

# Draft Statement of Common Ground

Appeal by Castlefield International Limited  
Against refusal of Reserved Matters Application by  
South Cambridgeshire District Council at  
Land at Teversham Road, Fulbourn

April 2022

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## 1.0 INTRODUCTION

- 1.1 Paragraph 1 of the SoCG is common ground between SCDC, the Appellant and the Rule 6 Party.
- 1.2 This Statement of Common Ground ("SoCG") has been prepared by Barton Willmore LLP on behalf of Castlefield International Limited ("the Appellant") pursuant to a planning appeal on Land at Teversham Road, Fulbourn ("the Appeal Site").
- 1.3 The appeal follows the decision by South Cambridgeshire District Council ("SCDC") to refuse an application for reserved matters at the Appeal Site (Ref: S/3290/19/RM) ("the Reserved Matters"). The description of development as determined was:

*"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."*

- 1.4 Following submission of the Reserved Matters, a number of amended plans were submitted to SCDC. The latest iteration of this application and the amended plans were considered by SCDC's Planning Committee on 13 October 2021 with an officer recommendation of approval. Members however voted to refuse the application for the reasons set out in the decision notice dated 20 October 2021.
- 1.5 The purpose of the SoCG is to set out matters which have been agreed between the Appellant, SCDC and the Rule 6 party in advance of the Appeal Inquiry, with the objective of saving time at the Inquiry. The SoCG also sets out those matters where there is disagreement.
- 1.6 A full description of the Appeal Site can be found within the officer's report to the October 2021 committee in respect of the reserved matters application (the "**OR**").

## **2.0 APPEAL BACKGROUND**

- 2.1 Paragraph 2 of the SoCG is common ground between SCDC, the Appellant and the Rule 6 Party.
- 2.2 The reserved matters application stated that it was submitted pursuant to the outline planning permission granted on 26 October 2017 with reference S/0202/17/OL. The outline permission granted permission for up to 110 dwellings on the site with details for access approved and all other matters reserved. The approved access details are provided by approved plans B411/SK/09 Rev 2 dated 3 June 2015 and plan B411/008 Rev 1 dated 23 April 2015 (the vehicle junction into the site from Teversham Road plan – Indicative Full Right Turn and the emergency access onto Cox’s Drove to the east Cox’s Drove Emergency Vehicle Access).
- 2.3 The reserved matters application seeks approval for layout, scale, appearance and landscaping for the erection of 110 dwellings at the site.
- 2.4 A number of conditions attached to the outline planning permission have also been submitted and discharged. Further information on these applications is set out within the SoCG below.
- 2.5 A list of the refused documents (as noted in the Council’s refusal decision) are set out in **Appendix 1** of this Statement. Details of the other submitted plans and documents are listed within **Appendix 2**.

### 3.0 MATTERS NOT IN DISPUTE

#### **MATTERS NOT IN DISPUTE BETWEEN ALL PARTIES**

3.1 This section summarises the matters where the Appellant, SCDC and the Rule 6 Party are in agreement.

#### Environmental Impact Assessment

3.2 The proposed development of up to 110 dwellings was screened by SCDC before submission of the Outline Planning Application and a screening opinion provided on 1 August 2014 confirmed that SCDC did not at that time consider the development of the site to be EIA development. The Secretary of State confirmed in their letter dated 2 March 2022 that the Reserved Matters Application is not EIA development.

#### Outline Planning Permission

3.3 The Outline Permission granted on 26 October 2017 (reference S/0202/17/OL) included a condition which required all reserved matter applications to be submitted within 2 years from the grant of the outline permission, namely by 25 October 2019.

3.4 The Reserved Matters Application was submitted to SCDC on 20 September 2019. Amended plans and/or additional information were subsequently submitted as listed in **Appendix 1 and 2**.

