
Reserved Matters Planning Statement

Land at Teversham Road, Fulbourn
For Castlefield International Limited

September 2019

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Barton Willmore LLP on behalf of Castlefield International Limited, in support of a Reserved Matters application for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works at land off Teversham Road, Fulbourn.

1.2 Outline planning permission (reference: S/0202/17/OL) was granted by South Cambridgeshire District Council (SCDC) on 26 October 2017 for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works.

1.3 Condition 1 of the decision requires approval of the following reserved matters:

- Site Layout;
- Scale and location of public open spaces and play areas;
- Scale and appearance of buildings; and
- Landscaping.

1.4 Condition 2 of the permission requires an application for reserved matters to be submitted to SCDC with two years of the date of this permission (by 26 October 2019).

1.5 The principle of residential development at the Site has already been established through the outline consent (reference: S/0202/17/OL). The proposed access for the Site was also granted under the outline permission, with detailed drawings approved for the principal access from Teversham Road and an emergency access onto Cox's Drive. However, the internal layout of the roads within the Site will be considered as part of this application.

1.6 The Statement comprises the following chapters:

- Chapter 2: Site Description and Planning History – This Chapter provides a description of the site and its environs;
- Chapter 3: Proposed Development – This Chapter describes the proposed development;
- Chapter 4: Planning Policy – This Chapter outlines local and national planning policy and guidance which is considered relevant to the application;
- Chapter 5: The Reserved Matters – This Chapter assesses the proposals against relevant planning policies and guidance;

- Chapter 6: This Chapter assesses the application against other material considerations; and
- Chapter 7: Conclusion – This Chapter summarises and concludes the report.

1.7 A discharge of condition application will be submitted alongside the reserved matters application. This seeks to agree some of the key principles that inform the proposed layout. The discharge of condition information also forms part of this reserved matters scheme, given their interdependence. This documentation includes the following:

- Condition 7 – BS 5837:2012 Arboricultural Method Statement & Tree Protection Plan;
- Condition 8 – Surface Water Management Document;
- Condition 12 – Landscape and Biodiversity Management Plan;
- Condition 14 – Scheme of Grassland Mitigation and Translocation;
- Condition 19 – Cass Allen Noise Discharge of Conditions 19 & 20 document; and
- Condition 20 - Cass Allen Noise Discharge of Conditions 19 & 20 document.

2.0 SITE DESCRIPTION AND PLANNING HISTORY

Site Description

- 2.1 The Site lies on the north western edge of Fulbourn, a village located within the South Cambridgeshire District, which lies approximately 8km south-east of the centre of Cambridge.
- 2.2 The village of Fulbourn is located on the Cambridge Road which runs between Cambridge and Balsham.
- 2.3 The Application Site comprises land to the east of Teversham Road, to the south of the railway line, and to the north of Cow Lane, Fulbourn. The site abuts the Fulbourn Conservation Area to the south and is adjacent to the former Fulbourn pumping station. The Green Belt lies to the north of the railway line. The Site is accessible from the public highway and is located within walking distance of the nearby High Street, local shops and facilities. There are no public rights of way or permissive routes across the Site.
- 2.4 The Application Site encompasses 6.85 hectares of undeveloped land which is partitioned by a narrow Chalk Stream. A small part of the Site fronting Cow Lane was formerly an ornamental garden but is now inaccessible and heavily overgrown. The Site abuts a pond known as Poorwell Water, across which a low quality pedestrian access has been informally created.
- 2.5 The Site is generally flat, and in terms of natural vegetation, the field boundaries comprise hedgerows and various mature trees, generally following the alignments of the linear drains. The fields themselves are open grassland, whilst the pumphouse garden retains some more ornamental planting although in general it has become neglected and heavily overgrown.
- 2.6 A small section of the Site, the pumphouse garden, lies within the Fulbourn Conservation Area. The remainder of the Conservation Area lie predominantly to the south and south east of the Site.
- 2.7 The Site is not covered by any statutory environmental designations but two Sites of Special Scientific Interest are located within 2km of the Site (Fulbourn and Great Wilbraham Common) which are designated primarily for their botanical interest. The Site lies Flood Zone 1, the lowest area of flood risk.

- 2.8 The pond was first noted to be present in 1902 and was introduced to the Site with the construction of the Fulbourn Pumping Station by the Cambridge Waterworks Company. Extensive residential development then occurred to the east and south of the Site with the construction of small industrial structures to the north west.

Wider Surroundings

- 2.9 The area immediately surrounding the Site is generally characterised as edge of settlement. To the south, east and west of the Site, the nature of the wider surroundings is predominantly residential. Immediately to the north of the Site is the railway line and further afield open countryside.
- 2.10 Wider afield, the village is separated from the outer Cambridge City boundary by farmland. North of the village the land is flat, drained fen, and to the south and south west of the village are the Gog Magog Hills. Outside the residential area, the land is open farmland with relatively few trees.
- 2.11 Fulbourn is well served by existing shops/services and facilities which also provide employment opportunities. The village benefits from a small cooperative supermarket, butchers, chemist, three public houses, a nursery, a health centre and a library. The village has a well-appointed recreation ground. Adjacent to that is the ground is Townley Memorial Village Hall, which includes meeting rooms, a small indoor sports hall, a venue for sports and social clubs. Approximately 3km from the Site there is a large 7,349m² 24-hour Tesco Superstore which is also accessible via public transport using the Citi 1 bus.
- 2.12 Fulbourn has its own 1.3FE Primary School located on School Lane which is less than 1km from the Site and within walking distance. Secondary schooling for the village is at Village College in Bottisham which has 7FE and is located 8km to the north of Fulbourn. In addition, there are a number of secondary schools in Cambridge, which is located 8km from Fulbourn.
- 2.13 The Site has the potential to reduce vehicular movements as it is located within cycling distance approximately 8km from the centre of Cambridge. In addition, the Citi number 1 and 3 buses run a service every 20 minutes daily, hourly evenings and weekends from Fulbourn to Cambridge City Centre taking approximately 30 minutes. Further services include Stagecoach service 16 & 17 linking Fulbourn to Haverhill and Newmarket. The closest bus stop is located on Teversham Road near to the Hat and Rabbit public house directly adjacent to the Site.

Planning History

- 2.14 A formal Screening Opinion was issued by the Council on 1 August 2014 confirming that an Environmental Statement is not required, and it is considered the development would be “unlikely to have a significant effect on the environment.”
- 2.15 Prior to the approval in 2017, a previous planning application for up to 110 dwellings (S/2273/14/OL) was refused at Planning Committee on the following grounds summarised below:
- Collective adverse impact on landscape character, setting of Fulbourn Conservation Area, village character and ecological interests;
 - The Site being proposed as a Local Green Space in the emerging (now adopted) Local Plan; and
 - The lack of evidence demonstrating the scheme can be delivered within 5 years.
- 2.16 The decision was subsequently appealed and heard at a Public Inquiry in September 2016. The appeal (reference: APP/W0530/W/3139730), was dismissed on 3 November 2016. However, the Inspector rejected the reasons for refusal highlighted above, and considered the development was acceptable on all of these grounds. The appeal was dismissed on grounds of the content of the legal agreement in terms of open space provision.
- 2.17 Alongside the planning application in 2017 that was approved (reference: S/0202/17/OL), a revised Screening request (reference: S/0626/17/E1) was submitted. On 1 March 2017, SCDC issued its Screening Opinion, which confirmed that the proposals did not constitute EIA development.
- 2.18 Permission was granted for the outline permission (reference: S/0202/17/OL) on 26 October 2017. The subsequent Reserved Matters application is the subject of this application.

Engagement

- 2.19 An initial pre-application request was sent to SCDC for consideration on 29 April 2019 (reference PRE/0163/19). The scheme provided some initial thoughts as to how the layout could look ahead of a more formal process. Written feedback was received dated 12 June 2019 expressing concerns regarding the layout and design. A copy of the written response can be viewed in **Appendix 1**.

- 2.20 Following an evolution of the design, a revised scheme was submitted to SCDC's Design Workshop. The Workshop was held on 22 July and included the planning officer, urban design team, tress officer and landscape officer from SCDC. The discussions were positive and the reception to the layout was positive. The written response can be viewed within **Appendix 2**.
- 2.21 A meeting was held with members of Fulbourn Parish Council on 6 August 2019 to discuss the proposed development. A Fulbourn District Councillor was also in attendance. A presentation pack of the site and its evolution was provided and discussed at length. The key theme from the meeting was to integrate existing aspects of Fulbourn into the scheme to reflect the characteristics of the village. This includes use of Swift nesting boxes and the planting of fruit trees. Other key aspects raised includes the maintenance of open areas and safety from the railway. The Parish Council reiterated their view that they do not wish for a direct connection from the site to Poorwell Water.
- 2.22 A further revised scheme was then presented to the Design Enabling Panel at SCDC on 8 August 2019. The panel consists of a group of local independent architects and designers who provide a view of the proposals submitted. The presentation included the layout and street elevations, as well as informal plans for the Pumphouse Garden. The Panel did have concerns, amongst others, regarding the lack of connection through to Poorwell Water, and the use of only one vehicular access. However, these matters were agreed at outline stage. The written response can be viewed within **Appendix 3**.

3.0 PROPOSED DEVELOPMENT

- 3.1 The reserved matters application seeks the erection of 110 dwellings on the Site following the granting of outline planning permission. As noted, the vehicular access onto Teversham Road and emergency access onto Cox's Drove were approved as part of the outline application (approved plans B411/SK/09 Rev 2 – Indicative Full Right Turn and B411/008 Rev 1 – Cox's Drove Emergency Vehicle Access). The proposal therefore seeks to determine the remaining reserved matters, in this case the layout, scale, appearance, and landscaping.
- 3.2 The development is based around a main spine road running west to east through the site. This serves smaller roads to create an obvious street hierarchy. A crossing over the chalk stream is provided towards the centre of the Site. Two further pedestrian bridges are also proposed to allow connectivity through the site.
- 3.3 The scheme provides 77 private dwellings These consist of 23 x 2 bed units, 31 x 3 bed units, 19 x 4 bed units and 4 x 5 bed units. In line with the Section 106 Legal Agreement that accompanies the outline permission, the scheme provides the following tenures and sizes of affordable housing, which are distributed across the site to prevent clustering:

Unit Size	Affordable Rented Units	Shared Ownership Units
1 bed	8	0
2 bed	8	12
3 bed	0	5
4 bed	0	0
Total	16	17

- 3.4 As part of the landscaping element of the scheme, the scheme incorporates a pedestrian and cycle route through the site as well as more informal walking routes. These are aimed to ensure public access to all areas whilst providing more efficient routes. On the western field, rather than boardwalks around the dwellings, a more informal mowed path is proposed.
- 3.5 The proposal includes the Locally Equipped Area of Play (LEAP) located to the centre of the site. This provides a variety of differing play equipment to encourage creative play for children of all ages.

