
Planning Update Note

Land at Teversham Road, Fulbourn
for Castlefield International Limited

March 2020

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1.0 INTRODUCTION

- 1.1 This Planning Note is pursuant to planning application S/3290/19/RM for 'the 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' on land at Teversham Road, Fulbourn.
- 1.2 The planning application was submitted to South Cambridgeshire District Council on 20 September 2019 following pre-application discussions with the Council. In response to consultee responses, the scheme has been amended and additional information provided in order to provide a scheme the Council will be able to support. This follows liaison with the case officer and urban design officer in this regard.
- 1.3 The purpose of the note is to introduce some of the additional detail in relation to the application and accompanying discharge of condition request (reference S/3209/19/DC), and clarify points raised during the consultation period. It should be read in conjunction with the existing Planning Statement, which remains pertinent to the application.

2.0 THE AMENDMENT

2.1 The amendment package includes a series of revisions to the layout of the scheme and house types. The main changes are summarised below:

- Revised site layout;
- Revise the four detached two and a half storey properties to two storey properties;
- Reduce the density of development to the northern boundary parcels;
- Redesign of the apartment blocks including reduction of amount of two and a half storey elements, a general reduction in height, and a more active ground floor frontage;
- Revised affordable housing to ensure spread across the site, including affordable rented and shared ownership housing;
- Minor revisions to window arrangements to create more positive relationships between units and improve surveillance of public spaces;
- Provision of common amenity space to Apartment Blocks A and B;
- Revised materials palette to units;
- Increases in back to back distances between specified units;
- Revision of parking areas to provide an improved landscape led street scene;
- Introduction of further trees to the proposal;
- Removal of road loop at the eastern end of Linear Park; and
- Provision of details regarding the balconies to the apartments.

2.2 The amendment consists of the following documents:

Planning Application S/3290/19/RM

Plans

- A-P10-010 Rev P1 – Site Layout
- A-P10-011 Rev P1 – Site Layout Floor Plan
- A-P10-013 Rev P1 – Site Layout Garden Areas & Depths
- A-P10-014 Rev P1 – Site Layout Coloured Site Plan
- A-P10-015 Rev P1 – Site Layout Housing Mix
- A-P10-016 Rev P1 – Site Layout Building Heights
- A-P10-017 Rev P1 – Site Layout Material Plan
- A-P10-018 Rev P1 – Site Layout Refuse Tracking
- A-P10-019 Rev P1 – Site Layout Road Hierarchy

- A-P13-010 Rev P1 – Site Elevations 1 of 2
- A-P13-011 Rev P1 – Site Elevations 2 of 2

- 28815-P11-90 Rev P1 – Apartment Block A Ground Floor
- 28815-P11-91 Rev P1 – Apartment Block A First Floor
- 28815-P11-92 Rev P1 – Apartment Block A Second Floor
- 28815-P13-90 Rev P1 – Apartment Block A Elevations

- 28815-P11-100 Rev P1 – Apartment Block B Ground Floor
- 28815-P11-101 Rev P1 – Apartment Block B First Floor
- 28815-P11-102 Rev P1 – Apartment Block B Second Floor
- 28815-P13-100 Rev P1 – Apartment Block B Elevations

- 28815-P11-110 Rev P1 – Apartment Block C Ground Floor
- 28815-P11-111 Rev P1 – Apartment Block C First Floor
- 28815-P11-112 Rev P1 – Apartment Block C1 Ground Floor
- 28815-P11-113 Rev P1 – Apartment Block C1 First Floor
- 28815-P13-110 Rev P1 – Apartment Block C Elevations
- 28815-P13-111 Rev P1 – Apartment Block C1 Elevations

- 28815-P11-120 Rev P1 – Apartment Block D Ground Floor
- 28815-P11-121 Rev P1 – Apartment Block D First Floor
- 28815-P11-122 Rev P1 – Apartment Block D1 Ground Floor
- 28815-P11-123 Rev P1 – Apartment Block D1 First Floor
- 28815-P13-120 Rev P1 – Apartment Block D Elevations
- 28815-P13-121 Rev P1 – Apartment Block D1 Elevations

- 28815-P11-130 Rev P1 – Single Garages Plans and Elevations
- A-P11-131 Rev P1 – Double Garage Plans and Elevations

- 28815-P11-10 Rev P1 – House Type A Floor Plans
- 28815-P13-10 Rev P1 – House Type A Elevations (Village Lane)
- 28815-P13-12 Rev P1 – House Type A Elevations (Village Lane)
- 28815-P13-13 Rev P1 – House Type A Elevations (Village Lane)
- 28815-P13-14 Rev P1 – House Type A Elevations (Village Street)

