Therefore, weight needs to be given to the delivery of self-build dwellings should the Council have a shortfall in delivery.
- 10.24 The table below shows the number of people added to the register for each base period and the number of planning permissions granted within 3 years from the end of each base period. This shows that there is currently a shortfall in the number of permissions granted compared to the number of people added to the register.

Assessment Period	Number of people added to register (within base period)	Permissions Granted (3 years following base period)
Base Period 1: 01/04/16 to 30/10/16	69	69
Base Period 2: 31/10/16 to 30/10/17	89	89

Base Period 3: 31/10/17 to 30/10/18	135	14
Base Period 4: 31/10/18 to 30/10/19	204	64
Base Period 5: 31/10/19 to 30/10/20	157	86
Base Period 6: 31/10/20 to 30/10/21	189	-
Base Period 7: 31/10/21 to 30/10/22	130	-

- 10.25 It is recognised that strategic sites coming forward, as part of the Urban Splash at Northstowe, Waterbeach New Town and Land North of Cherry Hinton are likely to help meet the registered demand given the requirements for these plots to come forward as part of these site, however the current shortfall is recognised.
- 10.26 The demand for self-build dwellings is measured by the number of new applicants entered on the self-build register in each base period; and that number must be matched by new suitable permissions granted within 3 years of the end of each relevant base period.
- 10.27 The table above shows number of applicants on the register from up to the end of base period 5 on 30 October 2020 was 157. To comply with the Act, suitable permissions should have been granted for 157 self-build dwellings by 30 October 2023. The figures show that 86 self-build dwellings were granted permission. This would result in a shortage of 71 plots. The provision of 5 self-build dwellings would make a limited contribution to the demand identified of 189 on the council's register for the current base period.
- 10.28 Officers are mindful that a number of planning appeals have been determined in recent years which have attributed weight to the provision of self-build plots because of the shortfall in delivery of self-build dwellings. Perhaps most poignant in relation to this site is the decision by the inspector to allow 9 self-build dwellings on land to the south-west end of Caxton (APP/W0530/W/21/3282234). In this instance the provision of self-build plots was given significant material weight in the planning balance by the Inspector given the shortfall in provision. It was concluded that whilst the proposal would result in a minor level of harm to heritage assets, this was outweighed by the benefit of providing self-build house. In addition, it should be noted that as part of this appeal the inspector gave

consideration to the newly established cycleway connections at the north end of the village, close to the proposal site, and its siting adjacent to the village boundary.

- 10.29 In addition, to this decision, the inspector allowed an appeal in Gamlingay for 9 self-build dwellings (APP/W0530/W/19/3230103). In this case, the shortfall in self-build provision was given significant material weight in the planning balance. As part of the appeal, the inspector stated that whilst the proposed development would 'inevitably change the local landscape, the proposal would not be visually or spatially harmful to the appearance of the area' and therefore concluded the permission should be allowed.
- 10.30 It is recognised, that whilst these decisions have been allowed, some self-build proposals have also been dismissed. In Willingham, an appeal for 4 self build properties was dismissed in February 2022 (APP/W0530/W/21/3274489). The Inspector stated that 'by reason of the appeal site being located outside of the village framework, the appeal scheme would nevertheless undermine and fail to accord with the identified strategy for growth within the district as required by LP Policies S/6 and S/7', however in the conclusion the inspector suggested that the proposal would result in 'significant environmental harm to the character and appearance of the area and would not be an appropriate location for the development proposed'. The Inspector concluded that 'the planning policies of the development plan are broadly consistent with the Framework and they attract significant weight' 'the primary importance of the development plan as regards decision making is clearly set out within section 38(6) of the Planning and Compulsory Purchase Act 2004. The Act also refers to suitable permissions for development and this does not mean that every self-build proposal will be suitable'.
- 10.31 Whilst the need for self-build dwellings in the district is not in dispute, Officers are mindful of the decisions above to suggest that given the significant shortfall of self-build provision, the provision of 5 self-build dwellings should be given significant weight in the planning balance and this should be weighed against any harm amounting from the proposal. It has been explained as part of this report that the Local Authority has a duty to provide self-build homes in order to meet the need. As such the provision of self-build homes are supported by local planning policies.
- 10.32 The development site is situated outside of the development framework, however, is surrounded by existing residential premises on the north, east, west and south, which presents the site as suitable for the provision of homes. It is considered that the development would infill this existing development and would not result in gradual encroachment into the open countryside. Whilst it would be visible from the public realm, the proposals are considered as suitably consistent with the surrounding pattern of development along Old North Road and Fox Road. As such, it is considered that the development would not conflict with the purpose of Policy s/7.

5 Year Housing Land Supply

- 10.33 Paragraph 76 of the National Planning Policy Framework states that Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 10.34 The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (1 April 2022) concludes that Greater Cambridge jointly has 6.5 years of housing land supply for the 2022-2027 five-year period. A five-year housing land supply for Greater Cambridge, can be demonstrated therefore the planning policies in the adopted South Cambridgeshire Local Plan 2018 will be considered when making decisions on planning applications, unless there are other material factors to take into account.

