

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF RESERVED MATTERS

TO: FAO Lee Melin
Bidwells
Number One Legg Street
Chelmsford
Essex
CM1 1JS

The Council hereby APPROVES details of reserved matters for the Siting, Design and External Appearance of 365 Dwellings and the Landscaping of the Site

at Land South of Church Lane and West of Ermine Street South, Papworth Everard
(for Barratt Homes Ltd)

In accordance with your application dated 16th January 2007 (as amended by plans and documents dated 5th June, 17th July, 4th September, and 17th October 2007) and the plans, drawings and documents which form part of the application and in accordance with outline planning permission dated 30th September 2005, reference S/2476/03/O.

All of the conditions, including standard condition B, contained in the above mentioned outline planning permission, continue to apply so far as the same are capable of taking effect but subject to the additional conditions set out below.

ADDITIONAL CONDITIONS

- The haul road and the means of access for all construction vehicles shall be located at and via the proposed Southern Entrance at Stirling Way and not at or via 52/54 Ermine Street South.**
(Reason - To minimise disturbance, attendant noise and pollution to existing residents and to observe the weight limit north of the Southern Entrance at Stirling Way.)
- No development shall commence until details of the materials to be used for the external walls and roofs of the dwellings, free standing walls and hard surfaces have been submitted to and approved in writing by the Local Planning Authority, following consultation with the Parish Council. The development shall be carried out in accordance with the approved details.**
(Reason - To ensure the details of the development are satisfactory.)
- Precise details of the window designs with the following house types shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details:**

House Type	Style
E5 V2	11
E6	11
H2	3
H2	6
K1s	11
K1v3	11
M2	1
M2	11

House Type	Style
N1	3
N1	4
N1	4 - Terrace
N2v1 and M3	3/8
T3	3
T3	5
T3	6
T3	11

(Reason - To ensure authentic sash windows with traditional glazing bars with the proposed small paned window types on important terraces and feature buildings in order to enhance the character of the development in accordance with Policy DP2 of the South Cambridgeshire Local Development Framework (Development Control Policies) 2007.)

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4. **The designs of the proposed houses on Plots 137 and 306 are specifically excluded from this permission. No development of the relevant phase shall commence until revised designs have been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Parish Council. The houses shall be erected in accordance with the approved details.**
(Reason - To ensure these key landmark buildings are compatible with their prominent locations.)
5. **Before the development of Plot 306 the design of the "feature gates" shall be submitted to and agreed in writing by the Local Planning Authority following consultation with the Parish Council. The gates shall be installed in accordance with the approved scheme.**
(Reason - To ensure the gates are appropriate to the prominent location and its surroundings.)
6. **Before development commences, a scheme for the provision of solar panels on 40 dwellings shall be submitted to and agreed in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved scheme.**
(Reason - To ensure the details of the development are satisfactory and in accordance with Policy NE/3 of the South Cambridgeshire Local Development Framework (Development Control Policies) 2007.)
7. **No development shall commence until details of the proposed Flat Refuse and Cycle Stores (excluding Flat Block Z) have been submitted to and agreed in writing by the Local Planning Authority. The stores shall be constructed in accordance with the approved plans.**
(Reason - To ensure the details of the development are satisfactory.)
8. **Temporary parking for the Bernard Sunley Centre shall be provided prior to the construction of the northern access road from Ermine Street South and maintained until such time as a permanent, alternative car park is provided.**
(Reason - To ensure adequate parking is available for the Bernard Sunley Centre during the development of the site.)
9. **A scheme for the provision of a footpath and wheelchair/cycle link from the development to Church Lane and School Walk in the northwest of the site shall be submitted to and agreed in writing by the Local Planning Authority. The path shall be constructed and made available for use prior to the occupation of the first dwelling in the northern half of the site.**
(Reason - To encourage residents to use this direct, safe, pedestrian route to the village primary school and to minimise the use of cars for this purpose.)
10. **No development of the relevant phase shall commence until boundary treatments for each plot of that phase have been submitted to and agreed in writing by the Local Planning Authority, in consultation with the Parish Council.**
(Reason - To ensure the details of the development are satisfactory and supplemented with more detail than the information already supplied.)
11. **A scheme for the lighting of each parking court shall be submitted to and agreed in writing by the Local Planning Authority before development commences on the residential development to which it relates. The work shall be carried out in accordance with the approved scheme (Reason - In the interests of highway and pedestrian safety.**
(Reason - In the interests of highway and pedestrian safety.)
12. **The Drainage Strategy to be submitted in compliance with Condition 17 of the outline planning permission (S/2476/03/O) shall include details of the design, including sections, of the proposed balancing pond. These details, to include the detailed design and 'furnishing' of the area immediately surrounding the pond, shall be agreed in writing by**

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the Local Planning Authority, following consultation with the Parish Council, and the works shall be carried out in accordance with the approved details.
(Reason - To ensure the details of the balancing pond and its surroundings are satisfactory.)