- 28815-P11-20 Rev P1 – House Type B Floor Plans
- 28815-P13-20 Rev P1 – House Type B Elevations (Village Street)

- 28815-P11-30 Rev P1 – House Type C Floor Plans
- 28815-P13-30 Rev P1 – House Type C1/C Elevations (Village Lane)
- 28815-P13-31 Rev P1 – House Type C/C1 Elevations (Village Street)
- 28815-P13-32 Rev P1 – House Type C2 Detached Elevations (Village Lane)
- 28815-P13-33 Rev P1 – House Type C2 Detached Elevations (Village Street)
- 28815-P13-34 Rev P1 – House Type C Elevations (Village Lane)

- 28815-P11-40 Rev P1 – House Type D Floor Plans
- 28815-P13-40 Rev P1 – House Type D Elevations (Village Street)
- 28815-P13-41 Rev P1 – House Type D1 Elevations (Village Lane)

- 28815-P11-50 Rev P1 – House Type E Floor Plans
- 28815-P13-50 Rev P1 – House Type E Elevations (Village Lane)
- 28815-P13-51 Rev P1 – House Type E1 Elevations (Village Street)
- 28815-P13-52 Rev P1 – House Type E2 Elevations (Village Street)

- 28815-P11-60 Rev P1 – House Type F Floor Plans (Village Street)
- 28815-P11-61 Rev P1 – House Type F2 Floor Plans (Village Street)
- 28815-P11-62 – House Type F1 Floor Plans (Village Lane)
- 28815-P13-60 Rev P1 – House Type F Elevations (Village Street)
- 28815-P13-61 Rev P1 – House Type F1 Elevations (Village Lane)
- 28815-P13-62 Rev P1 – House Type F Elevations (Village Street)
- 28815-P13-63 Rev P1 – House Type F2 Elevations (Village Street)

- 28815-P11-70 Rev P1 – House Type G Floor Plans
- 28815-P13-71 Rev P1 – House Type G Elevations (Village Lane)
- 28815-P13-73 Rev P1 – House Type G Elevations (Village Street)

- 28815-P11-81 Rev P1 – House Type H1 Floor Plans
- 28815-P13-81 Rev P1 – House Type H1 Elevations (Meadow Park)

- 28815-P11-140 – House Type J Floor Plans
- 28815-P13-140 – House Type J Elevations

- Illustrative Landscape Masterplan TRF-CBA-1-GF-M2-L-1000 P3
- Hard Landscape Strategy Sheet 1 TRF-CBA-1-GF-M2-L-1010 P2
- Hard Landscape Strategy Sheet 2 TRF-CBA-1-GF-M2-L-1011 P2
- Detail Plan of LEAP TRF-CBA-1-GF-M2-L-2000 P2

- Detail Plan Pump House Garden TRF-CBA-1-GF-M2-L-2001 P0
 - Site Sections Sheet 1 of 3 TRF-CBA-1-GF-M2-L-3000 P2
 - Site Sections Sheet 2 of 3 TRF-CBA-1-GF-M2-L-3001 P2
 - Site Sections Sheet 3 of 3 TRF-CBA-1-GF-M2-L-3002 P2
 - Planting Strategy Sheet 1 TRF-CBA-1-GF-M2-L-4000 P4
 - Planting Strategy Sheet 2 TRF-CBA-1-GF-M2-L-4001 P4
 - Hard Landscape Outline Details TRF-CBA-1-GF-M2-L-8000 P1
 - Hard Landscape Outline Details Boundary Treatments TRF-CBA-1-GF-M2-L-8001 P1
 - Play Feature TRF-CBA-1-GF-M2-L-8300 P1
 - Soft Landscape Details TRF-CBA-1-GF-M2-L-8500 P2
-
- B411-DD-SK-011 Rev P02 – Swept Path Analysis – Refuse Vehicle

Documents

- Planning Update Note
- Design and Access Statement Addendum

Discharge of Condition Application S/3209/19/DC

- Condition 8 - Surface Water Management report by Cannon Consulting Engineers
- 2.3 The Design and Access Addendum referred to above provides a more in-depth commentary of the design changes listed above.

3.0 PLANNING CONSIDERATIONS

3.1 As previously noted, the application is accompanied by an Addendum to the Design and Access Statement. This explains the revisions to the layout and design, and how they respond to comments made during the consultation period. The considerations listed below discuss specific areas that form part of the amendment package where additional clarification is required.

Dwellings Heights

3.2 The proposal as submitted includes a small element of two and a half storey development. This includes four detached properties and the apartment blocks A and B. Given their location closer to the northern edge of the Site, the four detached properties have been reduced to strictly two storey development.

3.3 The matter of two and a half storey housing was discussed in the Design Workshop ahead of submission of the application. The Council's written note from the Workshop states the following:

"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."