3.5 Condition 4 of the Outline Permission provides that the development shall be carried out in accordance with the following approved plans:

- M02 rev C – Site Plan
- M06 rev E – Parameters Plan
- P2 – 50m Exclusion Zone B
- B411/008 Rev 1
- B411/SK/09 Rev 2

3.6 The approved Parameters Plan M06 Rev E shows three development parcels, areas of open space, areas of existing vegetation to be retained, managed and enhanced, proposed boundary planting, zone for vehicular access, primary vehicle access point and pedestrian and cycle access. The approved Parameters Plan includes residential heights above grade

and condition 28 states that "notwithstanding the particulars shown on the Parameters Plan, the number of storeys and heights of the eaves and the ridge above AOD of any built development hereby approved shall be determined through Reserved Matters application".

- 3.7 The Outline Permission authorised the development of up to 110 dwellings subject to approval of the Reserved Matters (namely, layout, scale, appearance and landscaping).
- 3.8 The emergency access to Cox's Drove, the details for which were approved as part of the Outline Permission, is to be used by pedestrians, cyclists and emergency vehicles only. It will not be used by refuse vehicles.
- 3.9 The Outline Permission is accompanied by a Section 106 Agreement dated 25 October 2017. The Section 106 Agreement requires the provision of 30% affordable housing units (equating to 33 affordable housing units), to be provided in accordance with the tenure mix set out in Schedule 3 to the Section 106 Agreement, provision of a LEAP (landscaped and equipped play area), General Open Space, informal public open space and landscaping, and payment of financial contributions as set out in the Section 106 Agreement.

#### Outline Planning Conditions

- 3.10 Conditions 7, 12, 14, 19 and 20 (section 1 only) attached to the Outline Permission have been formally discharged by SCDC. These are all expanded upon below.

#### Planning Policy

- 3.11 The development plan relevant to the Site is the South Cambridgeshire Local Plan 2018. Policies relevant to the determination of the appeal are set out as follows:

- S/3 – Presumption in Favour of Sustainable Development
- CC/1 – Mitigation and Adaption to Climate Change
- CC/7 – Water Quality
- CC/8 – Sustainable Drainage Systems
- CC/9 – Managing Flood Risk
- HQ/1 – Design Principles
- NH/2 – Protecting and Enhancing Landscape Character
- NH/11 – Protected Village Amenity Area
- NH/14 – Heritage Assets

- H/9 – Housing Mix
- H/10 – Affordable Housing
- SC/10 – Noise Pollution

3.12 The following documents are also relevant:

- District Design Guide SPD 2010
- Affordable Housing SPD 2010
- Landscape and New Development SPD 2010
- Sustainable Design and Construction SPD 2010
- Cambridgeshire Flood and Water SPD 2016
- Fulbourn Village Design Guide SPD 2020
- Fulbourn and Fulbourn Hospital Conservation Area Appraisal and Management Plan
- NPPF

3.13 The Fulbourn Neighbourhood Plan was submitted for assessment to SCDC on 18 October 2021 and has now been sent for examination (24 January 2022).

#### Planning Committee

3.14 The Reserved Matters application was recommended for approval by officers but refused by SCDC at committee on 13 October 2021.

#### The Reserved Matters

3.15 A list of the refused plans and documents are set out in **Appendix 1** of this Statement. Details of the other submitted plans and documents are listed within **Appendix 2**.

3.16 It is acknowledged that the reserved matters application, as submitted in September 2019 did include built form that extended beyond the parameters of the development parcels.

3.17 The application has also been amended to respond to issues raised during the course of the determination period.

3.18 An area of disagreement remains whether the Reserved Matters refused by the Council do not comply with the Outline Permission.

#### Third Party Comments

3.19 Third Party comments have been provided on the reserved matters application and are set out in the OR. Matters in agreement are set out in tabular form below:



<b>Interested Party Concerns</b>	<b>Status</b>
Interested party concerns identified in Inspector's pre-CMC Note	
Traffic generation, including at construction stage, and access via Cox's Drove	The outline was assessed in terms of highway capacity for up to 110 dwellings and considered acceptable. Construction traffic can be controlled through condition 16 of the Outline Permission. Cox's Drove access will only be used by emergency vehicles, pedestrians and cyclists.
Whether on site car parking provision is acceptable	The amount of car parking provision is adequate in line with Local Plan policy
Loss and provision of trees on the site including future maintenance	The Outline Permission was accompanied by a Tree Survey identifying trees to be removed and included condition 7 relating to tree protection measures but also a requirement for development to be in accordance with the approved plans listed in condition 4 and condition 6 which required detailed plans and particulars to be in general accordance with the illustrative layout M03 Rev C.
Whether there should be the provision of self-build dwellings	The Outline Permission does not include any requirement for self-build dwellings.
Siting of electricity sub-station relative to the living conditions of nearby residents	The sub-station is located 16.5m away from residential properties.
Management of noise at construction stage	Noise monitoring, construction hours and access arrangements will all be agreed through the discharge of condition 16 of the Outline Permission.
Contaminated land	Contamination was considered at outline stage and condition 10 requires a remediation strategy if previously unidentified contamination is found.
Whether proposed dwellings would be 'cramped'	Living conditions is one reason for refusal and will be addressed at the Inquiry.
Effect of proposed residential units in terms of light and privacy	Layout was refused by the Council and will be addressed at the Inquiry. Condition 18 of the Outline Permission separately requires details of artificial lighting to be submitted to the Council for approval.
<b>Additional interested party concerns identified in Inspector's e-mail of 22 March</b>	
Use of Cox's Drove and how a 'planter' would prevent general vehicular access	The design of the planter is agreed through approved Outline Planning Application plan

	B411/008 Rev 1 – Cox's Drove Emergency Vehicle Access.
The adequacy of the number and type bicycle storage facilities for dwellings and apartments	Each dwelling has adequate space for cycle storage facilities.
Whether there are an adequate number of bat boxes and suitable hedgehog highways relative to outline planning permission details	The number and location of bird and bat boxes, and the location of hedgehog fencing has been agreed within the approved Landscape and Biodiversity Management Plan through the discharge of condition 12 of the Outline Planning Application.
Details of the ownership/adoption and permanent maintenance of roads, surface water drainage, open spaces/landscaping and including whether these matters need to be addressed now	Future maintenance and management of the open space is set out in the agreed section 106 Agreement. Surface water drainage management is to be agreed within the discharge of condition 8 of the Outline Planning Application. The road network will be offered for adoption but if not accepted, would refer to the management company. It should be noted that additional details are to be submitted as part of the Inquiry to inform whether appropriate surface water drainage can be incorporated which does not lead to an unacceptable increase in land levels to the detriment of the character and appearance of the area.
Use of and details for the Gate Lodge driveway for pedestrian/cycling purposes and the effect of this on the living conditions of the occupiers of this property including use of the workshop	There is a legal right of access across this property and the path is retained. However, the scheme includes more formal pedestrian access directly onto Teversham Road and through the Pumphouse Garden to Cow Lane.
Whether the residential units accord with minimum space standards	All dwellings accord with minimum space standards.
Whether an adequate number of net on-site trees would be provided, including 'trees within proposed streets' given NPPF requirements	The submitted landscape plans show the levels of tree planting proposed, which supplements the existing planting around the site boundary.
Whether retained grassland and woodland areas would be accessible to residents and, if not, how access would be restricted	Pedestrian access is available around part of the site as per the proposed landscaping plans. Access beyond the paths will not be restricted, as per the current situation on site.
Whether all car parking spaces would be to an acceptable size standard (e.g. apartment block 1)	All parking spaces measure a minimum of 2.5m by 5m.

The suitability of wheelie bin/cycle storage space for all house types	All properties have access to rear gardens where relevant, either through gates or garage spaces. Dedicated space is available at the apartment blocks.
Plot 78 and its relationship with the rear of properties 50 & 52 Cow Lane in respect of privacy and outlook	Layout is a matter to be determined at Inquiry.
Additional pressure on village services and facilities	The Outline Planning Application assessed the capacity of local infrastructure for a development of up to 110 dwellings.
Suitability of access to public open space for recreation having regard to use of areas for surface water retention and biodiversity.	There is public accessibility around part of the site.
Additional Comments Following Inspector email dated 21 April 2022	
Provision of Water Supplies for Fire Fighting	Condition 15 of the Outline Planning Permission seeks details of fire hydrants to be agreed.