- 3.6 The proposal will also allow public access to the Pumphouse Garden, located towards the southwest corner of the Site. This is historically related to the Pumphouse on Cows Lane, although there is no direct access between the two. The area is currently overgrown, but the proposal seeks to create a useable public space whilst also providing a further connection between the site and the existing village.
- 3.7 The scheme also requires the provision of a pumping station and electricity sub-station. These facilities are located close to the southern boundary of the Site on the western parcel. This is the optimum location for the facilities whilst allowing adequate parking provision for the requisite vehicles.

4.0 PLANNING POLICY

- 4.1 This section sets out the relevant national and local planning policy applicable to the submitted development proposals. It should be noted the outline permission was determined under the previous Local Plan.

Local Development Plan

- 4.2 The Statutory Development Plan, insofar as it relates to the Application Site comprises the South Cambridgeshire Local Plan (adopted September 2018).
- 4.3 Policy S/3 of the Local Plan states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF and will always work proactively with applicants to find solutions which mean that proposals that accord with the Local Plan can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area unless material considerations indicate otherwise. The principle of development has been established through outline application S/0202/17/OL.
- 4.4 Chapter 4 focuses on Climate Change to ensure that development delivered in the district can better cope with the predicted impacts of climate change. Policy CC/1 'Mitigation and Adaptation to Climate Change' requires applications for new development to be accompanied by a Sustainability Statement to demonstrate how climate change principles have been embedded into the development proposal. Policy CC/3 'Renewable and Low Carbon Energy in New Developments' requires new dwellings to reduce carbon emissions by a minimum of 10% through the use of on-site renewable energy and low carbon technologies. Condition 27 of the outline application commits the scheme to the energy generation provision.
- 4.5 Policy CC/4 'Water Efficiency' requires water efficiency in all new residential developments to achieve 110 litres per person per day as a minimum. Policy CC/5 'Sustainable Show Homes' states that on developments where a show home is being provided, a sustainable show home must be provided demonstrating environmentally sustainable alternatives.
- 4.6 The aforementioned Chapter also includes a policy regarding construction methods (Policy CC/6), water quality (Policy CC/7) and sustainable drainage systems (Policy CC/8). The latter of these policies requires the incorporation of appropriate surface water drainage systems (SuDS) within development proposals. Development at risk of flood risk must

ensure suitable flood protection or mitigation measures are incorporated and a site specific Flood Risk Assessment submitted to accompany development proposals over 1ha in size (Policy CC/9). Drainage is a key concept on site and has shaped the development. Details have been submitted in conjunction with this application and the discharge of condition 8.

- 4.7 Chapter 5 of the Local Plan concerns the delivery of high quality places. Policy HQ/1 'Design Principles' sets out the criteria SCDC requires for all development to ensure development is of appropriate scale and nature and has a clear vision as to the positive contribution it will make to its local and wider context. The application is accompanied by a Design and Access Statement which demonstrates the design concept and how the principles are met.
- 4.8 Chapter 6 encourages the protection and enhancement of the natural and historic environment. Policy NH/4 'Biodiversity' requires development to maintain, enhance, restore or add to biodiversity and Policy NH/6 'Green Infrastructure' aims to conserve and enhance green infrastructure within the district. Policy NH/11 'Protected Village Amenity Areas' states that development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village. Similarly, Policy NH/12 'Local Green Space' aims to protect identified Local Green Spaces from development that would adversely impact on the character and particular local significance of such spaces. Development will be supported when it sustains and enhances the special character of the district's historic environment and creates new high quality environments that respond to local heritage character (Policy NH/14). The application is supported by a comprehensive landscaping details and a Landscape and Biodiversity Management Plan and Grassland Mitigation and Translocation Plan to demonstrate how the open spaces and biodiversity areas will function.
- 4.9 Chapter 7 of the Local Plan concerns the delivery of high quality homes. Policy H/8 'Housing Density' requires housing developments to achieve an average net density of 30 dwellings per hectare in Minor Rural Centres unless otherwise justified by the character of the locality, the scale of the development or other local circumstances. Policy H/9 'Housing Mix' states that market homes in developments of 10 or more houses will consist of:
- a. **"At least 30% 1 or 2 bedroom homes;**
 - b. **At least 30% 3 bedroom homes;**
 - c. **At least 30% 4 more bedroom homes;**

d. With a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances."

- 4.10 Policy H/9 requires a total of 5% of homes in new developments to be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. Policy H/10 'Affordable Housing' requires all development of 11 dwellings or more to provide 40% affordable homes with the mix determined by local housing needs evidence. All dwellings are required under Policy H/12 'Residential Space Standards' to meet or exceed the space standards set out in the Government's Technical Housing Standards – Nationally Described Standard (2015) or successor document. In line with the above, the proposed dwellings have been designed to ensure 5% are M4(2) adaptable and meet national space standards. 33 affordable units have already been secured through the Section 106 Agreement related to outline application S/0202/17/OL.
- 4.11 Chapter 9 of the Local Plan sets out the policies for promoting successful communities. Policy SC/4 'Meeting Community Needs' seeks all housing developments to include or contribute to the provision of the services and facilities necessary to meet the needs of the development including primary schools and secondary schools, health facilities, libraries, sports facilities and commercial facilities. Services and facilities should be provided in accessible locations. The proposal will provide infrastructure up grades in the vicinity in line with condition 26 of the outline application.
- 4.12 Policy SC/7 'Outdoor Play Space, Informal Open Space and new Developments' requires all housing developments to contribute towards the provision of outdoor playing space and informal open space in accordance with prescribed minimum standards. Policy SC/8 sets out the specific minimum standards for open space to ensure provision for the future needs of the district. The proposal provides an excess of open space across the site as a whole and includes a LEAP at the heart of the development.
- 4.13 Policies SC/9 and SC/10 concern lighting proposals and noise pollution seek to prevent development that proposes insensitive lighting causing light pollution and proposals that will generate unacceptable levels of noise. Noise mitigation is proposed in line with the accompanying Noise Report. Lighting proposals will ensure that the countryside edge and ecological areas are respected whilst ensuring appropriate public safety.
- 4.14 Chapter 10 of the Local Plan sets out the policies for promoting and delivering sustainable transport and infrastructure. Policy TI/2 'Planning for Sustainable Travel' encourages developments to reduce the need to travel, particularly by car and instead promote the

use of sustainable transport options. The policy requires that new developments incorporate sufficient accessibility by walking, cycling or public transport. Larger developments will be required to demonstrate maximised opportunities for sustainable transport and applications are to be accompanied by a Transport Assessment and Travel Plan together with a Low Emissions Strategy Statement. Policy TI/3 encourages car and cycle parking provision to be provided through a design-led approach. Specific standards are provided requiring 2 car parking spaces per dwelling and 1 cycle space per bedroom. The scheme increases pedestrian and cycle links to the Site and village as a whole to encourage sustainable transport. Parking provision meets the requisite standards.

Other Material Considerations

Development Plan Supplementary Planning Documents

- 4.15 The Council adopted the 'Cambridgeshire Flood and Water SPD' in November 2018, which provides guidance on the approach to be taken to manage flood risk and the water environment as part of new development proposals.
- 4.16 The following SPDs were adopted by the Council 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 having regard to consistency with national planning guidance and the adopted South Cambridgeshire Local Plan 2018. The relevant documents are:
- Affordable Housing SPD
 - Biodiversity SPD
 - Development Affecting Conservation Areas SPD
 - District Design Guide SPD
 - Health Impact Assessment SPD
 - Landscape in New Developments SPD
 - Open Space in New Developments SPD
 - Trees & Development Sites SPD

Fulbourn Village Design Guide (Draft April 2019)

- 4.17 The draft Fulbourn Village Design Guide supplements the Local Plan policies on high quality design, distinctive local character and placemaking. Public consultation on the

design guide ran from 15 April – 31 May 2019 and awaits a final decision by the Council’s committee. As a result, the guidance can only be given limited weight at the time of writing but is acknowledged to be an expression of local community views of how new development can respect local character and its unique qualities.

- 4.18 The Fulbourn Village Design Guide seeks to retain key views out towards the countryside from the Poor Well natural area and establish a green natural corridor. Natural areas should be protected from artificial lighting and encroachment of human activities. Furthermore, it is essential that the Teversham Road site is integrated into the patterns of streets and lanes of the village, at least for pedestrians and cyclists, rather than remaining an isolated housing estate.
- 4.19 The design and the layout of the proposal is based on the approved parameters plan, which itself predates the Village Design Guide. However, the design and layout seeks to take account of the aims and objectives of these documents within the agreed parameters.

National Planning Policy Framework

- 4.20 The revised National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government’s planning policies for England and how these are expected to be applied.
- 4.21 The revised NPPF requires decisions to be led by the principles of sustainable development and requires proposals to meet the economic, social and environmental objectives as set out in paragraph 8. As paragraph 10 states the presumption in favour of sustainable development remains at the heart of the framework.
- 4.22 Paragraph 11 states that for decision-taking the presumption in favour of sustainable development means:

“approving development proposals that accord with an up-to-date development plan without delay.”

- 4.23 The presumption in favour of sustainable development does not change the statutory status of the development plan as the start point for decision making (paragraph 12). This is also reflected in paragraph 47 of the framework. The proposal constitutes sustainable development.

- 4.24 The Framework identifies the current need nationally to deliver a significant boost to supply of homes. This includes the amount and variety to meet the needs of differing groups with specific housing requirements. It also requires land with extant permissions to be developed without unnecessary delay (paragraph 59). The development seeks to ensure the extant permission moves forward to construction and provide 110 dwellings including 33 affordable units.
- 4.25 The context, size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. This is to include but not limited to affordable housing and older people (Paragraph 61). The proposal is compliant with the Local Plan housing mix policy in order to provide a range of dwelling sizes.
- 4.26 Paragraph 62 states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site except in exceptional circumstances. The affordable housing mix and tenure is as per the Section 106 Agreement that accompanies the outline planning permission.
- 4.27 Chapter 8 covers the promotion of healthy and safe communities. Paragraph 91 states that:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;**
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and**

- c) **enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”**

4.28 The proposal seeks to promote an inclusive community. The LEAP is set at the heart at the scheme, and the pumphouse Garden will become open for public use. The connections to Teversham Road, Cox's Drove and Cow Lane ensure easy links to local facilities.

4.29 Chapter 8 covers the promotion of healthy and safe communities. Paragraph 91 states that:

“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

- a) **promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;**
- b) **are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and**
- c) **enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports**

facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

4.30 As noted, the scheme creates social inclusion by opening up the Site and pumphouse Garden for formal public use. It is well connection to the rest of the village. The design has considered the potential for crime. The LEAP encourages play and the large areas of open space encourage residents to use the outdoor areas for recreation.