13. **Before development commences, a scheme for the provision of bird and bat boxes shall be submitted to and agreed in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved scheme.**
(Reason - To enhance the biodiversity of the site in accordance with Policy NE/6 of the South Cambridgeshire Local Development Framework (Development Control Policies) 2007.)
14. **Public Art shall be provided in accordance with the approved brief and shall be the subject of consultations with the Parish Council. A detailed timetable for the design and implementation of Public Art shall be agreed in writing by the Local Planning Authority once the appointment of an artist has been confirmed, following further consultations with the Parish Council.**
(Reason - To ensure the details of the provision of public art are acceptable.)
15. **The proposed St Peters Recreation Area and associated facilities shall be completed prior to the occupation of 100 dwellings.**
(Reason - To ensure that the delivery of the amenity and formal Public Open Space is provided at an appropriate time in the development timetable.)
16. **Before development commences, a site meeting shall be attended by the Council's Landscape/Trees Representative, the Applicant's Landscape/Trees Representative and the Site Manager to agree and mark on site the line of protection on the eastern side of the Plantation belt. Any trees to be retained within rear gardens will be marked.**
(Reason - To ensure the details of the trimming of the Plantation belt are satisfactory.)
17. **Following the site meeting described in Condition 16, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority indicating the line of tree protection to be erected and the trees to be retained. The fencing approved shall be in accordance with BS 5837 (2005) and shall remain in situ until replaced by permanent fencing.**
(Reason - To ensure the details of the trimming of the Plantation belt are satisfactory.)
18. **No services or storage of materials shall be placed within the area of the Plantation to be retained.**
(Reason - To ensure the existing trees are not damaged.)
19. **Trees in the Plantation shown for retention shall not be lopped, topped or removed without the written approval of the Local Planning Authority and any tree surgery works shall be carried out in accordance with BS3998.**
(Reason - To ensure the tree belt is protected throughout the course of the development.)
20. **The strategic landscaping to the POS areas, namely Summersfield Green and the LAPS, the Balancing Pond and the Boundary Planting indicated on drawing 924 A2/01 - Revision D shall be carried out in the first planting season following the completion of the neighbouring residential development. These planting/seeding areas shall be fully protected, managed, and maintained during the construction phases.**
(Reason - To ensure that the landscape character of the site is established as quickly as practicable.)

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21. **All areas of land to be landscaped shall be fenced off and fully protected from damage and compaction prior to and during construction.**
(Reason - To maintain the soil structure and to ensure the trees and shrubs thrive.)
22. **The planting adjacent to individual residential units shall be implemented in the first planting season following the completion of the units.**
(Reason - To ensure the landscaping character of the site is established as quickly as practicable.)
23. **Nine months prior to the hand-over of the landscaping/public open space to the adoptive body, the site shall be inspected by the Council's landscape/tree representative, the Developer's landscape/tree representative, the adopting body's landscape/tree representative and the Site Manager, at which time all planting/seeding defects will be listed, including causational factors. All issues raised will be fully addressed prior to handover.**
(Reason - To ensure the landscaping is satisfactory.)
24. **The LAPs, Equipped Play areas, and Kick-about Area shall be implemented in accordance with the approved drawings within 3 months of the completion of the neighbouring residential development.**
(Reason - To ensure adequate play provision throughout the scheme.)
25. **The precise details of the play equipment and associated benches and bins shall be submitted to and agreed in writing by the Local Planning Authority, following consultation with the Parish Council, before the play areas are laid out. The work shall be carried out in accordance with the approved plans.**
(Reason - To ensure the details of the development are satisfactory.)
26. **Before development commences, a scheme for the drainage of the kickabout area shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved plans.**
(Reason - To ensure the area can be used throughout the year.)
27. **Within 12 months of the date of this permission, the location and design and timetable for the Youth Shelter shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Parish Council. The Shelter shall be constructed in accordance with the approved plans and within the approved timescale.**
(Reason - To ensure the details of the development are satisfactory.)
28. **Before development commences, a scheme for the protection of all grass verges and landscaped areas adjacent to road edges (eg the 'Boulevard' [to be known as Summers Hill Drive], Green Walk and the turning head at the end of St Peter's Lane) consisting of extra high conservation kerbs, shall be submitted to and agreed in writing by the Local Planning Authority, in consultation with the Parish Council. The works shall be carried out in accordance with the approved plans.**
(Reason - To preserve the areas of open space and verge, which serve an amenity function and to aid their maintenance, by preventing vehicles from parking on them.)
29. **The conveyance documents for each dwelling shall contain a covenant requiring that vehicles may only be parked in the designated parking locations for that dwelling.**
(Reason - To help ensure the parking provided is used as proposed and to avoid unnecessary obstructions and parking on prohibited grass or landscaped areas.)