**MATTERS NOT IN DISPUTE BETWEEN THE APPELLANT AND SCDC**

Ecology/Affordable Housing/Breckenwood Industrial Estate

3.20 SCDC will not be defending reasons for refusal 3, 4 and 5.

Design and Layout

3.21 Reasons for refusal 1 and 5 relate to apartment blocks A and B, and block C, D and D1 respectively.

3.22 Any concerns regarding use of materials can be resolved through an appropriately worded condition (as suggested in condition b of the OR).

3.23 Opening up the Pumphouse Garden to members of the public is to the benefit of existing and future residents of Fulbourn.

3.24 Levels of open space provision exceed policy requirements.

Drainage

3.25 Reason for refusal 2 concerns the extent to which the reserved matters scheme can provide a satisfactory scheme of surface water drainage and prevent the increased risk of flooding. Flood risk and drainage are not reserved matters but layout is and layout impacts on flood risk and drainage matters.

3.26 The outline planning application was accompanied by a Flood Risk Assessment and condition 8 of the Outline Permission requires a detailed surface water drainage scheme for the site to be submitted for approval.

3.27 The Outline Permission confirmed that development is acceptable in principle subject to approval of the Reserved Matters and discharge of the conditions.

3.28 The layout presented in the reserved matters application which the Council determined sits within the development parcels as set out on the agreed Parameters Plan, which formed the basis for the 'agreed' Flood Risk Assessment. The OR states 'in consultation with the Lead Local Flood Authority, officers consider that sufficient information has been provided to demonstrate that that (sic) the layout of the site could accommodate a

suitable drainage solution'. The committee however did not agree and refused to approve the Reserved Matters.

- 3.29 Condition 8 of the Outline Permission also requires appropriate details of the long-term ownership/adoption and maintenance of the surface water drainage scheme to be submitted to the Council for approval.
- 3.30 The Appellants will provide additional clarity on the requirements to raise the land.

#### Planning Balance

- 3.31 For the purposes of the Planning Inquiry, parties agree with the following scale relating to weight (applied high to low):
- Significant
  - Medium
  - Limited
  - None

#### Heritage

- 3.32 The Pumphouse Garden is located within the Fulbourn Conservation Area, whereas the areas of built development are all located outside. Within paragraph 52 of the appeal decision for the outline application S/2273/14/OL, the Inspector states:

*'I conclude that, at most, the appeal proposal would only have a minor adverse impact upon the setting of the conservation area and, in turn, would only have a very minor adverse effect on its significance. Using the wording of the Framework I place this impact at the bottom end of the "less than substantial harm" range'.*

- 3.33 The Heritage Statement that supports the reserved matters application comes to the same conclusion, and also notes the benefits to the proposed landscaping works to the pumphouse gardens.

#### Third Party Comments

- 3.34 In addition to those set out above, the Appellant and SCDC also agree on the following third party comments:

<b>Interested Party Concerns</b>	<b>Status</b>
Whether flood risk would be suitably managed	Additional details are to be submitted as part of the Inquiry to inform whether appropriate surface water drainage can be incorporated which does not lead to an unacceptable increase in land levels to the detriment of the character and appearance of the area.
Validity of initial reserved matters application submission	The reserved matters application was validated by SCDC upon receipt.
Whether the RM application complies with the outline planning permission	The refused plans show all residential development set on the development parcels shown on the approved Parameters Plan.
Responsibility for and control of foul and surface water drainage systems	Details of foul water drainage will be agreed through the discharge of condition 9 of the outline permission.
The effect on the proposal on Fulbourn Conservation Area including its setting	See 'heritage' section above
Whether adequate tree planting has been achieved	The application includes a detailed planting plan that shows adequate tree planting across the site

**MATTERS NOT IN DISPUTE BETWEEN THE APPELLANT AND RULE 6 PARTY**

- 3.35 The Rule 6 Party will not be submitting evidence in relation to reason for refusal 3 Biodiversity.

Drainage

- 3.36 The second reason for refusal relates to the extent of insufficient information provided with the reserved matters application to demonstrate that the reserved matters scheme can provide a satisfactory scheme of surface water drainage and prevent the increased risk of flooding.
- 3.37 The outline planning application was accompanied by a Flood Risk Assessment dated September 2014.
- 3.38 Condition 8 of the Outline Permission requires the submission of a detailed surface water drainage scheme to be approved by the local planning authority, based on the agreed Flood Risk Assessment. This condition has not been discharged.
- 3.39 The Appellants will provide additional clarity on the requirements to raise the land. The Rule 6 Party reserves its position in relation to the material it has not yet seen.