4.31 Chapter 9 of the NPPF is based on the promotion of sustainable transport. Paragraph 102 states that:

“Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;**
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;**
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;**
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and**
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”**

- 4.32 The scheme seeks to encourage use of sustainable forms of transport given the pedestrian and cycle links proposed. It also includes internal walking routes to encourage outdoor recreation. The design and layout provides a high quality development, complementing its sustainable location.
- 4.33 Paragraph 109 is clear 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. The access points into the site were agreed at outline stage.
- 4.34 Chapter 11 focuses on making effective use of land and recognises that decisions should promote an effective use of land in meeting the need for homes, while safeguarding and improve the environment and ensuring safe and healthy living conditions.
- 4.35 Part of chapter 11 includes a section on achieving appropriate densities, and highlights that decisions should support development that makes efficient use of land, taking into account:
- The identified need for different types of housing;
 - Local market conditions and viability;
 - The availability and capacity of services and infrastructure, both existing and proposed, and the potential for further improvements;
 - Desirability of maintaining an area's prevailing character and setting; and
 - Importance of securing well-designed, attractive and healthy places.
- 4.36 The proposal provides 110 dwellings in line with the outline application.
- 4.37 Chapter 12 seeks to achieve well-design places and places an emphasis on the creation of high-quality buildings and places as being a fundamental aspect of what the planning and development process should aspire to:
- “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” (Paragraph 124).”**
- 4.38 The Design and Access Statement demonstrates how the design has evolved and how this ensures the development would be an attractive place to live.

4.39 Paragraph 127 states that decisions should ensure that developments:

- a) **“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;**
- b) **are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) **are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) **establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;**
- e) **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and**
- f) **create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”**

4.40 Again, the Design and Access Statement expands upon these points, ensuring the development responds to local character and promotes health and well-being.

4.41 Paragraph 130 also requires that Local Planning Authorities not to object to development on design grounds where it accords with clear expectations in plan policies. The proposal

meets the aims and objectives of the relevant policies and associated Supplementary Planning Documents in terms of design.

4.42 Conserving and enhancing the natural environment forms the basis of chapter 15. In Paragraph 170 it is recognised that decisions should contribute to and enhance the natural and local environment by:

- a) **“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);**
- b) **recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;**
- c) **maintaining the character of the undeveloped coast, while improving public access to it where appropriate;**
- d) **minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;**
- e) **preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and**

- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."**

4.43 The development is accompanied by a Landscape and Biodiversity Management Plan and Grassland Mitigation Strategy to demonstrate how ecology on site will be retained or translocated.

5.0 THE RESERVED MATTERS

- 5.1 The following section considers the proposed development in relation to both national and local planning policy and demonstrates that there are no material planning reasons why permission should not be granted.
- 5.2 As previously noted, the principle of residential development has already been established through the approved outline application (S/0202/17/OL), along with detailed access arrangements. The matters reserved for determination in this application are:
- Layout;
 - Scale;
 - Appearance; and
 - Landscaping
- 5.3 The above reserved matters will now be assessed in relation to the parameters set out in the outline planning approval and local and national planning policy.
- 5.4 Access has been agreed at the outline stage, with approved plans B411/SK/09 Rev 2 and B411/008 Rev 1 showing the approved vehicular access from Teversham Road and emergency access onto Cox's Drove respectively.
- 5.5 The Design Enabling Panel did suggest the pedestrian connection with Poorwell Water should be retained. However, the meeting with Fulbourn Parish Council confirmed the local perspective that the link is not considered acceptable. This view is reinforced by the draft Fulbourn Village Design Guide, which states 'Poorwell Water natural area not to be used for access to the development'. The link was removed during the outline stage and the reserved matters does not seek to reinstate it given this local view.
- 5.6 The proposal, as approved at outline stage, does include a further pedestrian and cycle link from the Pumphouse Garden to Cox's Drove. This increase connectivity to the site, especially to Pierce Lane and beyond.
- 5.7 A further pedestrian path has been provided to the eastern Site boundary with Cox's Drove. Again, this was highlighted by the Design Enabling Panel and will assist in creating connectivity to the wider footpath network. It will also open up the Pumphouse Garden into public use.

Noise

- 5.8 During the consideration of the previous planning applications at the Site, noise sources at both the Breckenwood Industrial Estate and the railway line adjacent to the northern boundary were identified. A 50m 'exclusion zone' was identified where residential development would not be permitted unless a noise mitigation and insulation scheme is agreed in writing. This formed conditions 19 and 20 of approved outline permission S/0202/17/OL.
- 5.9 The application is accompanied by a Noise Report. Further noise survey work has taken place at the Site to demonstrate and model how noise dissipates away from the identified sources. The report proposes a scheme of Mechanical Ventilation with Heat Recovery (MVHR) or Mechanical Extract Ventilation (MEV) within the dwellings located closest to Breckenwood Industrial Estate. Internal noise levels are considered satisfactory with such levels of mitigation. External amenity areas are also considered appropriate without any additional mitigation necessary. The Report also assesses noise from the railway line, and concludes no mitigation measures are necessary in relation to railway noise.
- 5.10 The Noise Report therefore demonstrates that noise from the identified sources adjacent the Site can be appropriately mitigated through a combination of MVHR and MEV. As a result, no material harm would result to future occupiers of the dwellings on Site. Use of such mitigation ensures that development is appropriate within the 'exclusion zone'. The proposed layout therefore seeks residential development within this zone and is compliant with policy SC/10 of the Local Plan.

Layout

- 5.11 The proposed layout conforms with the approved outline Parameters Plan and its principal land uses. The Parameter Plan shows three specific raised land parcels (see Flooding and Drainage section below) where development will be located, which was a result of the drainage and ecology strategies proposed at outline stage. The reserve matters proposal continues to utilise the three specific identified land parcels with appropriate links in between.
- 5.12 Layout design principles are taken from the approved outline Design and Access Statement and aim to reinforce the heart of the development, providing a sense of enclosure around the key open spaces. The layout also facilitates integration of the Site with the existing village through soft landscaping, road access to the west and cycle and

pedestrian connections to the east, west and south. Road access from Cox's Drove would be for pedestrians and cyclists and emergency access only.

- 5.13 Movement across the site is facilitated by the provision of a spine road running east to west connecting the site via its main access to Teversham Road. The alignment of the spine road is designed to achieve a legible route for users and minimise disturbance through the central meadow space. Secondary and private roads join this spine road and allow access to private dwellings, reflecting the hierarchical approach to street layout.
- 5.14 The central open space 'Meadow Park' allows retention of views from the village out towards the countryside and includes public open space and play space (Local Equipped Play Area) to comply with the requirements of Local Plan Policy SC/8. Its relationship with key built frontages contributes to the creation of an attractive and legible environment, providing natural surveillance and a safe environment. There are three watercourses/ditches which run through/around the Site, which will be retained. Where roads and footpaths cross the central watercourse, they would be bridged.
- 5.15 Further open space and planting is provided within the layout and towards the boundaries of the site to soften the built form of the development, enhance its appearance and preserve the amenity of surrounding residential properties. A substantial level of informal open space is laid out near to the perimeter of the site to provide areas for recreation and biodiversity in accordance with Policies NH/4 and SC/7.
- 5.16 Key buildings or building clusters mark important locations within the development and fulfil at least one of the following functions in accordance with the outline DAS layout principles:
- Completing vistas and key views
 - Creating gateways and pinch points
 - Creating landmark buildings to assist with wayfinding through the Site
 - Creating a sense of scale and enclosure at key spaces
- 5.17 The net residential area measures 3.31ha, which gives an average net density of up to approximately 33dph to achieve up to 110 homes to comply with the requirements of Policy H/8.
- 5.18 Car parking is primarily provided on plot within private driveways with a mixture of parking to the front and side of dwellings. Houses have two spaces each in accordance with Policy TI/3 of the adopted Local Plan, ensuring adequate provision around the site and to ensure

the car does not dominate the street scene. This is complemented by the pedestrian and cycle links into and out of the site to encourage sustainable modes of transport.

5.19 The proposal has been subject to significant engagement with officers at South Cambridgeshire District Council. This includes presenting to both the Design Workshop and Design Enabling Panel.

5.20 The Design Workshop was held on 22 July 2019 and the notes from the meeting can be viewed in Appendix 2. It included discussions with South Cambridgeshire District Council officers from a variety of disciplines, including urban design, landscape, trees, sustainability and environmental health, as well as the highway officer from Cambridgeshire County Council. The matters raised are summarised below:

- *Road, design and layout* – The road network within the site incorporates the requirements put forward by the local highways authority.
- *Environmental health matters* – The use of mechanical ventilation was discussed and considered acceptable in principle, subject to appropriate survey work, and is considered in the supporting Noise Assessment.
- *Layout, scale and massing* – The height of the 2.5 storey buildings have been reduced, with balconies and private space added. The Design and Access Statement explains the further design evolution of the site as a whole.
- *Residential Amenity* – No single north facing aspect dwellings are provided, ensuring acceptable levels of natural light is provided.
- *Landscaping and Trees* – The landscaping strategy takes into account the points raised, ensuring appropriate species are used, and ensuring appropriate materials for trees/walls are provided in appropriate locations.
- *Environmental sustainability* – The requirements are acknowledged and will form the basis of future discharge of condition applications.

5.21 The proposal subsequently presented to the Design Enabling Panel on 8 August 2019 had taken into account the views of the Council's urban design team. These are discussed within the Design and Access Statement and summarised below.

- *A lack of understanding of the existing village character* – The Design and Access Statement includes a full analysis of the wider village and how the identified character areas within the Site respond accordingly.
- *Suburban layouts with cul-de-sacs predominant* – Cul-de-sacs are utilised in the eastern field of the development, which matches a distinct character of Fulbourn.

- *Unadopted 'Private driveways' shared between a number of houses* – The proposal does include some private driveways and the number of houses accessed by such has been agreed with Cambridgeshire County Council.
- *Duplication of single sided streets to the eastern end of the site* – The streets to the north and south allow the creation and framing of the linear park.
- *Highway standards applied to meandering street alignment* – The street layout meets the requirements of Cambridgeshire County Council
- *Poor sense of arrival at the west entrance* – The access arrangement into the site was approved at the outline stage, with a frontage dwelling and planting utilised to ensure a pleasant entrance.
- *Central park and play areas poorly defined, no sense of enclosure* – The detailed landscape and LEAP plans demonstrate the creation of a defined and practical space to encourage use by residents.
- *Crossing the stream should be celebrated* – The stream has been widened in places to create new habitat and ensure it becomes a key feature on the Site.
- *Dead frontages to apartment blocks largely taken up with integral garages* – The use of internal parking was applauded by the Council's urban design officer. The ground floor areas include significant fenestration to ensure an active frontage remains.
- *Lack of provision of private amenity space for flats* – Private space has been added to each block where possible. All benefit from the proximity to public open space.
- *Projecting balconies that are out of character with the village (inset balconies/winter garden could be an alternative?)* – Projecting balconies ensure the proposal meets the requirements of the District Design Guide SPD.
- *Affordable housing predominantly in flats not tenure blind* – The affordable housing provision meets the requirements of the Section 106 Agreement.
- *Three-bedroom flats above ground level for affordable housing (houses would be more suitable)* - The affordable housing provision meets the requirements of the Section 106 Agreement and space standards.
- *House plans and elevations lack inspiration* – Full elevations were not provided at the Design Enabling Panel. These have evolved in line with the comments to create house types of interest.
- *Awkward details, over-elaboration of materials and non-functioning chimney stacks* – Full elevations have evolved in line with comments made. Chimneys have been removed to a number of house types.
- *Garden enclosure facing public spaces where fencing would be unacceptable* – The proposal seeks the use of brick against the open areas.