Housing Provision

Density

- 10.35 Policy H/8 requires housing density in new settlements and urban extensions to achieve a housing density of 40 dwellings per hectare (dph) and in Rural Centres, Minor Rural Centre villages and Group Villages to achieve a density of 30dph. The policy states that density may vary where justified by the character of the locality, the scale of the development, or other local circumstances.
- 10.36 The site measures approximately 0.5 hectares in area. The provision of 5no. dwellings on the site would equate to a density of approximately 10 dwellings per hectare.
- 10.37 The site lies within the village boundaries of Bourn, which is identified as a Group Village. Policy H/8 of the local plan states that housing density for group villages should not exceed 30 dwellings per hectare. The proposed density equates to 10 dwellings per hectare, and is therefore acceptable. The proposed density accords with policy H/8.

Housing Mix

- 10.38 Policy H/9 'Housing Mix' requires a wide choice, type and mix of housing to be provided to meet the needs of different groups in the community. 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This requires at least one of the five properties be constructed in compliance with M4(2) of building regulations. A condition will be applied to this affect.

- 10.39 Given that the proposal is for self-build housing it is not considered reasonable that a housing mix be required on this site. The very nature of self-build allows the user to design a home according to their individual needs, therefore, to impose a housing mix would restrict the ability of this to be fulfilled.
- 10.40 Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will be required to provide 40% of homes on site to be affordable. The proposal is for 5 self-build dwellings and therefore as guided by the Local Plan (2018) policy and paragraph 65 of the NPPF (2023) no affordable provision is required.
- 10.41 The self-build plots proposed as part of the application will be secured via s106 legal agreement. The proposal would therefore accord with Policy H/9(2).
- 10.42 **Design, Layout, Scale and Landscaping**
- 10.43 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.
- 10.44 Policies NH/2, NH/6 and SC/9 are relevant to the landscape and visual impacts of a proposal. Together they seek to permit development only where it respects and retains or enhances the local character and distinctiveness of the local landscape and its National Character Area.
- 10.45 Policy NH/8 states that any development on the edges of settlements which are surrounded by Green Belt must include careful landscaping and design measures of a high quality.
- 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 This outline application for the erection of up to 5 No. self-build dwellings with some matters reserved, except for access off Fox Road. In regards to encroachment into the countryside, the development site is situated outside of the development framework, however, is surrounded by existing residential development on the north, east, west and south, which presents the site as suitable for the provision of homes. It is considered that the development would form an infill site within this existing surrounding residential development and would not result in encroachment

into the open countryside. Whilst it would be visible from the public realm, the proposals are considered as suitably consistent with the surrounding pattern of development along Old North Road and Fox Road.

- 10.48 This outline application is for the erection of 5no. two-storey, Self-build dwellings and an access road with some matters reserved, which means no formal building or landscape designs have been submitted. The proposal site is surrounded by existing dense vegetation which would primarily obscure the development from views of the public realm, other than views via the proposed access road. The proposed siting of 5no. two-storey dwellings on the application site is therefore considered to have minimal impacts on the character of the area., The proposals are therefore considered to suitably retain the character of the site and are therefore considered compliant with the provisions of policy HQ/1.
- 10.49 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with South Cambridgeshire Local Plan (2018) policies NH/2, NH/6 and SC/9 and the NPPF
- 10.50 **Trees**
- 10.51 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.
- 10.52 The application is accompanied by an Arboricultural Impact Assessment, which shows the removal of several trees to allow for a 10m wide access road to be created in order to serve the proposed residential units.
- 10.53 The proposed access road is situated in the north-east corner of the development site, adjoining Fox Road. The proposed access road will measure approximately 6m wide, extending to 10m wide at the joining with Fox Road, to allow for suitable visibility splays. The new access road will be situated approximately 11.7m from the north eastern boundary and approximately 31m from the north west boundary and will require some existing trees to be felled.
- 10.54 The trees to be felled do not form part of the TPOs on site and are not considered integral to the character of the site or surrounding street scene. Whilst some trees along the northern boundary will be removed to facilitate the access road, the resulting development would only allow for a 10m break in the tree line, which is not considered to result in any adverse impacts on the character of the site or surrounding area and is considered compliant with policy HQ/1 of the local plan.

- 10.55 The Council's Tree Officer has advised that they have no arboricultural objections to the proposed development and are satisfied with the submitted information.
- 10.56 Subject to conditions as appropriate, the proposal would accord with policies NH/2, NH/4, HQ/1 of the Local Plan.
- 10.57 **Heritage Assets**
- 10.58 The application site is within the setting of Grade II listed buildings; Fox Farm and the Fox Inn, which are situated opposite the development site.
- 10.59 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings. Section 72 provides that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 10.60 Para. 205 of the NPPF set out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Any harm to, or loss of, the significant of a heritage asset should require clear and convincing justification.
- 10.61 Policy NH/14 of the South Cambridgeshire Local Plan (2018) requires development affecting heritage assets to sustain or enhance the character and distinctiveness of those assets. Policy HQ/1 states that all new development must be compatible with its location in terms of scale, density, mass, form, siting, design, proportion, material, texture and colour in relation to the surrounding area.
- 10.62 The Conservation Officer has advised that there are concerns that the outline proposals will result in harm to the setting of the grade II listed farmhouse and Fox Inn; by reason of the resultant urbanisation of their setting to the immediate south.
- 10.63 The comments provided have stated that the introduction of a suburban character to the site stemming from the implementation of arranged plots, driveways, boundary fencing, and domestic paraphernalia would exacerbate the impact the development would have on the existing listed buildings to the north.
- 10.64 The application seeks to retain a significant level of the dense vegetation which abuts the northern boundary of the application site. The dense

vegetation to the north, identified as being retained, obscures the development site from view of the public realm and provides limited views of the site from surrounding residential premises, including the grade II listed properties to the north.