Affordable Housing

- 3.40 The fourth reason for refusal given by SCDC in its decision notice dated 20 October 2021 relates to the layout and distribution of the proposed affordable housing.
- 3.41 The Section 106 Agreement dated 25 October 2017 requires submission of an affordable housing scheme, which has not yet been submitted for approval. The affordable housing scheme is defined as "a scheme for the provision of the Affordable Housing Units which shall specify the Affordable Housing Tenure Mix, the location of the different types and tenure of the Affordable Housing Units within the Development (and for the avoidance of doubt no more than 20 Affordable Housing Units may be clustered together and no such clusters are to adjoin or neighbour each other, and (if applicable) details of any prospective Registered Provider known at the time of the submission of the scheme)".
- 3.42 The Section 106 Agreement provides an affordable housing tenure mix at Schedule 3 to the agreement which must be complied with.
- 3.43 The Reserved Matters application includes the location of the affordable housing units.

Development adjacent to the Breckenwood Industrial Estate

- 3.44 The fifth reason for refusal relates to the proposed layout of the development, in particular, concerns regarding the location and suitability of locating affordable housing units adjacent to the Breckenwood Industrial Estate.
- 3.45 Condition 19 of the Outline Permission required a noise mitigation/insulation scheme to be submitted and approved concurrently with any reserved matters application and prior to commencement of development, in order to protect future occupants from noise from the railway line and Breckenwood Industrial Estate. Details provided by application S/3209/19/DC were approved by SCDC by letter dated 4 October 2021.
- 3.46 The outline planning application was supported by plan P2 (50m Exclusion Zone B). Condition 20 of the Outline Permission required that no development took place within this 50m zone until a detailed noise mitigation strategy and/or detailed insulation scheme had been approved in writing. Part 1 of this condition was approved on 2 September 2021 under reference S/0202/17/CONDA.
- 3.47 Plan P2 (50m Exclusion Zone B) is an approved plan under Condition 4, which requires the development to be carried out in accordance with the approved plans. There has been no application to amend Condition 4 in light of the discharge of Condition 20.

Heritage

- 3.48 The Pumphouse Garden is located within the Fulbourn Conservation Area. All areas of built form are located outside of the Conservation Area.



## 4.0 MATTERS OF DISAGREEMENT

### BETWEEN THE APPELLANT AND SCDC

- 4.1 The Principal matters in dispute between the Appellant and SCDC relate to reasons for refusal 01 [both elements] and 02 of the decision notice reference S/3290/19/RM dated 20th October 2021.
- 4.2 In terms of the Third Party comments, the items in the table below are not agreed

<b>Third Party Concerns</b>
Compliance with the Fulbourn Village Design Guide

### BETWEEN THE APPELLANT AND THE RULE 6 PARTY

- 4.3 The matters in dispute between the Appellant and Rule 6 party are as follows:
- Whether the Reserved Matters application currently pursued is valid and can be determined.
  - Whether the Reserved Matters application currently pursued is compliant with the Outline Permission
  - Whether the originally submitted Reserved Matters was valid and complied with the Outline Permission.
  - Whether the proposed, layout, landscaping, siting and design is acceptable.
  - Whether sufficient information has been submitted to demonstrate that the reserved matters scheme can provide a satisfactory scheme of surface water drainage and prevent the increased risk of flooding.
  - Whether appropriate proposals for the maintenance and management of the surface water drainage can be provided.
  - Whether the Reserved Matters create an unacceptable increased risk of flooding.
  - Whether the distribution of affordable housing provision is acceptable.
  - Whether the location of 17 affordable dwellings in proximity of Breckenwood Industrial Estate is appropriate.
  - Whether the proposal would result in unacceptable heritage harm.
- 4.4 In terms of the Third Party comments, the items in the table below are not agreed:

<b>Third Party Concerns</b>
Validity of initial reserved matters application submission
Extent of changes permitted to reserved matters applications out of time
Whether the RM application complies with the outline planning permission
Flood risk
Responsibility for and control of foul and surface water drainage systems
Compliance with the Fulbourn Village Design Guide
The effect on the proposal on Fulbourn Conservation Area including its setting
Whether adequate tree planting has been achieved

## **5.0 PLANNING CONDITIONS**

- 5.1 The full list of planning conditions will be agreed and confirmed in the relevant session of the upcoming appeal.
- 5.2 The Committee Report lists 10 conditions proposed and these will form the basis of discussions. Those conditions are as below (and are set out in full in the officer's report):
- a) Approved plan numbers
  - b) details of external materials
  - c) details of the external appearance of the proposed cycle storage
  - d) details and appearance of the vehicular bridge
  - e) details of the position and appearance of electric meter boxes
  - f) details of the arrangements for future management and maintenance of the proposed streets with the development
  - g) details of tree pit planting
  - h) details of the driveway and paths in the former waterworks grounds
  - i) retention of pedestrian visibility splays
  - j) obscure glazing to first floor windows of identified plots
- 5.3 No further Section 106 Agreement was sought in connection with the recommendation within the Committee Report for approval of the reserved matters application.

## 6.0 DECLARATION

6.1 This document forms an agreed Statement of Common Ground between the Appellant, being Castlefield International Limited, SCDC, and Save Fulbourn's Fields and Fulbourn Forum in relation to the appeal against refusal of reserved matters on Land at Teversham Road, Fulbourn.

Signature:

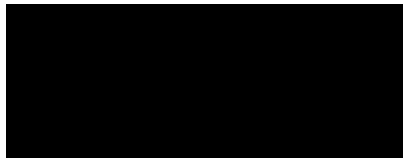


Print Name: Elizabeth Soilleux

Date: 26 April 2022

**on behalf of Save Fulbourn's Fields and Fulbourn Forum**

Signature:



Print Name: Andrew Fisher

Date: 26 April 2022

**on behalf of Castlefield International Limited**

Signature:



Print Name: Stephen D. Connell

Date: 26<sup>th</sup> April 2022

**on behalf of SCDC**

# **APPENDIX 1**

## **Refused Plans List**

## **Refused Plan List**

The Refused documents are as listed within the decision notice. To clarify, these are:

### 20 September 2019 (original submission)

M02 rev C – Site Boundary Plan

### 19 March 2020

TRF-CBA-1-GF-M2-L-2001-P1 – Detail Plan Pump House Garden

### 17 June 2020

TRF-CBA-1-GF-M2-L-8500-P3 – Soft Landscape Outline Details

### 13 November 2020

TRF-CBA-1-GF-M2-L-8300-P2 – Play Feature

### 12 May 2021

28815-P010-010-P4 – Site Layout  
28815-P11-90-P3 – Apartment Block A Ground Floor Plan  
28815-P11-91-P3 - Apartment Block A First Floor Plan  
28815-P11-92-P3 - Apartment Block A Second Floor Plan  
28815-P13-90-P3 – Apartment Block A Elevations  
28815-P11-100-P3 - Apartment Block B Ground Floor Plan  
28815-P11-101-P3 - Apartment Block B First Floor Plan  
28815-P11-102-P3 - Apartment Block B Second Floor Plan  
28815-P13-100-P3 – Apartment Block B Elevations  
28815-P11-110-P1 - Apartment Block C Ground Floor Plan  
28815-P11-111-P1 - Apartment Block C First Floor Plan  
28815-P13-110-P1 – Apartment Block C Elevations  
28815-P11-112-P1 - Apartment Block C1 Ground Floor Plan  
28815-P11-113-P1 - Apartment Block C1 First Floor Plan  
28815-P13-111-P1 – Apartment Block C1 Elevations  
28815-P11-120-P1 - Apartment D Ground Floor Plan  
28815-P11-121-P1 - Apartment D First Floor Plan  
28815-P13-120-P1 – Apartment Block D Elevations  
28815-P11-122-P1 – Apartment Block D1 Ground Floor Plan  
28815-P11-123-P1 – Apartment Block D1 First Floor Plan  
28815-P13-121-P2 – Apartment Block D1 Elevations  
28815-P11-10-P2 – A Floor Plans  
28815-P13-10-P2 – A Village Lane Elevations  
28815-P13-12-P2 - A Village Lane Elevations  
28815-P13-13-P2 - A Village Lane Elevations  
28815-P13-14-P2 - A Village Street Elevations  
28815-P13-15 - A Village Street Elevations  
28815-P13-16 - A Village Street Elevations  
28815-P11-20-P2 – B Floor Plans  
28815-P13-20-P2 – B Village Street Elevations  
28815-P11-30-P3 – C Floor Plans

