

Comments for Planning Application S/3290/19/RM

Application Summary

Application Number: S/3290/19/RM

Address: Land East Of Teversham Road Fulbourn Cambs

Proposal: Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/0202/17/OL for the development of 110 dwellings with areas of landscaping and public open space and associated infrastructure works The outline was screened and confirmed not to be EIA development

Case Officer: Michael Sexton

Customer Details

Name: Fulbourn Parish Council

Address: Fulbourn Hub, Home End, Fulbourn, Cambridge CB21 5BS

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We reiterate our previous comments.

We note the future Management Plan of the development has still not been satisfactorily resolved.

The flooding issues are still outstanding. We have major concerns about these together with neighbouring properties which could possibly be susceptible to flooding.

We note the affordable rented properties are only in two blocks and should be pepper potted around the development.

Consideration should also be given to the Village Design Statement.

We therefore recommend refusal.

FULBOURN PARISH COUNCIL

Fulbourn Parish Council



Fulbourn Hub
Home End,
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2nd April 2020

Ms Katie Christodoulides
Greater Cambridge Joint Planning – Development Control
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

By email

Dear Ms Christodoulides

Planning Application Ref: S/3290/19/RM Further consultation on application for Approval of Reserved Matters - amended plans and documents. Following outline planning permission S/0202/17/OL

Planning Application S/3209/19/DC Further Consultation on application for Approval of Details Reserved by Condition - amended plans and documents. Following outline planning permission S/0202/17/OL

Proposed development of up to 110 dwellings with areas of landscaping and public open space and infrastructure works. Land East of Teversham Road, Fulbourn, Cambridgeshire.

1 Fulbourn Parish Council strongly objects to the above Reserved Matters Planning Applications - amended plans and documents. It is still our opinion that the site is unable to support the development of 110 dwellings while satisfying both national and local planning legislation or satisfying the requirements of the NPPF (National Planning Policy Framework), the South Cambs Local Plan (approved September 2018), the Fulbourn Village Design Guide SPD, and the Conditions pertaining to the Outline Planning Approval S/0202/17/OL.

2 **Surface Water Drainage** - the Parish Council reiterates concerns regarding the long term maintenance of Surface Water Drainage and Open Spaces which do not appear to have been properly addressed. The current proposals still do not adequately discharge Conditions 12 and 14 of the Outline Permission. The surface water drainage design and management scheme is untried and untested, it has not been future-proofed in the light of the continuing Climate Emergency, and the precautionary principle has not been applied. In addition, Condition 8 of the Outline Approval has not been adequately discharged as there is no full detail of how the scheme will be monitored, managed and funded in perpetuity.

3 **Vehicular access to Cox's Drove** - there is no assurance that Cox's Drive will only be used only by pedestrians, cyclists and emergency vehicles. The design of the claimed pedestrian, cycle and emergency only access from the development into Cox's Drove will not prevent its use by lorries, some vans, and high wheel-base cars such as SUVs and 4x4s. Cox's Drove is not suitable for this potential increase in traffic. Access to the site must be restricted to Teversham Road and not via Cox's Drove other than for emergency service vehicles.

4 **Public Open Space** - inadequate accessible public open space for recreation is provided due to the need for 'green spaces' to contribute to the retention, mitigation and translocation of the existing flora and fauna biodiversity, and for their use as surface water retention facilities via bio-retention (attenuation) basins and to accommodate potential flooding/high water table.

5 **Biodiversity monitoring and management** - the proposals do not adequately discharge Conditions 12 and 14 of the Outline Permission. Full details are not given to confirm how the proposed scheme of biodiversity monitoring and management will be effective, deliverable, and funded in perpetuity or enhance, restore or add to the present biodiversity of the two fields and the bisecting chalk stream. The development results in a significant negative biodiversity impact resulting in the need for offsite compensation. No details of how this can be achieved are given in the application.

6 **Housing Design and Planning** - there has been only minor modifications to address some of the concerns particularly relating to the car parking provision to the blocks of flats. One item of particular concern is the location of the rented and shared-ownership dwellings which are still almost exclusively located in blocks of flats, either adjacent to the chalk stream or in the area to the north of the west field opposite the adjacent industrial site and this is socially questionable. It ignores the normal rule that should 'pepper-pot' the 'affordable' housing throughout the scheme. In addition, the 'affordable' housing should include conventional houses with gardens, not just flats. The 3-storey blocks of flats are of poor architectural design and inappropriate in a rural and village context.