3.4 The Fulbourn Village Design Guide SPD is yet to be adopted. However, it does make direct reference to three storey development. Paragraph 10.9 of this document states:

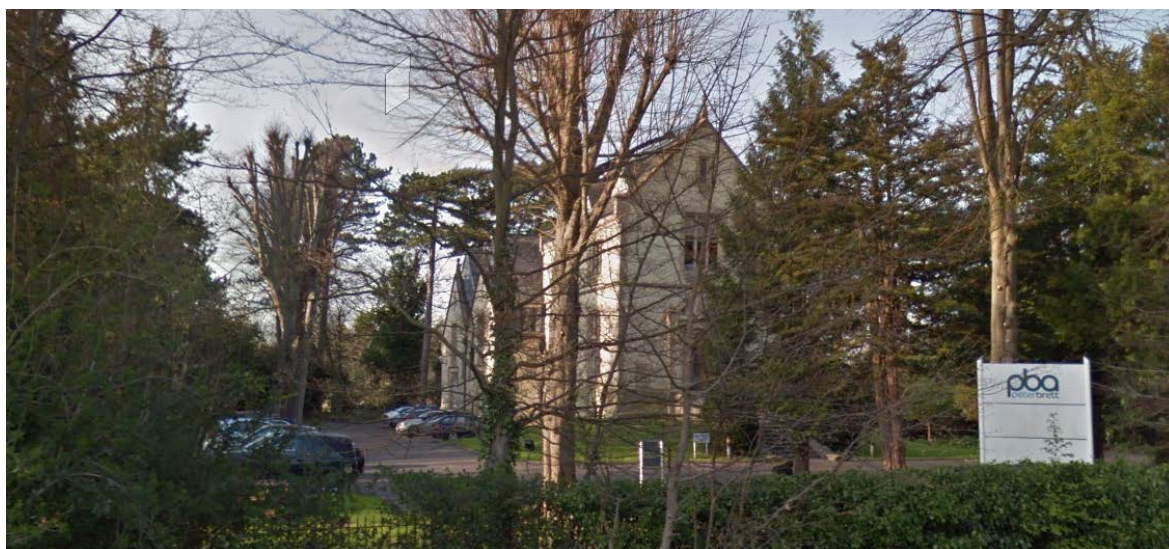
"3 storey buildings are not typical of the village and should only be considered with extreme care – they should be sited away from prominent frontages to minimise visual presence, and be articulated to avoid any bulkiness."

3.5 The Village Design Guide does not seek a moratorium on three storey development, rather it seeks to ensure it is appropriately designed and located. The two apartment blocks

consists of two and a half storey development and the amendment clearly shows a reduction in height and bulk of these units when compared to the original submission. This has been achieved by reducing a large section of each block to strictly two storey development, including the newly introduced element that crosses over the access road. The ridge height of the two and a half storey element has also been reduced accordingly.

3.6 The amendments therefore demonstrate an appropriate level of two and a half storey development located away from the countryside edge. The orientation of block A when viewed from Poorwell Water ensures that the two-storey element will screen the two and a half storey height increase, ensuring it will not appear overbearing or bulky from this view. This therefore meets the aims and objectives of the draft Village Design Guide (which itself refers to taller three storey properties) and the design objectives of Local Plan policy HQ/1.

3.7 As noted in the Village Design Guide, there are other examples of three storey development within the village. In the vicinity of the site, the Pumping Station directly south of the site is a tall two and a half/three storey property. The property at the end of The Pines also has visible accommodation within the roofspace (which is also shown in figure 43 of the draft Fulbourn Village Design Guide). Both of these are located directly against the existing countryside boundary.



3.8 In addition, the Swifts development to the south of the village has significant three storey development on the village edge and directly facing the Cambridge Green Belt. The junction of Cambridge Road and Haggis Gap to the south of the village is shown below. The countryside boundary to this is much more open than at the application site, which

has a tree belt to the boundary, and there are clear views of this development from Shelford Road.



Affordable Housing

- 3.9 The number and tenure mix of affordable housing is secured through the Section 106 Legal Agreement that supported the decision on the outline planning application S/0202/17/OL. The application does not seek to amend this.
- 3.10 Comments from the Council's Affordable Housing Officer noted it was disappointing that only flats were being provided for affordable units, and also sought to ensure that all affordable rent and shared ownership were not clustered.
- 3.11 Following these comments and further liaison with the Affordable Housing Officer, four affordable dwellings have been introduced, two of which would be affordable rent and two shared ownership. This provides a more appropriate mix of affordable units across the scheme. This has also allowed four private units to be flats, encouraging a diversity of home buyers across the site.
- 3.12 The tenure mix across the scheme has also been revised to ensure affordable rent and shared ownership units are mixed throughout the site. This assists in creating an inclusive community.