- 10.65 This significant level of vegetation acts as a barrier between the proposal site and identified heritage assets situated north of Fox Road, and will retain the prevailing natural and green character of the Fox Road, whilst screening the development site from view.
- 10.66 A Landscape and Visual Impact assessment has been provided throughout the course of assessment, which identifies that limited views of the properties will be accessible, and promotes the development as being suitably screened from the surroundings as to retain the prevailing character of the site and adjacent street scene.
- 10.67 The landscape officer has been consulted and agrees that the development is appropriate subject to adequate screening, and that the TPO nature of the dense vegetation fronting Old North Road and Fox Road alongside the recommended conditions pertaining to boundary treatments and landscaping, will prevent any adverse tree removal in future, meaning adequate screening is secured in perpetuity.
- 10.68 For these reasons, the development site is not considered by officers to adversely affect the setting of identified heritage assets on balance, and is not considered to detract from the historic significance of the Grade II listed buildings; Fox Farm and the Fox Inn.
- 10.69 It is considered that the proposal, by virtue of its scale would not harm the setting of listed buildings. The proposal would not give rise to any harmful impact on the identified heritage assets and is compliant with the provisions of the Planning (LBCA) Act 1990, the NPPF and Local Plan policy NH/14.

10.70 Agricultural Land Quality and Soils

- 10.71 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...'
- 10.72 Paragraph 181 of the National Planning Policy Framework states that decisions should contribute to and enhance the natural and local

environment and where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

10.73 The site is currently a pasture land field, classed as grade 3 agricultural land, however Officers consider that given the proposal would result in the loss of 0.5 hectares of Grade 3 agricultural land which is considered a small area of land, and that as the proposal would contribute towards the significant self-build need within the district, the proposal on balance is considered acceptable in regard to Policy NH/3 of the Local Plan and Paragraph 181 of the National Planning Policy Framework.

10.74 Subject to conditions as appropriate, the proposal is compliant with policy NH/3 and NPPF advice.

10.75 **Carbon Reduction and Sustainable Design**

10.76 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.

10.77 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.

10.78 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 157 – 158 of the NPPF are relevant.

10.79 The application seeks outline permission and as such has not been submitted with information regarding the sustainability aspects of the development. As the application is at outline stage and the aspects above can be controlled by appropriate conditions, this approach is considered to be acceptable.

10.80 Subject to conditions relating to carbon reduction technologies and water efficiency, the development is considered acceptable.

10.81 Subject to conditions the proposal is compliant with Local Plan policies CC/1, CC/3 and CC/4 and the Greater Cambridge Sustainable Design and Construction SPD 2020.

10.82 **Biodiversity**

- 10.83 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.
- 10.84 The application is accompanied by BNG Assessment and Biodiversity Metric, these documents indicate that the development will be able to secure approximately 22% BNG on site, with the siting of biodiversity enhancements including woodland enhancements and hedgerow enhancements within the redline of the site. The area allocated for BNG enhancements, as outlined in yellow on the indicative site plan provided, will not form part of any residential curtilage, and is within the boundaries of the application site, and for these reasons, the use of conditions for securing the Biodiversity Net Gain enhancements as set out within the submitted information are considered acceptable.

Other Ecological Matters

- 10.85 This proposal triggers the 'All Consultations' Impact Risk Zone (IRZ) for Eversden and Wimpole Woods Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) as it is less than 3km from the protected site, and is connected by hedgerows. The SAC is an ancient woodland which supports a nationally important maternity roost of Barbastelle bats (*Barbastella barbastellus*).
- 10.86 These bats rely on supporting habitat outside of the SAC, so the IRZ requires applications 'affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures' to consider potential impacts.
- 10.87 The application has been amended throughout the course of assessment to address concerns raised by the Council's Ecology Officer and Natural England. The concerns related to potential bat roosting and the removal of trees on site.
- 10.88 Following the comments provided, the applicant has addressed the concerns of ecological consultees and Natural England through the provision of ecological assessments and confirmation that trees of ecological potential for the roosting of bats will not be removed.
- 10.89 Furthermore, Natural England have been formally re-consulted on the submitted information and the Habitats Regulations Appropriate Assessment prepared by the Council's ecologist, and have provided their

support for the application subject to the mitigation measures outlined below:

- Retention of all trees other than those required to be removed to create the access road (area GI), or if removal on safety grounds is subsequently required (only applicable to tree T2 under the current proposals);
- Inspection of trees immediately prior to felling (including those in G 1) by a Natural England Level 2 bat licenced surveyor;
- If trees are considered higher than 'low' potential for bats, an appropriate number of emergence surveys will be undertaken; and Section/Soft felling undertaken if necessary;
- Felling activities will stop if a bat roost is found, until a European Protected Species Mitigation Licence is issued by Natural England;
- Submission of a Construction Ecological Management Plan (CEcMP), as specified in the LPA Ecologist's letter of 7 December 2023;
- Wildlife sensitive lighting scheme to be produced and implemented for the entire construction phase;
- Wildlife sensitive lighting strategy to be submitted prior to occupation, and consistently adhered to unless prior consent is obtained from the LPA, to maintain the woodland and hedgerows as a dark corridor.