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30. **The conveyance documents for each dwelling shall contain a covenant limiting the times when wheelie bins and recycling containers may be placed outside the front of each property.**
(Reason - To help ensure wheelie bins do not detract from the appearance of the street scene.)
31. **Before development commences, the Local Planning Authority and the Parish Council shall be provided with a plan of the conveyance boundaries and areas for adoption.**
(Reason - To ensure that there are no pockets of unallocated land.)

Informatives

1. Schedules of the approved documents, plans (including house and garage types) are attached.
2. Anglian Water has commented:

"Foul flows from the development must be directed to the new foul water sewer, constructed for the site by Anglian Water via Requisition under Section 98 of the Water Industry Act 1991. Under no circumstances should foul flows be directed to the sewer in Ermine Street.

There are no public surface water sewers and therefore alternative methods of surface water disposal will be required for the site, i.e. soakaways or direct to watercourses with the necessary consents. No discharge of surface water should be made to the foul system."
3. The Council's Ecology Officer comments:

"I accept that no bats are likely to be disturbed during building demolition. However, 2 years have passed from the initial survey and the potential for decolonisation exists - resurvey of all issues relating to protected species should be conducted where there remains potential for new colonisation and conflict with the proposed development (i.e. survey of boundary feature for badgers not required). I accept that the trees with potential for bat roosts are best protected through further planting, particularly in light of the occurrence of barbastelle bats.

Issues relating to water voles should be re-surveyed given that two years have passed and vole populations can fluctuate. This survey information must feed into the drainage proposals given that it is a protected species. If parts of the Cow Brook are to receive greater fluctuations in water levels this impact will need to be evaluated. Measures should be incorporated specifically for the water vole as this will meet the aspirations of the SCDC Biodiversity Strategy (BAP rw/13).

As the Northern pond is proposed to be enlarged it would be prudent to re-survey it and to use torch light as well as bottle trapping (I realise that net sweeping would be too dangerous).

I accept that no further work on reptiles is required unless new information comes to light.

I accept that no Schedule 1 bird species are believed to be within the development site. In line with Council policy 50% of the dwellings should have an association with a bird or bat box of a high quality design. Furthermore, can any habitat be provided for farmland birds such as the skylark and grey partridge, can scrub areas be created/enhanced for bullfinches? Measures should be incorporated specifically for the house sparrow as this will meet

The aspirations of the SCDC Biodiversity Strategy (BAP urb/17). Measures should be incorporated specifically for barn owls such as the erection of boxes on trees in edge of the POS as this will also meet the aspirations of the SCDC Biodiversity Strategy.

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4. A new footpath shall be provided by the developer (as part of their off-site Section 278 works) along the west side of Ermine Street South, to join their proposed new footpath at the Southern Entrance to the existing footpath to the north. This is to provide safe pedestrian access from the southern end of the new development to the nearest north-bound bus stop.
5. With regards to Condition 25, the play equipment to be agreed shall provide variety and be suited to the target age groups in each location. The fencing, gates and surfaces to be agreed should be functionally and visually suited to each location. All public benches shall be provided with arms to aid the less physically able. All rubbish bins shall be provided with lids to reduce wasp and fly infestation. All dog waste bins shall be provided at the locations suggested in the Parish Council's response of 31st July 2007 (i.e. near the exists from public open space.)
6. The proposed road names as marked on the plans shall be altered in accordance with the list provided by the Parish Council, subject to approval by the Local Planning Authority. The northern and southern Boulevard shall be named Summers Hill Drive. Claire Close shall be named Clare Close. Peter House shall be named Peterhouse Square. The name of the path across the Cow Brook POS that the applicant proposes to waymark as 'Elm Way' should be changed so as to avoid confusion with the identically name residential road in Papworth Everard.
7. With regards to Condition 4, standard house types are not acceptable and one-off designs are required to achieve 'landmark' buildings.
8. Where footpaths are gated they should be fitted with robust key operated locks operated from each side.