- *Careful consideration of close proximity between proposed and existing neighbouring properties* – Appropriate spacing between buildings is provided.

- 5.22 The application acknowledges the draft Fulbourn Village Design Guide. Page 16 of this document provides additional guidance specific to the development of the Site. The text notes the challenge of integrating the scheme into the sensitive location, and this application fully addressed this matter.
- 5.23 It seeks the creation of a natural green corridor running north to south through the site in order to protect the natural environment. The accompanying map shows the level of corridor suggested. However, this does impinge upon the approved parameters of the outline application. That said, the scheme does retain the north-south based upon the chalk stream. This leads into the linear meadow park within the eastern parcel and the large grassland area retained in the western parcel.
- 5.24 The chalk stream itself is to be widened in places as part of the comprehensive biodiversity plan for the site. This creates a new and enhanced wetland habitat to boost the ecological significance of the stream, which is currently overgrown and not receiving natural light. The objectives of the Design Guide are noted and the scheme ensures a wide green corridor will remain and provide links to the other green spaces and corridors across the site.
- 5.25 The proposal works with the parameters of the approved outline scheme. The layout is considered to meet the aims and objectives of policy HQ/1 of the Local Plan, the concepts within the District Design Guide SPD, and also meets the aims and objectives of the draft Fulbourn Village Design Guide. It demonstrates how the 4 'C's have been integrated into the scheme, those being community, connectivity, character and climate.

Scale and Appearance

- 5.26 The proposal is for 110 dwellings on the site. Outline planning permission S/0202/17/OL confirmed this would include 33 affordable units, and these are secured through the Section 106 Legal Agreement, which is not being varied. The scheme therefore includes 77 market dwellings. The breakdown of dwellings is detailed in the table below:

Size	Affordable Dwellings	Market Dwellings
1 Bed	8	-
2 Bed	20	23

3 Bed	5	31
4 Bed +	-	23
Total	33	77

- 5.27 The proposed housing mix as shown above meets the requirements of Policy H/9 and will provide a wide choice of housing to meet different needs. Affordability is also a key issue and the affordable housing mix has been determined by local housing needs evidence to comply with Policies H/9 and H/10.
- 5.28 Dwelling types would be a mix of cottages and dwellings between 1½ - 2½ storeys to accord with the approved Outline Parameters Plan and create intimate and small scale character to the village. The provision of 2½ storey properties within the centre portion of the site was discussed in length at the Design Workshop. The notes from the meeting state 'the Council's Urban Design Officer does not object to having limited number of 2.5-storey buildings in the centre of the development to better address the centre of the site, and to provide overlooking to the children's play area'. Since that meeting, the heights of the buildings have been reduced and the scale reduced accordingly.
- 5.29 The Design and Access Statement expands upon the identified character areas within the site itself, including the Meadow Park area where taller buildings are considered appropriate. The buildings within this area are separated by the chalk stream, and assists in defining the heart of the community, especially when combined with the play space. It allows additional natural surveillance for the Meadow Park area and the LEAP.
- 5.30 The scale of development is appropriate to the identified character areas. The Design and Access Statement expands upon these character areas, and why the design and materials proposed are appropriate to their setting. The dwellings are designed in a traditional manner using mainly facing brickwork with pitched roof construction.
- 5.31 Principle elevations are well considered in terms of their proportions and architectural detailing to provide visual interest when viewed from within the public realm. The house type drawings submitted with this application demonstrate this in greater detail. There are also a range of house types and designs which create visual interest and aids legibility when moving throughout the site.
- 5.32 The proposal also includes a finished floor level plan, as required through condition 28 of the outline application S/0202/17/OL. This allows the height of the roof ridge and eaves to be calculated. The house types indicate the number of storeys within each unit.

- 5.33 A total of 5% of homes in the development will be built to the accessible and adaptable dwellings M4(2) in accordance with Policy H/9 and all dwellings will meet the residential space standards set out in the Government's Technical Housing Standards – Nationally Described Standard (2015) or successor document.
- 5.34 The proposal works with the parameters of the approved outline scheme. The scale of development is considered to meet the aims and objectives of policy HQ/1 of the Local Plan, the concepts within the District Design Guide SPD and also meets the aims and objectives of the draft Fulbourn Village Design Guide.

Landscaping

- 5.35 The landscape approach aims are to create an attractive setting for the development, assimilating the built elements into the surrounding landscape / townscape to minimise effects on visual amenity and landscape character. The application is accompanied by the hard landscaping strategy, details of the LEAP, sectional drawings, a planting strategy and the hard and soft landscaping details. These documents inform how the landscape strategy is proposed and implemented across the site and should be read in conjunction with the accompanying ecology documents.
- 5.36 A number of considerations emerging from the landscape documentation have influenced the design of the proposed development. These are described below:
- The retention of the strong landscape structure that provides containment to the Site.
 - The creation of wide landscape buffers between the existing tree belts and built form.
 - The retention of large areas of grassland within the scheme, which would provide new areas of publicly accessible open space, managed positively for biodiversity and water attenuation.
 - The retention and enhancement of the chalk streams within the Site.
 - The enhancement of the landscape structure around the Site, including strengthening the landscape buffer along the northern edge of the Site along the railway embankment.
 - The introduction of a significant number of trees across the Site.
 - The introduction of a network of surface water drainage channels / swales planted with moisture tolerant grasses and shrubs.
 - The introduction of a network of paths which would enhance connectivity and provide circular routes around and through the scheme.

- The enhancement of the Pumphouse Garden, to restore the feature pond and provide public access where presently there is none.
- The introduction of a LEAP in the Meadow Park which encourages natural play.

5.37 The strategy regarding the Pumphouse Garden is a further key aspect of the development. This area is designated as a 'Local Green Space'. The proposal seeks to encourage public use of the Site and create pedestrian and cycle routes through whilst retaining and enhancing the key features such as the tree-lined avenue and pond area. Originally, a play area was proposed in this location, but given the lack of public surveillance, this has been removed from the proposal. However, clearing some vegetation will allow for introduction of benches for residents to enjoy the pond area.

5.38 Together, the measures above will conserve and enhance important natural assets at the Site and produce a coherent, place-responsive design to the benefit of the surrounding area in accordance with Policies HQ/1 and NH/12, and the aims and objectives of the NPPF.

Biodiversity

5.39 The Landscape Strategy has been designed to work alongside the biodiversity aspirations on the Site. The Site does not have any statutory designation but is a Site of local interest given the levels of plant species identified. Ecology was a key issue at the outline level and the previous planning appeal. Planning conditions were agreed to give the best opportunity to retain the species on site where possible and ensuring that appropriate conditions are created to allow for translocation and mitigation.

5.40 This application is accompanied by a variety of documents to demonstrate the ecological strategy for the site. This includes the Landscape and Biodiversity Management Plan, produced primarily to discharge condition 12 of the outline planning permission, which identifies the areas of key biodiversity across the site, identifies the potential impacts, and provides mitigation and management measures to bring forward ecological gain.

5.41 A good example within the Management Plan relates to the chalk stream. This provides a unique opportunity to enhance an area which is currently overgrown. However, it can become a key focal point for the scheme, as noted within the Design Enabling Panel. The proposal seeks to clear some of the shrubs around the stream, whilst retaining those trees and shrubs with the most ecological value. The scheme also proposed widening the stream in places to encourage it to develop natural features, whilst allowing of variations in depths to attract appropriate water-based species. The chalk stream is also known to be a bat

foraging area, and appropriate bat boxes are also proposed in its vicinity to encourage the local population.

- 5.42 The Grassland Mitigation and Translocation Scheme is primarily designed to discharge condition 14 of the outline planning permission but has also informed the layout of the proposal given the need for appropriate land and conditions to translocate some of the identified species and keep them within the Site. The parameters plan has set the development parcels, and therefore the surrounding land has been considered for such translocation. The process will involve the removal of turves around and including identified species, which will be re-laid in appropriate locations, judged by soil analysis and hydrology.
- 5.43 A Tree Protection Plan also accompanies the application, which seeks to ensure appropriate protection for trees during the construction phase of the development. The boundary planting at the Site is a key characteristic and therefore tree removal is only proposed where necessary. The document has also been submitted to discharge condition 7 of the outline application.
- 5.44 The documents demonstrate how the proposal seeks to enhance the ecology in the area and has informed the landscape strategy. The outline application confirms the ecology matters can be resolved given the addition of appropriate wording conditions, and the details demonstrate how this can be delivered. The proposal is therefore compliant with policy NH/4 of the Local Plan, and the aims and aspirations of the NPPF.

Flooding & Drainage

- 5.45 Underpinning the landscape and ecology strategies has been the drainage strategy for the Site. This was firmly established during the outline planning application following its discussion during the Planning Inquiry.
- 5.46 The site all lies within flood zone 1, an area with the lowest probability of flooding. However, the ground conditions and water table level does mean the Site does hold water in times of peak events. The outline planning permission demonstrated how a comprehensive drainage strategy can be incorporated to ensure no flooding to dwellings on the Site whilst also ensuring no increased flooding potential outside of the Site. As a result, condition 8 regarding drainage details was added to outline planning permission S/0202/17/OL.

- 5.47 The approved Parameters Plan is based around the three parcels of land, each raised by between 300-500mm to create platforms of development. The reserved matters scheme does not amend this already approved concept. Around the platforms are attenuation and mitigation measures. The strategy seeks the provision of underground crates, and surface bio-retention basins in order to store and move water across the Site and to discharge into the chalk stream.
- 5.48 The application is accompanied by a Surface Water Management Plan, which has been produced to discharge condition 8 of the outline application. This explains in more detail how the proposed drainage system will function. The system also informs the ecology and landscape strategy as it seeks to retain significant portions of the existing site and provides areas of storage across the site, which creates significant ecology and landscape opportunities as described.
- 5.49 The proposal therefore is compliant with policy CC/8 of the Local Plan.