10.90 The above mitigation measures shall be incorporated within conditions to be applied to any permission granted.

10.91 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.

10.92 **Water Management and Flood Risk**

10.93 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.

- 10.94 The site is in Flood Zone 1 and is therefore considered at low risk of flooding.
- 10.95 The applicants have not submitted drainage details yet given the nature of the scheme as an outline application for a minor development, on a site which has a low risk of flooding, conditions may be used for securing the drainage details required. This has been deemed acceptable by the Council's Drainage Officer, subject to conditions.
- 10.96 The Council's Sustainable Drainage Engineer has advised that subject to conditions pertaining to surface and foul water drainage, that the development is in compliance with policies CC/7, CC/8 and CC/9 of the local plan, and is acceptable.
- 10.97 The applicants have suitably addressed the issues of water management and flood risk, and subject to conditions the proposal is in accordance with Local Plan policies CC/7, CC/8 and CC/9 and NPPF advice.
- 10.98 **Highway Safety and Transport Impacts**
- 10.99 Concerns have been raised from neighbouring occupiers with regards to the highway safety implications that would result from the proposed development. These concerns will be addressed below.
- 10.100 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.
- 10.101 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.
- 10.102 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.
- 10.103 The application is supported by a Sustainability and Transport Safety Assessment, which outlines suitable access to/from the site by walking, cycling, private vehicles and construction/delivery vehicles.

- 10.104 Access to the site would be via a 10 wide access road shown on the submitted plans. The 10m wide access entails the provision of visibility splays, to ensure safe access to and from the site on to Fox Road.
- 10.105 Given the concerns raised regarding highway safety implications, the application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority, who raise no objection to the proposal subject to conditions. Therefore, given the support provided by technical highway experts, the development is not considered to allow for adverse impacts on the safe and effective use of the highway, and is considered acceptable.
- 10.106 Subject to conditions, the proposal accords with the objectives of policy TI/2 of the Local Plan and is compliant with NPPF advice.

10.107 Cycle and Car Parking Provision

- 10.108 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

- 10.109 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.
- 10.110 The details cycle parking will need to be submitted with the reserved matters application to comply with the requirements above. A condition will be added to secure this.

Car Parking

- 10.111 TI/3 requires 2 spaces per dwelling – 1 space to be allocated within the curtilage. At reserved matters stage the applicant will need to demonstrate that car parking can be provided in accordance with the policy requirements.
- 10.112 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

10.113 Residential Amenity

- 10.114 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.
- 10.115 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.
- 10.116 Whilst design and layout are reserved matters for later approval, the indicative site plan demonstrates that 5 dwellings could be accommodated within the site with acceptable distances between dwellings and respective boundaries.

Neighbouring Properties

- 10.117 Several representations in objection have been received. Several of the comments mention general concerns such as highway safety, heritage impacts, ecological/environmental impacts, archaeological constraints and the use of green field sites. These concerns are addressed within other sections of this report, and this section shall focus solely on the residential amenity concerns raised within consultation, noting that details such as design and site layout will form a reserved matters application at a later stage.

Impact on No.s 28 & 30 Old North Road

- 10.118 Concerns have been raised by the occupiers of no.28 Old North Road, with regards to potential adverse harm to outlook from their property. The comments have advised that the occupiers of No.28 Old North Road will have a direct view of the site and associated access from the potential loss of trees. No.s 28 & 30 Old North Road is situated due west of the site, 50m west of the closest residential plot proposed, on the opposite side of Old North Road. The west boundary of the site is subject to dense vegetation, obscuring the proposed development from views of Old North Road and associated residences. The vegetation in this area of the site is subject to a Tree Preservation Order, meaning the vegetated screening will be retained, and cannot be removed for the sake of development or by future inhabitants without suitable reports and replanting strategies. The

development will therefore not be visible from No. 28 Old North Road, and the views/outlook from No.28 Old North Road will not be compromised and shall remain as existing.

- 10.119 It must be noted that a right to a view is not a material planning consideration, and the development is situated at some distance from the identified receptor, conditions are recommended to ensure the site will allow for a two-storey built form only, and so will not allow for any overbearing or enclosure to the outlook of no.28 Old North Road.

Impact on Fox Farm, Old North Road

- 10.120 Concerns have been raised by the occupiers of Fox Farm, Old North Road, with regards to potential impacts on Highway Safety, sustainable futures, ecological/environmental impact. These concerns are discussed elsewhere within this report, and the development is not considered to allow for any adverse impacts on the amenity of occupiers of Fox Farm with regards to overbearing, loss of light, sense of enclosure or other environmental impacts.