7 **Fulbourn Village Design Guide** - the proposals do not achieve the aims of the Fulbourn Village Design Guide and do not take into account the design guidance in the Fulbourn Village Guide which aims to ensure that new development is of high quality design and sympathetic to the character of, and vision for, Fulbourn.

For the reasons set out above, and in our letter of 30th October 2019, Fulbourn Parish Council recommends refusal. Also because of the complexity of this matter, it is our opinion that the applications should be deferred until the Covid 19 pandemic is over and the application can be determined by full Planning Committee.

Yours sincerely

Mrs P Newman
Clerk

Enc

S/3290/19/RM – comments received – 30/10/19

FAO Katie Christodoulides

Please find attached comments from Fulbourn Parish Council regarding the above planning application.

A hard copy is being posted along with the mentioned enclosures from parishioners following both a Public Exhibition and Planning Meeting.

Yours faithfully

Mrs Patricia Newman
Clerk

FULBOURN PARISH COUNCIL

Fulbourn Parish Council



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30th October 2019

Ms Katie Christodoulides
Principal Planning Officer
Greater Cambridge Shared Planning Service
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Ms Christodoulides

Planning Application Ref: S/3290/19/RM Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/0202/17/OL for the development of up to 110 dwellings with areas of landscaping and public open space and associated infrastructure works. Land east of Teversham Road, Fulbourn, Cambs.

Fulbourn Parish Council objects to this planning application for the reasons set out below and requests that this application goes to the Planning Committee:

- The Parish Council reiterates concerns regarding the long term maintenance of Surface Water Drainage and Open Spaces which do not appear to have been properly addressed. The surface water drainage design and management scheme is untried and untested, it has not been future-proofed in the light of the continuing Climate Emergency, and the precautionary principle has not been applied. In addition, Condition 8 of the Outline Approval has not been adequately discharged as there is no full detail of how the scheme will be monitored, managed and funded in perpetuity.
- Access to the site during construction should be restricted to Teversham Road and not via Cox's Drove which is totally unsuitable and would cause havoc to neighbouring roads if not implemented.
- The site is unable to support the development of 110 dwellings on this very challenging site while satisfying both national and local planning legislation and without compromising the existing biodiversity and associated water regime.
- The development does not adequately maintain, enhance, restore or add to the present biodiversity of the two fields and the bisecting chalk stream.

- Inadequate accessible public open space for recreation is provided due to the need for 'green spaces' to contribute to the retention, mitigation and translocation of the existing flora and fauna biodiversity, and for their use as surface water retention facilities via bio-retention (attenuation) basins and to accommodate potential flooding/high water table.
- The proposals do not adequately discharge Conditions 12 and 14 of the Outline Permission. Full details are not given which confirm how the proposed scheme of biodiversity monitoring and management will be effective, deliverable, and funded in perpetuity.
- The proposals fail to take proper account of the design guidance embedded in the Fulbourn Village Design Guide 2019, which attempts to ensure that new development is of high quality design and sympathetic to the character of, and vision for, Fulbourn.
- The incorporation of all rented and shared-ownership homes (so-called 'affordable' homes) into the 2- and 3-storey blocks of flats is socially questionable.
- The development results in a significant negative biodiversity impact resulting in the need for offsite compensation. No details of how this can be achieved are given in the application.
- The design of the claimed pedestrian, cycle and emergency only access from the development into Cox's Drove will not prevent its use by lorries, some vans, and high wheel-base cars such as SUVs and 4x4s. Cox's Drove is not suitable for this potential increase in traffic.
- The 3-storey blocks of flats are of poor architectural design and inappropriate in a rural and village context, detrimental to the setting of Poor Well in the Conservation Area, and intrude on the necessarily wide wildlife corridor along the line of the chalk stream.
- The site cannot accommodate as many as 110 dwellings on this very challenging site without compromising the existing biodiversity and associated water regime and at the same time providing acceptable living conditions at this density.
- The PC would like to also point out that the S106 has not been addressed.

Fulbourn Parish Council fully endorses the comments eloquently expressed by its County and District Councillor John Williams, District Councillor Graham Cone, Chairman of Fulbourn Forum, Mr R Townley and Fulbourn Forum.

Enclosed are comments from parishioners received following a Public Exhibition of this planning application arranged by the PC.

Yours sincerely

Mrs P Newman
Clerk

Encs

GDPR - Please see our website for all Policy Documents including the Data Privacy Notice at www.fulbournpc.org