Heritage

- 5.50 The Pumphouse Garden is located within the Fulbourn Conservation Area, the boundary for which runs adjacent to part of the southern boundary of the Site. The approved outline application accepts the principle of residential development on the Site, subject to ensuring the scale and massing would not impact negatively on the setting to the Conservation Area.
- 5.51 The application is accompanied by a Heritage Statement, which assesses the impact of the development upon the identified heritage assets. It demonstrates that the design ensures no impact upon the adjacent conservation area. Whilst there are views into the Site from the Pumphouse Garden, these are screened by vegetation, which will be strengthened given the Parish Council's desire to prevent any informal walking route in this area. The built form remains within the approved parameter plans considered at outline stage.
- 5.52 The Pumphouse Garden is within the conservation area. At present, it is an overgrown area, although the development identifies the great potential in opening this up to the public, not just in terms of allowing public access, but allowing the pond and tree lined avenue to be managed to be a village asset. The proposals in this area respect the key features of the Garden and enhance the setting of this area.
- 5.53 The proposal is therefore compliant with policy NH/14 of the adopted Local Plan.

6.0 CONCLUSIONS

- 6.1 This Planning Statement has been prepared in support of a Reserved Matters application for the residential development of 110 houses at Teversham Road, Fulbourn.
- 6.2 Outline permission for the development the wider development was secured through planning application S/0202/17/OL. The current application seeks detailed approval for the reserved matters of scale, appearance, layout and landscape. It utilises the three specific parcels of built form as shown on the approved Parameters Plan.
- 6.3 The Statement has assessed the application against the outline consent, relevant planning policies and other material considerations including planning conditions and obligations attached to the outline consent.
- 6.4 In summary the following conclusions are made:
- The design of the development is high quality. In particular, its scale, appearance and layout respond positively to Fulbourn and policy requirements to make effective use of land.
 - The development will make an important contribution to the housing need in in SCDC.
 - 33 much needed affordable housing are provided.
 - A high-quality landscaping scheme will be provided, including creation of formal public access to the Pumhouse Garden.
 - The retention and translocation of identified plant species on Site.
- 6.5 The Government is committed to delivering sustainable development and local authorities should adopt a positive a positive approach to sustainable development, which will meet identified needs and which will not compromise the key sustainable development principles set out in nation planning policies.
- 6.6 The proposal encapsulates and delivers on the requirements of the outline planning permission and objectives identified with SCDC's Local Plan. Overall, the proposal comprises sustainable development that will provide significant benefits for the local area and the wider area. There are no adverse impacts or material considerations that 'significantly or demonstrably' outweigh the many benefits of the scheme. This Statement demonstrates that planning permission should be granted for the development as identified by the outline planning permission.

APPENDIX 1

PRE/0163/19 Response

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Our ref: PRE/0163/19
Your ref:
Date: 12th June 2019

Planning & New Communities
Contact: Katie Christodoulides
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Email: Katie.christodoulides@scambs.gov.uk

Dear Paul,

Request for Pre-Application Advice

Proposal: Reserved Matters following approval of application S/0202/17/OL

Location: Land at Teversham Road, Fulbourn

Thank you for the above enquiry. This letter is a response to your pre-application enquiry dated 1st May 2019 seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the case officer.

Recommendation

I consider that your proposal would not be supported by officers, should a formal application be submitted, as it would be contrary to Policies HQ/1, NH/4, SC/10 by virtue of the proposed design, layout, scale, appearance of the development and concerns regarding harm to landscaping, trees, ecology, drainage and noise.

Site Constraints

The site is located outside of the village framework boundary of Fulbourn, within the open countryside. The majority of the site lies outside and adjacent to the Conservation Area. Part of site which abuts Cow Lane lies within the Conservation Area and forms a Local Green Space.

To the north of the site lies the railway line and Green Belt.

Planning History

S/0202/17/OL- Outline application including consideration of access points, for residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works-Approved.

S/2273/14/OL- (APP/W0530/W/15/3139730) - Outline application including consideration of access points, for high quality residential development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works- Refused, Dismissed at Appeal.

Policy

The proposed scheme should have regard to the Fulbourn Village Design Guide SPD which is a material consideration and Fulbourn Neighbourhood Plan which is currently out for consultation. Fulbourn Village Design Guide refers to Teversham Road, I would recommend that these documents are used and referred to when developing the scheme further.

I would recommend that you discuss and engage with Fulbourn Parish Council and the Village Design Guide Team on this proposal.

Principle of development

The principle of development has been established under the approved planning consent S/0202/17/OL. The Reserved Matters application would seek approval for appearance, landscaping, layout and scale.

Housing Mix and Affordable Units

The proposal is for 110 dwellings including 33 affordable dwellings which will meet the Outline Consent requirement of 30% being affordable with 16 units being offered for affordable rent and 17 units being shared ownership, with the mix comprising 41% 2 beds, 36% 3 beds and 23% 4 beds.

The Housing Officer has informally commented that the need in Fulbourn currently is for 1 and 2 bed units. I would advise that you speak with the Housing Officer if you are seeking to change the proposed housing mix.

In terms of the mix for the proposed open market units this includes 39% 2 beds, 35% 3 beds and 26% 4 or more beds. The mix is considered acceptable.

Design

The proposed design and layout was informally discussed with the Urban Design Officer.

In my opinion, the site appears to have two separate parts comprising the western and eastern land parcels which does not provide any unity for the whole development.

There is no sense of arrival from the main access on the western side of the site, as you enter the site. The visual impact and approach is dominated by parked cars. The typology of houses in this area is predominantly two bedroom dwellings.

As you arrive at the second node, adjacent to the apartment block, it is unclear what the terminating vista is. The bridge over the chalk stream which connects the two land parcels has not been carefully designed to create a good sense of arrival.

The first visual perspective you get of the eastern parcel is of the back gardens of large detached dwellings, followed by two roads which are of the same width, lacking any hierarchy. This loop road joins up and becomes a single road which leads to a dead end with no interesting terminating vista.

The typology of houses is poor due to the large number of two bedroom detached houses dominating the western parcel, which would lack variety and visual interest. The parking for these dwellings are arranged to the front, dominating the street scene and resulting in a poor quality public realm. The majority of apartments are arranged on the northern side of the parcel

within the 50 metre exclusion zone. The proposed scale and built form of the apartments is not typical of the character of Fulbourn, and is not appropriate for this rural location.

The proposed apartment buildings would not be supported as they would not be in keeping with the rural character of the area and village edge setting. In addition, the proposed apartments would be excessively prominent resulting in harm to the character of the area.

The occupants of the proposed apartments along the northern part of the site would have poor visual outlook, towards an area which is dominated by parking.

The Pump House Garden provides a valuable public amenity space for residents. The proposed development should integrate well with this garden. The proposed layout fails to do this. Views towards the garden would be blocked by the row of houses along the main spine road by the front access. A more appropriate response would be to have dwellings which are sited so that you have views toward the Pump House Garden, integrating this area into the development.

The layout proposed to the eastern parcel is poor. This parcel is dominated by 3 bedroom detached dwellings. This lacks variety in house types. The built form is very urban and does not reflect the rural character of the surrounding area. Overall, the layout has no regard to the setting of the Pump House Garden, Poorwell Water and the Conservation Area to the south of the site.

The proposed location of the LEAP is poor, it is not sufficiently overlooked and is not centrally located within the development.

It is considered that the proposed layout of the development lacks connectivity with the wider public footpath network and village. The proposed development should have links to the village and integrate with it.

The proposed site layout is too formal and urban in character. The eastern parcel is served by one loop road whereas the character of the area surrounding the development are mainly smaller clusters of dwellings served by lanes, which allows views towards open spaces. In my opinion, I would advise that the proposed layout is more rural in character and has a positive relationship with the green space and landscaped areas.

Due to the scale and nature of the development, I would strongly encourage that you present the scheme to the Council's Design Enabling Panel following the Design Workshop. The next Design Panel meeting will be on 8th August or the 19th September 2019. You are advised to reserve your slot as soon as possible.

No elevation plans have been submitted as part of this pre-application request. Therefore it is difficult to provide any informal comments on the design and appearance of the proposal. I would advise that you consider the countryside location of the site to ensure the design respects the location and appearance of the area.

The green space surrounding the dwellings is encouraged, however this space and landscape should be integrated more into the development rather than on the periphery.

Moving forward, it is advised that any proposed layout plan includes the surrounding area on the plan, so that an understanding of how the development relates to the immediate area can be seen.

Any layout plan should have plot numbers and a north sign on the plan.

Residential Amenity

In my opinion, I have serious concerns regarding the siting of the proposed residential development within the 50 metre noise exclusion zone which was detailed in conditions 6 and 20 of planning consent S/0202/17/OL.

The proposed apartments which would be sited within the 50 metre noise exclusion zone would not be supported due to concerns regarding the visual impact and rural character, as a result in my opinion proposed residential development within the exclusion zone would not be acceptable.

The proposed 4 bed house sited on the far eastern side of the site appears very cramped to the site edge and very close to Cox's Drove and the neighbouring commercial use. Concerns are raised regarding the siting and impact on the amenity of this dwelling.

The proposed garden areas to the dwellings do not appear to meet the minimum standards set out in the District Design Guide. One and two bedroom dwellings should have a private garden space of 50m², with three bedroom or more having a private garden space of 80m².

Policy H/12 Residential Space Standards requires new residential units to be permitted where their gross internal floor areas meet to exceed the Governments Technical Housing Standards.

Highways Safety & Parking

The pre-application enquiry has not been subject to consultation with the Local Highways Authority, who offer their own pre-application enquiry service. I would advise that you speak directly to the Highways Authority to ascertain their informal comments on the proposal. The proposed layout as shown on the site plan would not be suitable for adoption by the Highway Authority currently.

The proposed car parking layout shown on the site plan submitted, in my opinion would be visually harmful as parked cars would be very prominent in the street scene. This is particularly highlighted by the row of parked cars show along the main access into the site.

The pavement into the site stops part way along the main vehicular access failing to provide any safe access for pedestrians.

Covered and secure cycle parking is to be provided for each dwelling.

Landscaping

The Landscape Officer has informally commented on the scheme and raises concerns that the proposed layout does not respect or reflect the local settlement character. It is advised to look over the previously submitted Landscape and Visual Impact Assessment as several landscape strategies have been lost within the proposal, particularly a network of open spaces running centrally through the site.

Proposed parking should not dominate the street scene. Parking should be accommodated within, beneath or at the side or rear of buildings. If parking is not on plot, it should be close to the house as possible to prevent people parking on the roads. Parking spaces and garages located within the dwelling plot should be recessed from the building frontage to lessen the visual impact.

The proposed location of the LEAP is not acceptable. Areas of open space and outdoor play should be integrated within the development and central to housing areas, overlooked by

houses. This is detailed within the Open Space in New Developments SPD Adopted January 2009.

It is advised that you revisit the Landscape and Visual Impact Assessment where the LEAP is integrated within the central open space and connects with the Poorwell Water and Pump House Garden.

It is encouraged that native species are proposed within open spaces, verges and on the edge of the development to integrate with the landscape and create new green infrastructure. Existing vegetation to be protected and retained.