Impact on Old Fox Inn, Old North Road and The Dene, Old North Road

- 10.121 Concerns have been raised by the occupiers with regards to potential impacts on the rural setting of the area, highway safety, heritage impacts, loss of greenfield site. These concerns are discussed elsewhere within this report, and the development is not considered to allow for any adverse impacts on the amenity of occupiers of Fox Farm with regards to overbearing, loss of light, sense of enclosure or other environmental impacts.

Impact on Whippetree Barn, Fox Road

- 10.122 Concerns have been raised by the occupiers of Whippetree Barn, Fox Road, with regards to potential impacts stemming from construction impacts, views, heritage impacts, impacts on rural setting, highway safety, environmental impacts, archaeology, limited infrastructure. The majority of these concerns are discussed elsewhere within this report; however, the construction impacts will be considered below.

- 10.123 The development is for the construction of 5no. self-build dwellings and associated access. The application has been subject to formal consultation with the Council's Environmental Health team, who have raised no concerns for impacts on the amenity of neighbouring occupiers. Conditions have been recommended, pertaining to reasonable construction hours, piling and general informatives for the benefit of protecting the residential amenity of neighbouring occupiers from adverse impacts throughout the construction period.

- 10.124 The development is not considered to allow for any adverse impacts on the amenity of occupiers of Fox Farm with regards to overbearing, loss of light, sense of enclosure or other environmental impacts.
- 10.125 The development is therefore considered to avoid any harm to the amenity of occupiers of Whippletree Barn, subject to conditions and is therefore acceptable.

Impact on Meadowcroft, Fox Road

- 10.126 Meadowcroft is situated due north of the site, directly opposite the proposed access road for the application site. As discussed within this report, the development is not considered to allow for any adverse impacts on highway safety. Meadowcroft is situated approximately 40m north of the closest proposed residential property, and so is not considered to be subject to any amenity harm with regards to overbearing, loss of light, sense of enclosure or other environmental impacts.

Impact on No.3 (Fox Cottage) Fox Road

- 10.127 Concerns have been raised by the occupiers of Fox Cottage, No.3 Fox Road, with regards to potential impacts on Highway Safety, Archaeology, privacy, and the need for self-builds. These concerns are discussed elsewhere within this report, and the development is not considered to allow for any adverse impacts on the amenity of occupiers of Fox Cottage with regards to overbearing, loss of light, sense of enclosure or other environmental impacts.

Impact on Stowe Cottage, Fox Road

- 10.128 Concerns have been raised by the occupiers of Stowe Cottage, Fox Road, with regards to potential impacts on privacy and highway safety. The concerns regarding highway safety are addressed elsewhere in this report, but the privacy concerns shall be discussed below.
- 10.129 Stowe Cottage is situated immediately east of the application site, abutting the eastern boundary of the site. Site layout will be the subject of a further application at reserved matters stage; however, the indicative site plan submitted shows proposed dwellings along the west and southern area of the site, avoiding the siting of new residential units in proximity to Stowe Cottage. The proposed plot closest to Stowe Cottage, Plot 01, is sited approximately 32m west of the western elevation of Stowe Cottage, and so is considered to be suitably distanced to avoid any adverse impacts on the privacy of occupiers residing at Stowe Cottage. However, such matters would be assessed as part of any siting and layout reserved matters application.
- 10.130 The development is not considered to allow for any adverse impacts on the amenity of occupiers of Stowe Cottage with regards to overbearing, loss of light, sense of enclosure or other environmental impacts.

Future Occupants

- 10.131 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.
- 10.132 The gross internal floor space measurements for units in this application have not been provided, as this is an outline application for the erection of 5no. self-build plots and associated access, with other matters reserved.
- 10.133 It must be noted that the applicant has agreed to conditions which prevent the internal arrangement of the 5no. dwellings sought for approval to collectively exceed 999sqm. This would mean, on average, that each of the 5no. proposed units would have a maximum internal arrangement of <200sqm, which surpasses the requirements of policy H/12 with regards to minimum space standards, and the development is therefore deemed compliant with policy H/12 and will allow for a surpassed optimum level of internal space for future occupiers of the site.

Garden Size(s)

- 10.134 The District Design Guide 2010 advises that each one or two-bedroom house should have private garden space of 40m² in urban settings and 50m² in rural settings; whilst each house with 3 bedrooms or more should have private garden space of 50m² in urban settings and 80m² in rural settings. Ground floor apartments should have a minimum of 10m² private amenity space immediately outside their living accommodation, or use of a communal garden, where 25m² is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3m², plus use of a communal garden, where 25m² is allowed for each apartment.
- 10.135 Each property would benefit from a private garden area or communal amenity space which would meet or exceed the recommendations of the Council's District Design Guide.

10.136 Construction and Environmental Health Impacts

- 10.137 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.

10.138 The Council's Environmental Health Team have assessed the application and recommended approval subject to conditions pertaining to reasonable construction hours, piling and general informatives associated with air source heat pumps and good practice.

10.139 Summary

10.140 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.