Drainage

- 3.13 The outline application established the site is suitable for development and that an appropriate drainage strategy is available.

- 3.14 Following the submission of the reserved matters application, the drainage consultant has been in discussion with both the Lead Local Flood Authority (Cambridgeshire County Council) and the Council's Sustainable Drainage Engineer. As a result, the information supporting the application has been updated and supports this amendment package.

Landscaping

- 3.15 A number of the design changes described in paragraph 2.1 above require alterations to the landscape detail submitted. A particular concern was the parking layouts in the north west corner of the sites, where parking was considered to be a dominant feature. Landscaping has now been incorporated within the street scene to break up the parking and give a tree-lined street scene.
- 3.16 Landscaping is also being used to make the scheme more appropriate in visual and layout terms. For example, trees are now shown in strategic locations at the end of cul-de-sacs in order to create a green edge when viewed from main roads. The number of trees within the development has also increased to respect the character of the village of Fulbourn.
- 3.17 The comprehensive assessment and subsequent revision to the landscape detailing ensures that the proposal meets the landscape principle within policy HQ/1 of the adopted Local Plan.

Noise

- 3.18 Following comments received from various parties, it seems necessary to clarify the position on the site regarding noise, and whether development is appropriate within the 50m 'exclusion zone'. This zone was established following concerns by the Council's Environmental Health Officer from noise emission from the nearby Breckenwood Industrial Estate. Condition 20 states:

'No dwellings or private gardens shall be sited within the residential no build/ exclusion zone as detailed on the Barton Willmore drawing 'Land at Teversham Road, Fulbourn Project, Drawing title: 50m Exclusion Zone B, dated 1st April 2014, Project No. 22403' unless and until a detailed noise mitigation strategy and/ or detailed insulation scheme to address the off-site operational noise of the Breckenwood Industrial Estate, has been submitted to and approved in writing by the Local Planning Authority.

Occupation of any dwelling within the identified exclusion zone shall not take place until those works have been completed in accordance with the approved details and post installation acoustic/ noise testing to demonstrate effectiveness of the works have been certified as complete and approved in writing by the local planning authority. The scheme/ strategy shall be maintained as such thereafter."

3.19 It is important to note that this does not restrict any residential development within the exclusion zone, subject to the noise mitigation strategy demonstrating that occupiers within the zone would not be impacted by noise.

3.20 In order to discharge this condition, and associated condition 19, a discharge of condition document has been produced by Cass Allen. The Council's Environmental Health Officer has commented on the document dated 24 September 2019, and states:

"I am satisfied with the content of report submitted by cass allen with regard to the discharge of condition 19, condition 20 cannot be discharged until 'post installation acoustic/noise testing to demonstrate effectiveness of the works have been certified and approved by the local planning authority."

3.21 It is noted that condition 20 cannot be formally discharged until the post-installation work has been undertaken within the dwellings erected within the 50m exclusion zone. However, the content of the report is supported and the principle of development within the zone has been established. As a result, development is considered appropriate within the 50m exclusion zone, subject to additional testing to demonstrate the effectiveness of the mitigation measures used.

Other Matters

Emergency Access Use

3.22 As previously confirmed in the letter dated 7 February 2020, the emergency access onto Cox's Drove, approved through the outline application S/0202/17/OL, will only be used by emergency vehicles. There will be no access for refuse or other vehicles, although it will allow access for cyclists and pedestrians.

Fulbourn Railway Station

- 3.23 At this stage, there are no formal plans for reinstating the railway station in Fulbourn. Given the application site is owned by the applicant, there will be no conflicts with the ability to deliver a station on an appropriate site in the future.

4.0 CONCLUSIONS

- 4.1 This Planning Update Note is to be read alongside a package of amended documents to support current reserved matters application S/3290/19/RM and associated discharge of condition application S/3209/19/DC for the development of up to 110 dwellings on land east of Teversham Road, Fulbourn.
- 4.2 The amendments have been made in response to various consultee responses made during the consideration of the application and following liaison with officers at South Cambridgeshire District Council.
- 4.3 The design amendments are summarised within the Design and Access Statement Addendum. The changes include some changes to house types, particularly the reduction of the four two and a half storey properties to two storey properties, and the redesign of apartment blocks A and B in order to reduce height and bulk. The density towards the northern boundary has also been reduced to further respect this countryside boundary.
- 4.4 The layout plans are complemented by updates to the various supporting technical documents including the surface water management document and full landscaping details.
- 4.5 The amendment package takes into account the relevant comments made by statutory and third party consultees during the consultation process and has responded to both national and local planning policy in that regard. As a result, the proposal delivers the requirements of the outline planning permission and provides a sustainable development. The application, as amended, should therefore be supported.

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