Close boarded fencing would not be acceptable on the edge of the proposed development. I would advise that you consider post and rail or post and wire fencing. Masonry walls are to be included adjacent to the public realm areas and to reflect the local landscape characteristics.

The existing substantial hedgerow along the chalk stream should be kept as a landscape feature.

SuDs

SuD features are to be integrated within the green infrastructures, open spaces and public realm areas to create multi-functional spaces. SuDs to be designed to be valuable amenity and ecological features.

Given the flooding and water issues with the site, a clear strategy in line with the landscape scheme will need to be provided. I would advise that your Drainage Consultant attends the Design Workshop.

Pedestrian Links

It is advised that more emphasis is made on creating new links around and on the proposed site. The proposed layout appears to provide a poor level of connectivity and links with the Pump House Garden, open spaces, LEAP, Teversham Road, Cox's Drove and Poorwell Water should be developed.

Trees

The Tree Officer has informally commented on the scheme and has concerns regarding the submitted indicative plan. There are numerous protected trees on and adjacent to the site. It is advised that all trees and hedgerows on the site are retained where possible, to provide a high quality development and protect the biodiversity.

The main concerns regarding the scheme are the loss of the trees at the proposed access and the relationship of the dwellings on the southern boundary of the site, and the existing protected trees. The shade and dominance of these trees should be considered as part of the design process for the dwellings.

It is advised that a Tree Survey, Tree Protection Plan and Methodology should be submitted with the Reserved Matters application, being compliant with BS5837. These documents should be easy to read, clear, concise and tailored to the site and proposal so that the future site manager can work with these documents to ensure that the details are adhered to. The tree pruning and works schedule should be clear and the specifications explicit.

Any Tree Survey submitted should also consider any archaeological requirements and work that is necessary.

A management plan should be submitted for areas which are mature and to be converted into public open space.

Hedgerows on the site, or adjacent to the site should be kept intact where possible. No ground level changes associated with existing hedges should be changed or re-profiled. Any significant renovation maintenance should incorporate traditional hedge management methods where appropriate such as laying, over only planting more stock.

Ecology

The Ecology Officer has informally commented on the scheme and has concerns about the proposed layout and the deliverability of ecological avoidance, mitigation and compensation measures to meet the requirements of the approved application S/0202/17/OL, including commitments made in the Land at Fulbourn Road, Teversham: Ecological Impact Assessment (Niras, January 2017).

Concerns are raised regarding the proposed layout, unless it is clearly demonstrated that the key ecological features of the site such as the early marsh orchid colony can be retained in situ, sufficient mitigation measures are achievable for habitat/species which cannot be retained in situ for example reptile populations and adders tongue and overall net ecological gain will be achieved, in line with the National Planning Policy Framework, NERC Act 2006 and Policy NH/4 of the Local Plan.

Concerns are raised regarding the proposal to retain the level of open space around the residential areas to ensure that the retained land and translocation plans have adequate space to give them the best chance of success. The level of open space shown in the submitted layout plan is 3.29 hectares. This is significantly less than the 3.55 hectares of open space proposed in the layout of the approved outline consent.

The site has high ecological sensitivity, and the incompatibility between some of the ecological mitigation required and uses such drainage or amenity, the exact extent, location, specification use and proposed management of the open space is important, not just the area set aside.

Sufficient details will need to be provided with a Reserved Matters submission to determine ecological impacts.

It is advised that although conditions 12 and 14 of the Outline consent can be discharged prior to the commencement of the development, some information required by these conditions is of fundamental importance to demonstrate that ecological avoidance and mitigation measures required can be delivered within the proposed design. It is advised that an application to discharge these conditions will need to be submitted alongside the Reserved Matters application or sufficient information will need to be provided with the application.

Updated ecological surveys will need to be submitted with any Reserved Matters application, given the ecological sensitivity of the site and time lapsed since previous surveys. The Ecology Officer Sarah Dale, welcomes discussions with the applicant's ecologist regarding the scope of update surveys. Update surveys may not be required for all species e.g. species previous recorded as absent.

The detailed design of the scheme shall be demonstrably and clearly informed by the following:

- Current ecological conditions informed by up-to-date ecological survey information, completed within two years for any dynamic or ecologically important species and habitats.

- Updated ecological impact assessment. This also to be revised based on design and should be a two-way process. As raised by the Tree Officer, this needs to include details of any hedgerow and tree removal.
- Figure 6 of Land at Fulbourn Road, Teversham: Ecological Impact Assessment (Niras, January 2017) to identify design constraints.
- Requirements for ecological avoidance, mitigation, compensation and enhancement measures in conjunction with, but not as a lower priority than, other constraints. The design solution needs to meet ecological need as well as other requirements such as drainage and amenity.
- Robust and detailed drainage strategy and surface water management plan which clear includes and considers eco-hydrological conditions in different seasons and based on changing conditions on site over time. Evidence and interpretation from a suitable qualified ecologist to demonstrate that the anticipated conditions will be suitable and appropriate for long-term retention of populations of key plant species and ecologically valuable habitats.
- Detailed site investigations to demonstrate soil and hydrological conditions in areas proposed as grassland receptor areas are suitable for translocation.
- Clear consideration regarding management of potential conflicts with landscaping, amenity, access and management of public areas to demonstrate deliverability biodiversity mitigation requirements (e.g. public access through retaining grassland habitat).
- Consideration of phasing and timescales required to ensure that a successful ecological mitigation/translocation scheme can be implemented.
- Requirements for an on-site reptile receptor area to be retained undisturbed during the development.
- Provision of appropriate and secure compensatory habitat for corn bunting.
- Creation of 70m of new ditch habitat if the ditch along the eastern boundary of Teversham Road still requires culverting;
- Net gain calculations based on Defra metric and BCN Wildlife Trust calculator

If the requirements of Figure 6 are not met (or insufficiently demonstrated), the Ecology Officer would raise objects to the proposal. Based on the proposed layout, concerns are raised over the reduction, removal or proposed incompatible land use in Area B, Area C, Area E, Area F, Area H and Area I.

Renewable Energy

Energy efficiency, Renewables and low/zero carbon technology

The regulated carbon emissions of the proposed development should be at least 10% lower than that of a standard Building Regulations Part L compliant development, in accordance with policy CC/3 of the Local Plan.

A detailed Energy Statement should be submitted which includes the following:

- Layout, orientation and FEES (fabric energy efficiency standards) of the site to ensure the development reduces energy requirements in use, and maximises the use of on-site low and zero carbon technologies.
- A feasibility study of all the options for achieving policy compliance, including increasing the fabric energy efficiency of the development over and above the requirements of Building Regulations and through the use of low and zero carbon technologies and on-site renewables, encouraging savings to be made higher up the energy hierarchy
- The specification and size of any renewable energy systems used to achieve the carbon and energy reductions required
- Detailed energy and carbon modelling (SAP or SBEM) to ensure that the proposed scheme is policy compliant.

Water Efficiency and surface water drainage/SUDS

A Water Statement should be submitted with the application, demonstrating that all practicable measures to conserve water have been incorporated into the development to achieve a maximum usage of 105litres/person/day (additional 5 litres for outdoor use), in accordance with Policy CC/4 of the Local Plan. Building Regulations Part G water calculations will need to be submitted to evidence this.

A variety of low flow water efficient fixtures and fittings shall be incorporated into the building as standard. I would advise that you provide rainwater/greywater harvesting that will provide a development that is exceptional in terms of its sustainability credentials, achieving an improvement on basic local policy compliance.

Development proposals must incorporate sustainable surface water drainage systems appropriate to the nature of the site in accordance with Policy CC/8 of the Local Plan. A detailed Surface Water Drainage Strategy should be submitted based on sustainable drainage principles, confirming compliance with the surface water hierarchy.

The strategy should investigate the feasibility of a full range of SUDS measures including rainwater harvesting, permeable paving wherever appropriate, soakaway/swales, and attenuation ponds, and include as many as appropriate. This should be with respect to the cumulative effects of other development planned in close proximity to the location.

Planning for Sustainable Travel

Development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location. Planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport, in accordance with Policy TI/12 of the Local Plan. It is advised that you provide electric vehicle charging on site, to include all dwellings with a garage. Electric vehicle charging must also be made available in any courtyard or communal parking areas.

A transport assessment of the site is required taking into consideration the cumulative effects of other development planned in close proximity to the location. The applicant should investigate ways to promote alternative modes of transport to the car, encouraging walking and cycling routes and public transport.

A travel plan should be put in place to ensure residents are fully aware of the sustainable travel options available.

Construction and Waste

As part of any application submitted, you will be required to submit a Construction Environmental Management Plan, in accordance with Policy CC/6 of the Local Plan.

This document should demonstrate that where practicable, the development will aim to reduce any adverse impact upon the local environment and amenity during construction and will reduce construction waste wherever possible by:

- carefully managing materials onsite to reduce the amount of materials brought to site and the amount of waste produced
- maximise the reuse or recycling of materials either onsite or locally.

Buildings For Life 12

I would strongly encourage that you take forward the principles of Buildings For Life 12. Accreditation to this standard demonstrates the development successfully integrates into the local neighbourhood, creates a safe place to live and is built with the ambition of providing lifetime homes. Further information is available at www.builtforlifehomes.org

Advice for Homeowners

In line with the current Local Plan, it is important to ensure that homeowners understand how to use the sustainability equipment on their home and the benefits of this.

A guide should be provided for residents when a new home is sold, which explains how to use any heating and lighting technologies as efficiently as possible along with an explanation of how any renewable technologies operate. This should include advice on water efficiency, recycling and provide information on sustainable travel options as included in the supporting travel plan. We would also encourage giving the homeowner the option of purchasing appropriate, additional renewable technologies at reasonable cost, to allow the homeowner to increase the sustainability and reduce the lifetime running cost of their property further.

Planning Application

Should you wish to submit an application, a list of information required to register it as a valid application can be found at appendix 1 below. Further detailed information to assist you can be found at <https://www.scambs.gov.uk/content/apply-planning-permission> where guidance to accompany an application is provided.

Please Note

Applicants are encouraged to submit planning applications through the national Planning Portal. This can be found using the following link <http://www.planningportal.gov.uk>

If you are submitting documents in CD form or in electronic format to be loaded into the Public Access System on our website, please note that in order to ensure complete compatibility with our on-line system, all documents must be under 5MB in size. They should also be correctly orientated and are either in Adobe pdf or Microsoft Word format.

Failure to do so, will delay validation and registration of your application.