10.141 **Third Party Representations**

10.142 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
Heritage Assets	The concerns over potential impacts on heritage assets in proximity to the site have been addressed within the Heritage Assets section of this report.
Highway Safety	The concerns over potential impacts on highway safety have been addressed within the Highway Safety section of this report.
Ecological Impacts	The concerns over potential impacts on ecology in proximity to the site have been addressed within the Ecology section of this report.
Archaeological Considerations	The concerns over archaeological considerations have been addressed below within the other matters section of this report.
Lack of Consultation	Concerns have been raised regarding the lack of consultation opportunities presented to residents of the Longstowe parish. The application site formally sits within the parish of Bourn. However, consultation with

	<p>Longstowe Parish council has taken place, and a site notice was erected outside of the site along Fox Road, to ensure all necessary stakeholders were appropriately consulted.</p> <p>The consultation procedures undertaken as part of this application are in accordance with the council's policies and processes.</p>
Time of Submission	<p>Concerns have been raised by neighbouring occupiers regarding the time of submission of the application being discordant with the consultation led approach encouraged by the NPPF.</p> <p>The council cannot comment on the time applications are submitted. This is not a material planning consideration and so will hold no weight as part of this assessment.</p>

10.143 **Open Space and Recreation**

10.144 Policy SC/7 requires all housing developments to contribute towards outdoor play space in attempts to secure informal open space and formal play space in proximity to residential developments for the benefit of future occupiers.

10.145 The application site is situated within walking distance of Longstowe Sports ground a formally allocated play space, which is situated north-west of the site along School Lane. Furthermore, the site is within close proximity to a woodland subject to TPOs which is situated due south of the site along Old North Road, which is considered to constitute informal open space.

10.146 For these reasons, the development is considered to be appropriately sited in proximity to several high quality formal and informal open spaces, and so is not considered to require any contributions to ensure future inhabitants have adequate access to parks and open spaces.

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

10.148 **Planning Obligations (S106)**

10.149 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.

10.150 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.

10.151 The application entails a residential development below 10no. dwellings, and will be subject to conditions preventing the internal arrangements of the 5no. dwellings from collectively exceeding 1000sqm. The size of the development is therefore too small to require s106 contributions.

10.152 A s106/Unilateral Undertaking will be required to ensure the self-build plots proposed are secured in line with the requirements of The Self Build and Custom Housebuilding Act 2015.

10.153 **Other Matters**

10.154 Waste

10.155 The application does not provide details on waste storage or management for the site. This outline application is for the erection of 5no. self-build plots and access, with matters reserved, and therefore the details of waste management and storage are not required as part of this assessment.

10.156 In light of the above, conditions will be applied to any permission granted requiring the waste storage and management arrangements to be agreed in writing prior to the occupation of any dwellings on site.

10.157 Broadband

10.158 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.

10.159 Archaeology

10.160 Concerns have been raised by neighbouring occupiers with regards to the potential archaeological importance of the application site, and the lack of archaeological details provided as part of this application. These concerns will be addressed below.

10.161 The application has been subject to formal consultation with the County Archaeology Officer, who has provided no objection, subject to conditions pertaining to a programme of archaeological works, including the need for a WSI, and therefore the development is not considered to have any adverse impacts on the potential archaeological merits of the site, subject to conditions.

10.162 Contamination

10.163 The contamination officer has been consulted, the site history provides no indication of harmful uses on site in the past, and none of the existing uses on site pose risk of contamination.

10.164 In light of the above, the proposed use of the site for 5no. residential units is considered as highly sensitive, and in the interest of protecting future occupiers from the health risks associated with contaminated land, a condition will be added to any permission granted requiring the provision of reports and mitigation processes in the event that Unexpected Contamination is revealed. The development is therefore not considered to allow for any adverse impacts associated with contaminated land, subject to conditions.

10.165 **Planning Balance**

10.166 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).

10.167 This outline application seeks the erection of up to 5 No. self-build dwellings with some matters reserved, except for access off Fox Road.

10.168 The application site is situated outside the development framework of Bourn, yet constitutes the infill of an existing residential area and as such is not considered to constitute gradual encroachment to or harm of the countryside.

10.169 South Cambridgeshire District Council is a Right to Build Vanguard Authority with a statutory duty under section 2A of The Self Build and Custom Housebuilding Act 2015 which requires the Council gives suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the

Authority's area. Furthermore, policy H/9 of the local plan requires a mix of housing, identifying the need for self build/custom build plots to be provided.

Summary of Harm

- 10.170 The proposal is located outside of the development framework of Bourn which is a group village, in which 8 dwellings inside the framework would usually be permitted. It is acknowledged that the proposal would be located outside the development framework boundary yet does not exceed 8no. dwellings, and the development would consist of infilling due to the residential premises surrounding the site, and so is not considered to result in harm usually associated with gradual encroachment, with the proposals avoiding visual harm and incidental growth. The proposal would not result in any other harm to any of the matters outlined in the planning report subject to appropriate conditions and Section 106 agreement.
- 10.171 The proposed development will entail the loss of some trees along Fox Road, to allow for the proposed access road. The access road will require a 10m wide allocation, as shown on the site plan, which will require a small number of trees to be felled. The trees to be removed are not considered integral to the character of the area, and the dense vegetation to be retained as part of this application will ensure the green and natural character along the south side of fox road is retained, and the proposed felling of trees is not considered to allow for adverse impacts on Arboricultural assets or harm the character of the site.