Reasons for Approval:

1. The approved development is considered generally to accord with the Development Plan and particularly the following policies:
 - a) Cambridgeshire and Peterborough Structure Plan 2003:
P1/3 Sustainable Design in Built Development
 - b) South Cambridgeshire Local Plan 2004:
Policy Papworth Everard 3 (c) - Allocation of Housing Area
 - c) South Cambridgeshire Local Development Framework (LDF) 2007:
 - (1) Core Strategy
PST/5 Minor Rural Centres
 - (2) Development Control Policies
DP/1 - Sustainable Development
DP/2 - Design of New Development
DP/3 - Development Criteria
DP/6 - Construction Methods
HG/1 - Housing Density
HG/2 - Housing Mix
SF/6 - Public Art and New Development
SF/10 - Outdoor Playspace and New Development
SF/11 - Open Space Standards

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- NE/1 - Energy Efficiency
- NE/3 - Renewable Energy Technologies in New Development
- NE/6 - Biodiversity
- CH/2 - Archaeological Sites
- CH/4 - Development Within the Curtilage or Setting of a Listed Building
- TR/2 - Car and Cycle Parking Standards

2. The reserved matters conditionally approved are not considered to be significantly detrimental to the following material planning considerations which have been raised during the consultation exercise:
 - Impact on the Existing Character of the Village and the Surrounding Countryside
 - Impact on Neighbouring Residential Properties
3. All other material planning considerations have been taken into account. None is of such significance as to outweigh the reasons for the decision to approve the reserved matters application.

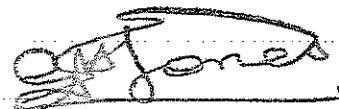
General

1. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them.

The applicant's attention is therefore drawn to the requirements of Section 76 of the Town and Country Planning Act 1990 and the Building Regulations 2000 (as amended) with respect to access for disabled people.

2. The approved plans for this application are as originally submitted unless otherwise specified in this Decision Notice. The development should be completed strictly in accordance with these plans. Any amendments to these Approved plans must be first agreed in writing by the Local Planning Authority.
3. If this development involves any works of a building or engineering nature, please note that before any such works are commenced it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consent under the Building Regulations is also obtained.

Advice in respect of Buildings Regulations can be obtained from Building Control Services at South Cambridgeshire District Council. Their contact details are:
telephone 08450 450 500 or building.control@scambs.gov.uk or via the website www.scambs.gov.uk.



Dated: 6th December 2007.

Corporate Manager - Planning and Sustainable Communities

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 92(2) OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND ARTICLES 4 AND 22 OF THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

1. SCHEDULE OF APPROVED DOCUMENTS

Urban Design Study (July 2007 and Character Areas [924/A2/Figure 8] amended September 2007).

Management Plan for Areas of Public Open Space - October 2007.

Parking Schedule (amended 2nd Sept 2007)

Sustainability Appraisal (Jan 2007)

Landscape and Visual Impact Assessment and
Landscape Strategy (Jan 2007)

Archaeological Evaluation (June 2007)

Tree Report/Pond and Shelter Belt Areas (Jan 2007)

Planning Supporting Statement (Jan 2007)

Ecological Assessment (July 2005)

2. SCHEDULE OF APPROVED PLANS

Title	Drawing No	Date
Site Location Plan (amended June 2007)	SX320EA004	(01-Jan 2007)
Site Plan	06-0943-001 (Rev N)	
Strategic Landscape Proposals	924 A2/01 (Rev G)	(8.10.07)
Planting Plan Sheets 1-14 (inclusive)		(May 2007)
Road Layout (Sheet 1)	10342/CO9P2	(3.9.07)
Road Layout (Sheet 2)	10342/C10P2	(4.9.07)
Combined Road and Surface Layout (Sheet 1)	10342/CO7P4	(4.9.07)
Combined Road and Surface Layout (Sheet 2)	10342/CO8P4	(4.9.07)
Existing Survey	06-0943-002	(Jan '07)
1:100 Year Flood Plan Rev A -	482-000-023	(Jan '07)
Style Plan - House Style Layout	06-0943-003 (Rev K)	(12.7.'07)
Church View Square - Indicative Proposals	924/A2/04 (Rev F)	(Oct '06)
Landscape Proposals for Northern Entrance Green	924/A2/05 (Rev F)	(Dec '06)
Street Scenes A-A & B-B	06-0943-30 Rev B*	(Jan '07)
Street Scenes C-C	06-0943-31 Rev B*	(Jan '07)
Street Scenes D-D	06-0943-32 Rev B*	(Jan '07)
Street Scenes E-E	06-0943-33 Rev B*	(Jan '07)
Street Scenes F-F	06-0943-34 Rev B	(Jan '07)
Coloured Layout Plan showing Finishes (Sheet 1)	10342-C-03-P1	(May 07)
Coloured Layout Plan showing Finishes (Sheet 2)	10342-C-04-P1	(May 07)
Proposed Road Levels - Northern Access	10342/1003-P2	(Jan 07)

*Approval subject to house type changes.