Yours sincerely

Katie Christodoulides
Principal Planning Officer

Appendix 1 - List of information required to validate an application

Document	Required
Affordable Housing Statement	x
Agricultural Dwellings	
Air Quality Assessment	x
Biodiversity Survey and Report	X
Daylight / Sunlight Assessment	x
Design and Access Statement	x
Environmental Statement	x
Flood Risk Assessment	x
Foul Sewage and Utilities Assessment	x
Heritage Statement (including Historical, Archaeological features and Scheduled Ancient Monuments)	x
Land Contamination Assessment	x
Landscaping Details	X
Lighting Assessment	
Noise Assessment	x
Open Space Assessment	x
Parking Provision	X
Photographs / Photomontages	x
Planning Obligation(s) / Draft Heads of Terms	
Planning Statement	x
Renewable Energy Statement	x
Structural Survey	
Sustainability Statement and Health Impact Assessment	x
Telecommunication Development - Supplementary Information	
Town Centre Uses - Evidence to Accompany Applications	
Transport Assessment	x
Travel Plan	
Tree Survey / Arboricultural Survey	x
Ventilation / Extraction Statement	
Waste Design Guide Toolkit	x
Waste Management Audit	

Document	Required
Water Conservation Audit and Strategy	x

Disclaimer:

- The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function
- The advice is given without reference to statutory or other consultees, except where stated. The comments of such consultees may affect the advice given.
- The advice is given on the basis of the information that you have supplied. The Local Planning Authority will not be responsible for any errors resulting from inaccuracies in that information.
- The Local Planning Authority is required to perform within government targets with respect to processing planning applications. You are therefore advised to conclude your pre-application discussions before submitting a planning application.
- The advice given may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions) which could result in a different view being subsequently put forward
- Planning policies are periodically reviewed and updated. The advice given relates to the policy framework at the time the advice was given.
- The Local Planning Authority seeks to provide the best advice possible on any enquiry received. However, the advice given does not bind the authority to any particular decision on any planning application that may subsequently be submitted which will be the subject of the publicity and consultation.
- Planning permission does not override the need to obtain any necessary approvals under the Building Regulations, Party Wall Act or any other relevant legislation. Separate approval may also be required in other areas, for example, restrictive covenants, shared agreements, easements, rights of way etc.
- Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.
- The Council positively encourages applicants to enter into pre-application discussions but if a major or minor application is submitted without such discussions, the Council may determine the application as submitted without post-submission discussions.
- The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosable under the above Act. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosable under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.

APPENDIX 2

South Cambridgeshire District Council Design Workshop Notes

Design Workshop Notes

Planning application ref: PRE/0230/19

Site address: Land east of Teversham Road, Fulbourn, CB21 5HZ.

Proposals: Reserved matters application following approval of application S/0202/17/OL - Construction of up to 110 dwellings on land adjacent to the Cambridge Green Belt.

Date of Design Workshop: Monday 22 July 2019 11:00 – 14:00

Venue: Monkfield Room, 1st Floor, South Cambridgeshire District Council, Cambourne Business Park, Cambourne CB23 6EA

SCDC Attendees:

Katie Christodoulides – Principal Planning Officer

Dr. Bonnie Kwok – Principal Urban Design Officer

Tom Davies – Projects Officer (Urban Design)

Carol Newell – Landscape Officer

Miriam Hill – Trees Officer

Vikki Keppey – Highways Authority Development Management Engineer

Tracy Martin – Sustainability Officer

Nick Atkins – Environmental Health Officer

Charlotte Peet - Planning Officer (Observer)

Applicant, Planning & Design Team:

Christopher Lee – Project Manager at Hutchison Property Group

Gurjinder Puar – Project Manager at Hutchison Property Group

Paul Derry – Associate Planner at Barton Willmore

Steve Tapper – Architect Director at Barton Willmore

James Howard – Associate at Cannon Consulting Engineers (drainage and highways)

Jason Murphy - Associate at Cannon Consulting Engineers (drainage and highways)

Adrienne Soudain – Associate Landscape Architect at Chris Blandford Associates

James Faulconbridge – Ecologist at Landscape Science Consultancy

Meeting notes

Road design and layout

1. The shared surface streets should be a minimum of 6m wide with 500mm hard paved strips either side; the entrance to the parking courts should be at least 5m wide to allow 2 cars to pass each other. A 20 mph speed limit for a shared surface road is preferred.
2. For shared surface roads, these should serve a maximum of 12 housing units. Residential parking driveways should be a length in meters that is divisible by 5 e.g. 5m or 10m long. The Highways Authority would not adopt the footpath in the north west area of the site.
3. The Council prefers integral garages within the footprint of houses and that the Council's '*District Design Guide*' (2010) stipulates the minimum garage size of 3.3m x 7m or 4.2m x 6m for car parking and circulation with an additional allowance of 1m at the end or 650mm to 750mm at the side to allow for cycle or other storage.

4. The Highways Authority will not adopt highways trees or grassed areas. If footways are adopted, they need to be 2m wide. For shared cycleways/ footways, these should be 3-4m wide to allow cycles to pass by each other.
5. Council lorry refuse vehicles are 12.3m long which needs to be taken into consideration in the design of street turns.

Environmental health matters

1. Conditions 6 and 19 of the outline planning consent made reference to a 50m no-build exclusion zone to the north west of the site where there is an industrial estate to the north but that the applicants are proposing apartments to be built within this zone. The applicant explained that the proposed apartments can be built here without adversely affecting the new residents with loud noise. The applicant's design solutions are - mechanical ventilation systems, glazing, acoustic background ventilators. The Council advised that the applicants need to pay close attention to the way that all the dwellings are rotated so that habitable rooms are not facing the noise source. The north boundary of the site is close to the railway line and so the noise from the trains needs to be considered and whether acoustic barriers will be necessary. PPG on noise assessments will be required to do a risk assessment to consider mitigation such as noise barriers or orientating the proposed buildings and layout to avoid noise.

Layout, scale and massing

1. The revised layout is more responsive to the natural characteristics of the site and more house type are proposed and this is welcomed. Given the scale of the proposed development, the applicant should apply the 4 'C's to the DAS, i.e. Community, Connectivity, Character and Climate set out in the *'Cambridgeshire Quality Charter for Growth'* (2010). For 'Community', the applicants should write in the DAS about their engagement with the Parish Council and local community as well as regard to the draft *'Fulbourn Village Design Guide'* - Figure 46, page 16, sets out specific guidance for the site.
2. The location of the built form is informed by the existing drainage / ecology features and the parameter plan based on the flood modelling work / drainage report. This is logical. The site is in flood zone 1, and certain areas in the 3 main parcels of land (one to the west, two to the east) are raised by 300mm to 500mm. There was a similar water-centric approach to the design of the site in the outline application. The applicant needs to ensure that this extra 300mm to 500mm height would not have adverse visual impact on the Green Belt.
3. The Council's Urban Design Officer does not object to having limited number of 2.5-storey buildings in the centre of the development to better address the centre of the site, and to provide overlooking to the children's play area. The 2.5-storey apartments would provide spaces at ground floor level to contain some car parking, bin and cycle storage which will provide security and convenience for the new residents and this is supported. However, there is a need to introduce fenestration to the ground floor of the apartment to create active frontages to address the public realm. It is questionable whether 3-bed family homes should be included in the apartment blocks, as they tend to have younger children who would need safe and direct access to gardens for child play activities.
4. The Case Officer does not consider 2.5-storey building appropriate for this site.

5. The western entrance would benefit from a prominent (in terms of elevational treatment) building being positioned here. Officers questioned the location of the garage for plot 2 as it will be too visible at the entrance which does not give a good sense of arrival.
6. The arrangement of wide streets and street trees at regular intervals throughout the streets is rather similar. Officers advised that the shared surface road on the north west side, which serviced dwellings at plots 18, 5-13 and 20-29, would benefit from being a home zone road with benches and landscaping in the nearby landscaping. This particular road is rather dominated by front plot parking and perhaps these could be incorporated elsewhere along the Home Zone street.
7. The row of 5 visitor parking spaces on the west side of the layout seem like a badly positioned bolt-on which doesn't align with the surrounding layout.
8. The east side of the primary street and the building lines (north of this road) on the primary street are rather straight and regimented in appearance and would benefit from curves to this road and also variations in the building line.
9. Regarding the architecture proposed, its rather half and half with some contemporary and some traditional elevations and that it would be better to commit to one or the other.
10. For the LEAP and Meadow Park, there should be good surveillance from the windows on the front elevations of the proposed dwellings over this public realm. Officers concerns about the south west entrance to the site (from Cow Lane) which might be dark, difficult to navigate and a self-seeded area.
11. It is considered inappropriate to have so many double garages on the layout, particularly on the east side where this constant line of built form is too dominant restricts views to the south and across the site. The surrounding neighbourhood has a spacious character. There are good, long distance views from the site and it would be a pity not to provide suitable gaps to view the countryside.

Residential amenity

1. The Council does not accept single-aspect, north-facing dwellings, including apartments. Balcony sizes on the apartments should comply with the minimum size requirements for balconies (min. 1.5m deep x 2m wide = 3m²) in the '*District Design Guide*' and there needs to be communal space for the apartments, 25m² per flat.
2. The design of the parking court for apartments 46-52 at the centre of the scheme is considered satisfactory. But a 10m² terrace of private amenity space needs to be allocated for the ground floor flats, as per the requirements of the '*District Design Guide*' (2010).
3. Some of the front of plot parking spaces are located too close to the front elevations of the houses on the north edge of the layout. A 3m gap should be introduced to protect the amenity of residents.

Landscaping and trees

1. The Meadow Park would benefit from being fully connected to the new woodland / linear park directly (to the east of the Meadow Park) as on the layout, it is interrupted by hard standing and a street. Tree pits that are SUDs-compliant.
2. For boundary treatments next to the public realm, Officers would like to see brick rather than close boarded fencing.

3. There is a need to include holes/entrances for hedgehogs on boundary fences, include correctly located and oriented bat and bird boxes. Features such as log piles and insect hotels can be provided along the Home Zone area.
4. Officers would like to see native species where the site has a high ecological function and non-native species near housing. In general, it's a case of making sure that the applicants plant the right trees in the right locations.
5. A management plan will be required for the wooded areas that need renovating. For considerations about which tree species to plant, please note that the site is an arid, dry area of the country and so Officers advised against double flowering plants as they don't offer any pollinator forage. Officers prefer to see a diversity within the tree stock, and support 5% genera population or the 20, 30, 40 rule for biodiversity.
6. If Oak trees are proposed, these should be located away from residential areas. Officers advise against planting ash, rowan, birch (it needs moisture to survive), bechela or iris chanticleer trees. Black poplar trees are unlikely to survive here. She likes to see fruit trees acting as understorey planting scattered around the informal walking areas.