Summary of Benefits

- 10.172 The development would allow for 5no. self-build plots to contribute towards the current under supply of self-build plots available across the district. The development is therefore seen as compliant with policies H/9 and S/7 (2), and shall assist the local planning authority in delivering on their statutory duty for the provision of self build plots, in line with the requirements of section 2A of The Self Build and Custom Housebuilding Act 2015.
- 10.173 The proposed development would be restricted to two-storeys in height, and shall be obscured from view of the public realm by existing dense vegetation on site, which is protected by TPOs and conditions set out within this report, and is therefore not considered to allow for any adverse harm to the character of the area, or detract from the setting of heritage assets in proximity to the site. The development is deemed compliant with policy HQ/1 of the local plan.
- 10.174 The development is in close proximity to a range of shops, services, community facilities and areas of informal and formal open space, in addition to suitable public transport links, and is considered to be situated

within a sustainable location. The development is considered compliant with policy TI/2.

- 10.175 The application seeks to avoid adverse harm to the existing ecological assets on sites, including trees and bats, and would allow for a 22% increase in biodiversity on site, and has been subject to formal consultation with the council's ecologists and Natural England, who have issued their support for the proposed development subject to conditions. The development is seen as compliant with policy NH/14, the Biodiversity SPD 2022, the requirements of the Environment Act 2021 and 06/2005 Circular advice.
- 10.176 Subject to conditions, the development is not considered to allow for any adverse impacts on flood risk, surface/foul water drainage, highway safety or archaeological interests. The development is therefore seen as compliant with policies TI/2, TI/3, CC/7, CC/8, CC/9 and NH/14, subject to conditions as appropriate.
- 10.177 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the statutory requirements of section 2A of The Self Build and Custom Housebuilding Act 2015, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval subject to conditions.

11.0 Recommendation

Approve subject to:

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

-Satisfactory completion of a Section 106 Agreement for the provision of the self-build properties proposed.

- 1 Application(s) for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 No development shall commence until details of the appearance, means of landscaping, layout and scale for each plot on the site, (hereinafter called the 'reserved matters') have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out as approved.

Reason: This is an Outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority.

- 3 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.

- 4 Any dwelling(s) submitted for consideration as part of a reserved matters application shall be limited to two storeys in height, and shall be no higher.

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

- 5 Prior to the submission of any reserved matters application, details of the layout of the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include the layout and size of the housing plots proposed on the site.

The layout to be provided shall not allow for any residential curtilage to infringe on the allocated BNG land identified on the Indicative Site Plan submitted as part of this application.

Reason: To ensure that the layout of the site is appropriate to ensure that the proposed development would not detract from the character and appearance of the area and would not adversely impact neighbouring occupiers in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.

- 6 Prior to the submission of any reserved matters application, details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a) proposed finished levels or contours; 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;

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. This shall include details of the retention or improvement of the existing tree belts on the north, east and southern boundaries.

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

- 7 No development above ground level shall proceed on any dwelling approved as part of a reserved matters application, until an Energy Statement has been submitted to and approved in writing by the local planning authority for the approved dwelling. 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.

- 8 Any dwelling approved as part of a reserved matters application shall not be occupied until a water efficiency specification for the dwelling, 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.

- 9 The approved information within the submitted Biodiversity Metric 4, Biodiversity Net Gain Assessment shall be implemented in full and subsequently managed and monitored in accordance with the approved details. Monitoring data as appropriate shall be submitted to the local planning authority in accordance with DEFRA guidance and the approved monitoring period / intervals.

The allocated BNG identified on the submitted Indicative Layout plan, shall at no point form part of a residential plot, unless otherwise agreed in writing by the Local Planning Authority.

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

- 10 No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principal areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
 - ii. Contractor parking should be within the curtilage of the site and not on street.
 - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
 - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

Reason: In the interests of highway safety

- 11 Prior to commencement of development a scheme for the disposals of surface water and foul water that can be maintained for the lifetime of the development shall be provided to and agreed in writing with the local planning authority.

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

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

- 12 All ecological measures and/or works shall be carried out in accordance with the details contained the POTENTIAL BAT ROOST Assessment dated November 2023, BAT ROOST ASSESSMENT PLAN dated November 2023.

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

- 13 Any dwelling(s) submitted for consideration as part of a reserved matters application shall be limited to 200sqm of internal space per dwelling, and shall not exceed 999sqm collectively.

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

- 14 No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with South Cambridgeshire Local Plan (2018) Policy HQ/1.

- 15 The access, hereby approved, shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. Please note that the use of permeable paving does not give the Highway Authority sufficient comfort that in future years water will not drain onto or across the adopted public highway and physical measures to prevent the same must be provided.

Reason: For the safe and effective operation of the highway, in accordance with South Cambridgeshire Local Plan (2018) Policy HQ/1.

- 16 No demolition/development shall commence until the applicant, or their agents or successors in title, has implemented a programme of archaeological work, commencing with the evaluation of the application area, that has been secured in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition/development shall take place other than under the provisions of the agreed WSI, which shall include:
- a. The statement of significance and research objectives;
 - b. The programme and methodology of investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
 - c. The timetable for the field investigation as part of the development programme;
 - d. The programme and timetable for the analysis, publication & dissemination, and deposition of resulting material and digital archives.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any demolitions or groundworks associated with the development scheme and to ensure the proper and timely preservation and/or investigation, recording, reporting, archiving and presentation of archaeological assets affected by this development, in accordance with national policies contained in the National Planning Policy Framework (2023).

- 17 No dwelling approved as part of any reserved matters application shall be occupied until details to show that car and cycle parking can be provided for the approved dwelling in accordance with the following have been submitted and approved in writing by the Local Planning Authority:
- (i) two car parking spaces per dwelling, at least one to be allocated within the curtilage of the site
 - (ii) one cycle parking space per bedroom located in a covered, lockable enclosure.

Reason: To ensure that sufficient provision is given for car and cycle parking, in accordance with South Cambridgeshire Local Plan (2018) policy TI/3.

- 18 Any dwelling submitted as part of a reserved matters application, shall comply with the residential space standards set out in South Cambridgeshire Local Plan (2018) policy H/12 and the recommended garden sizes set of in the South Cambridgeshire District Design Guide (2010).

Reason: To ensure high quality amenity for future occupiers, in accordance with South Cambridgeshire Local Plan (2018) policies H/12 and HQ/1, and the District Design Guide (2010).

- 19 No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

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

- 20 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:

- a) full details of any piling technique to be employed, if relevant
- b) contact details for site manager, including how these details will be displayed on site.

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

- 21 No development, except demolition or site clearance, shall commence until a scheme for the on-site storage facilities for waste, including waste for recycling, has been submitted to and approved in writing by the local planning authority. The scheme shall identify:
- a) the specific positions of where wheeled bins will be stationed for use by the resident.
 - b) The quantity and capacity of the bins per property.
 - c) The walk distances for residents to the kerbside including the specific arrangements to enable collection from the kerbside or within 5m of the adopted highway/ refuse collection vehicle access point.
 - d) Any designated Bin Collection Points, if practically needed.
 - e) Details of the management arrangements if bins need to be moved to one designated collection points

No residential unit shall be occupied until the approved arrangements for that particular unit have been provided and shall be retained as such unless alternative arrangements are agreed in writing by the local planning authority.

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

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

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

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

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

Reason: In the interests of protecting residential amenity.

- 24 Notwithstanding the provisions of Schedule 2, Part 1, Class B 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 new windows or dormer windows (other than those expressly authorised by this permission), shall be constructed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 25 Notwithstanding the provisions of Schedule 2, Part 1, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that order with or without modification), the erection or construction of a porch outside the external

door of the dwelling house(s) shall not be allowed without the granting of specific planning permission.

Reason: In the interests of protecting residential amenity.

- 26 Prior to the felling of any trees on site, an Inspection of trees immediately prior to felling (including those in G1) by a Natural England Level 2 bat licenced surveyor shall be carried out in full.

In the event that trees are considered higher than 'low' potential for bats, an appropriate number of emergence surveys will be undertaken; and Section/Soft felling undertaken if necessary.

All felling activities will stop if a bat roost is found, until a European Protected Species Mitigation Licence is issued by Natural England.

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

- 27 Prior to the first occupation of the/any dwelling approved, 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.

- 28 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 fully conserve and enhance ecological interests in accordance with Policies HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018.

- 29 Piling

In the event of piling, no development shall commence until a method statement detailing the type of piling, mitigation measures and monitoring to protect local residents from noise and/or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential noise and vibration levels at the nearest noise sensitive locations shall assessed in accordance with the provisions of BS 5228-1&2:2009 Code of Practice for noise and vibration control on construction and open sites.

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

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

30 Unexpected contamination

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.

31 M4(2) compliance

Any dwelling submitted as part of a reserved matters application on plot(s) 1-5 hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016).

Reason: To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted Local Plan 2018.

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

Informatives:

1. The granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
2. 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 satisfactorily and any defects remedied to ensure that the noise levels do not increase over time.

3. 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.
4. This application is subject to a S106 planning obligation.
5. To satisfy the noise insulation scheme condition for the residential building envelope and rail noise, the applicant / developer must ensure that the residential units are acoustically protected by a noise insulation scheme, to ensure the internal noise levels within the habitable rooms, and

especially bedrooms comply with British Standard 8233:2014 “Sound Insulation and noise reduction for buildings-Code of Practice” derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

6. Any noise / vibration assessment and or noise insulation scheme should have due regard to current government / industry standards, best practice and guidance and Greater Cambridge Sustainable Design and Construction Supplementary Planning Document, Adopted Jan 2020: Section 3.6 Pollution downloadable from: Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (<https://www.scambs.gov.uk/media/14406/final-greater-cambridge-sus-dcspd.pdf>)
7. Partial discharge of condition 16 can be applied for once the fieldwork at Part c) has been completed to enable the commencement of development. Part d) of the condition shall not be discharged until all elements have been fulfilled in accordance with the programme set out in the WSI

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

In the event that the application is refused, and an Appeal is lodged against the decision to refuse this application, delegated authority is sought to allow officers to negotiate and complete the Planning Obligation required in connection with this development.