Environmental sustainability

1. A carbon reduction strategy achieving a 10% reduction in carbon emissions in buildings should be provided to ensure that the proposals meet the requirements set out in Policy CC/3 of the '*Local Plan*' (2018).
2. There is a need to have regard to Policy CC/1 of the '*Local Plan*' (2018) for the mitigation and adaption to climate change in all aspects of the proposals. A water conservation strategy should be submitted to demonstrate that the proposed development will achieve as a minimum, a water efficiency equivalent to 110 litres per person per day. Officers would like to see Part G calculations to assess water efficiency, and the SAP calculations for each dwelling to see there is a 10% reduction in carbon emissions. Sustainability features like rainwater harvesting and greywater recycling devices should also be incorporated within the scheme.
3. The Local Plan has a policy for Show Homes on the site and so these need to show all the features demonstrating environmentally sustainable alternatives beyond those provided to achieve the standard agreed for the development. The applicant should provide these add-ons in the Show Homes to enable new residents to be given the option to buy and install them.
4. A residents' travel plan pointing to alternative transport methods and 100% electrical vehicle charging points should be provided on site to promote green travel.
5. The applicant should refer to the 12 criteria set out in '*Built for Life 12*' to ensure that the dwellings are designed to a good standard.

APPENDIX 3

**South Cambridgeshire District Council
Design Enabling Panel Notes**

South Cambridgeshire District Council

Design Enabling Panel

PANEL MEETING REPORT

Scheme:	Reserved matters application for the construction of up to 110 dwellings following approval of outline application S/0202/17/OL
Site address:	Land east of Teversham Road, Fulbourn CB21 5HZ
Status:	Pre-planning enquiry, ref: PRE/0230/19
Date:	Thursday 8 August 2019
Venue:	Monkfield Room, South Cambridgeshire District Council, Cambourne, CB23 6EA
Time:	13:15 – 14:30
Site visit:	An unaccompanied site visit was conducted by the Panel on 8 August 2019 prior to the design review

Panel Members

Simon Carne (Chair) – Director, Simon Carne Architect
 Simon Conder – Director, Simon Conder Associates Ltd
 David Gunn – Senior Architect, Adamson Associates
 Judith Tranter – Director, TM Architects

Local Authority attendees

Katie Christodoulides – Principal Planning Officer (Case Officer)
 Dr. Bonnie Kwok - Lead Urban Design Project Co-ordinator & DEP Manager
 Tom Davies – Planning Project Officer (Urban Design)
 Cllr. Dr. Tumi Hawkins - Lead Cabinet Member for Planning (Observer)
 Cllr/ Dr. Douglas De Lacey – Chairman of the Council (Observer)

Applicant and Representatives

Paul Derry – Associate Planner, Barton Wilmore Ltd (Planning agent)
 Steve Topper – Architect, Barton Wilmore Ltd (Architect)
 Christopher Lee – Project Manager, Castleford International (Applicant)

Relevant planning policies

'National Planning Policy Framework' (2019) (NPPF)

Paragraph 124 - The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127 - Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 128 - Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Paragraph 129 - Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing

applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

Paragraph 130 - Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Paragraph 131 - In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

'South Cambridgeshire Local Plan' (2018)

Policy H/15 Countryside Dwellings of Exceptional Quality

Outside the Green Belt, single new bespoke dwellings of exceptional quality will be permitted in the countryside providing all of the following criteria are met:

- a) The dwelling would reflect the highest standards in architecture, being recognised as truly outstanding or innovative;
- b) The dwelling would significantly enhance its mediate setting;
- c) The nature and size of the site, and the design of the dwelling, its landscaping and location on site are sensitive to the defining characteristics of the local area and to wider views;
- d) That there are no existing dwellings on the site capable of being replaced under Policy H/14.

Policy HQ/1 Design Principles

1. 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. As appropriate to the scale and nature of the development, proposals must:
 - a) Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape;
 - b) Conserve or enhance important natural and historic assets and their setting;
 - c) Include variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness;

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- d) Be compatible with its location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area;
 - e) Deliver a strong visual relationship between buildings that comfortably define and enclose streets, squares and public places, creating interesting vistas, skylines, focal points and appropriately scaled landmarks along routes and around spaces;
 - f) Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding;
 - g) Provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with other impairment such as of sight or hearing;
 - h) Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues;
 - i) Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development;
 - j) Provide a harmonious integrated mix of uses both within the site and with its surroundings that contributes to the creation of inclusive communities providing the facilities and services to meet the needs of the community;
 - k) Ensure developments deliver flexibility that allows for future changes in needs and lifestyles, and adaptation to climate change;
 - l) Mitigate and adapt to the impacts of climate change on development through location, form, orientation, materials and design of buildings and spaces;
 - m) Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation;
 - n) 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;
 - o) Design-out crime and create an environment that is created for people that is and feels safe, and has a strong community focus.
2. Larger and more complex developments will be required to submit Masterplans and Design Codes to agree an overall vision and strategy for a development as a whole that demonstrates a comprehensive and inclusive approach.

'District Design Guide' (2010)

This document sets out minimum residential amenity standards for new developments in the district, e.g. minimum private and communal amenity space, minimum back-to-back distances, minimum garage sizes, etc.

'Cambridgeshire Quality Charter for Growth' (2010)

This document sets out core principles of the level of quality to be expected in new developments in the district: the 4Cs, i.e. Community, Connectivity, Character and Climate. Collectively, they form the basic principles for achieving higher quality development that meets the needs our communities. New housing development should provide a great choice of housing along with the active participation of local communities. New developments should be located where people can benefit from high connectivity to jobs and services. Climate change should be tackled through imaginative landscaping and innovative approaches to transport, energy and waste. Places of character should be created, with distinctive neighbourhoods and a first-class public realm.

Draft 'Fulbourn Village Design Guide SPD' (2019)

This Guides supplements the new Local Plan policies on high quality design, distinctive local character and place-making. It sets out design principles to guide future development proposals in and around the village of Fulbourn.

Panel views

It should be noted that the comments below include items from the Panel's in-camera discussion and amplify the brief opinion delivered at the end of the session.

Discussion

The Panel was grateful to the client and their design team for bringing this complex and challenging scheme forward for a design review.

The site has a long history that predates the setting up of the Design Enabling Panel. Permission, won on appeal, has been a factor in the delay to bringing the scheme forward and in the view of the Panel, has contributed to the difficulty in developing a successful scheme. The Panel anticipates that, following this design review, a more detailed and considered engagement between the Local Planning Authority, the developer and his design team will enable the design team to not just identify the constraints, but also embrace the many opportunities offered by this beautiful site. The Panel believes that this will lead to a greatly improved and profitable scheme for all concerned.

Layout

The Panel was confused by the pre-application plans shown on page 11 of the presentation document. Our initial understanding was that of the two plans, Proctor Matthews had prepared the plan dated June 2018 and the January 2019 was from Barton Willmore. It was later confirmed by the Case Officer that Proctor Matthews had prepared both layout plans. With that clarification, the Panel believes that the scheme of June 2018 offered significant potential over the January 2019 plan, the illustrative layout prepared by Barton Willmore (page 9 of the document) and the later plans (design workshop July 2019 page 13 of document) and the version shown in the PowerPoint presentation.

The developable area within the site divides fairly equally between the west and east on either side of the stream that runs north to south through the centre. The parameter plan indicates areas for residential development and those for open space. The perimeter of the site consists of retained trees, including some excellent specimens as well as hedges with gaps filled. It seemed to the Panel that the Proctor Matthews plan of June 2018, developed in more detail, would satisfy these parameters. The spaces between buildings, edge conditions, the pedestrian friendly layout, the relationship to boundaries and coherence of layout, would be a substantial improvement on the layout proposed and presented to the Panel. The Panel considers that a suitable outcome could be developed if this previous approach is followed.

House typologies and design quality implied by the June 2018 layout suggest a better relationship between house frontages and shared street spaces. Apartment blocks are located towards the centre of the scheme where they would benefit from the shared public open spaces at the heart of the development. Access to all parts of the site is shown, though there would need to be careful consideration for public safety around the edges.

Character

The recently published draft '*Fulbourn Village Design Guide*' sets out some key principles for development of major sites in the village, of which this is one. The Panel applauds this document and hopes that it will be used constructively for the benefit of the site. Village character is an essential consideration in the development of residential schemes and it is dangerous to believe there are formulaic solutions. Village character is complex and it should not be described in simple terms such as urban, suburban or rural. This is a very special site with many existing natural and man-made qualities. It offers the potential to connect to the surrounding settlement. It benefits from existing water features, a stream and an established perimeter of mature trees and hedges. It demands a response that prioritises access for pedestrians and cyclists above motor vehicles, and establishes places for the new residents and visitors with pedestrian priority of the streets and spaces within the site.

Connectivity

Constraints AND opportunities are key to the development of an exemplary scheme. The presentation only stressed the constraints; this is unfortunate. The outline approval allowed for a single vehicular access. It was discussed at the design review with the Case Officer, the applicant and his design team that a second entrance to the site from Cox's Grove would provide a number of significant benefits for the scheme. The Panel believes this concept could potentially be explored as it would greatly enhance the scheme: it would enable the scheme to be built out from two access points and in the future would become part of a better vehicle link to the village from the east end of the development; it would also provide ease of access and egress for all, not just emergency vehicles. The design of streets should discourage through traffic and control speed.

Pedestrian linkages to the site are provided from three sides but they are the bare minimum. The village study emphasizes the need to maintain views through to open countryside beyond. Access through Poorwell water, is particularly important but requires the agreement of the Parish Council. Reinstating the open space of Poorwell Water should be a priority. The Panel hopes this can be negotiated for the good of all in the community.

Issues to be addressed

The current July 2019 proposals have flaws and challenges, which were highlighted in the review session. These include:

- 1) A lack of understanding of the existing village character
- 2) Suburban layouts with cul-de-sacs predominant
- 3) Unadopted 'Private driveways' shared between a number of houses
- 4) Duplication of single sided streets to the eastern end of the site
- 5) Highway standards applied to meandering street alignment
- 6) Poor sense of arrival at the west entrance
- 7) Central park and play areas poorly defined, no sense of enclosure
- 8) Crossing the stream should be celebrated
- 9) Dead frontages to apartment blocks largely taken up with integral garages
- 10) Lack of provision of private amenity space for flats
- 11) Projecting balconies that are out of character with the village (inset balconies/winter garden could be an alternative?)
- 12) Affordable housing predominantly in flats not tenure blind
- 13) Three-bedroom flats above ground level for affordable housing (houses would be more suitable)
- 14) House plans and elevations lack inspiration
- 15) Awkward details, over-elaboration of materials and non-functioning chimney stacks
- 16) Garden enclosure facing public spaces where fencing would be unacceptable
- 17) Careful consideration of close proximity between proposed and existing neighbouring properties

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The Panel strongly believes that with the planning, access arrangements, pedestrian priority and character of the development addressed, a substantial improvement - along the lines suggested by Proctor Matthews - can be delivered. The Panel would like to review the scheme again as it develops.

Note: *Please note that these comments are informal opinion of the Council's Design Enabling Panel and relate to the design aspects of the proposals. The comments are produced for discussion purposes only with the applicant. The views expressed will not bind the decision of Council members should a planning application be submitted, nor prejudice the formal decision-making process of the Council.*

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