28815-P11-31 – C/A Floor Plans  
28815-P13-32-P3 – C2 Village Lane Elevations  
28815-P13-33-P3 – C2 Village Street Elevations  
28815-P13-34-P2 – C Village Lane Elevations  
28815-P13-35 – C M4(2) Village Street Elevations  
28815-P13-36 – C/A Village Lane Elevations  
28815-P11-40-P3 – D Floor Plans  
28815-P13-40-P3 – D Village Street Elevations  
28815-P11-50-P3 – E Floor Plans  
28815-P11-51 – E/C Floor Plans  
28815-P13-50-P2 – E Village Lane Elevations  
28815-P13-51-P2 – E1 Village Street Elevations  
28815-P13-52-P3 – E2 Village Street Elevations  
28815-P13-53 – E/C Village Lane Elevations  
28815-P11-60-P2 – F Floor Plans  
28815-P11-62 – F1 Floor Plans  
28815-P13-60-P2 – F Village Street Elevations  
28815-P13-61-P2 – F1 Village Lane Elevations  
28815-P11-70-P2 – G Floor Plans  
28815-P13-71-P2 – G Village Lane Elevations  
28815-P13-73-P2 – G Village Street Elevations  
28815-P11-81-P1 – H1 Floor Plans  
28815-P11-82 – House Type H1 Floor Plans (plot 87)  
28815-P13-81-P1 – H1 Meadow Park Elevations  
28815-P13-82 - House Type H1 Elevations (plot 87)  
28815-P11-140-P1 – J Floor Plans  
28815-P13-140-P1 – J Meadow Park Elevations  
28815-P13-141 – J1 Village Lane Elevations  
28815-P13-142 – J Village Street Elevations  
28815-P12-143 – J Village Street Elevations  
28815-P11-130 P1– Single Garage  
A-P11-131-P1 – Double Garage  
B411-PL-DR-016-P05 – Pedestrian Visibility  
B411-PL-DR-017-P04 – Pedestrian Visibility Sheet 2 of 3  
B411-PL-DR-018-P04 – Pedestrian Visibility 3 of 3  
TRF-CBA-1-GF-M2-L-1010-P6 – Hard Landscape Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-1011-P6 – Hard Landscape Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-2000-P4 – Detail Plan of LEAP  
TRF-CBA-1-GF-M2-L-4000-P8 – Planting Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-4001-P8 – Planting Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-4010-P3 – Planting Key Plan  
TRF-CBA-1-GF-M2-L-4011-P5 – Planting Schedule  
TRF-CBA-1-GF-M2-L-4012-P4 – Planting Plan Sheet 1 of 6  
TRF-CBA-1-GF-M2-L-4013-P4 – Planting Plan Sheet 2 of 6  
TRF-CBA-1-GF-M2-L-4014-P4 – Planting Plan Sheet 3 of 6  
TRF-CBA-1-GF-M2-L-4015-P4 – Planting Plan Sheet 4 of 6  
TRF-CBA-1-GF-M2-L-4016-P5 – Planting Plan Sheet 5 of 6  
TRF-CBA-1-GF-M2-L-4017-P5 – Planting Plan Sheet 6 of 6  
Landscape Management and Maintenance Plan (Rev A v2 Sept 2020)

# **APPENDIX 2**

## **Full List of Other Submission Documents**



## **Full List of Other Submission Documents**

The plans listed below relate to amended documents being submitted to South Cambridgeshire District Council through the course of the application procedure. Please note this list does not include those plans on the Refused Plan List set out in Appendix 1

### Original Submission 20 September 2019

A-P10-010 – Site Layout  
A-P10-011 – Site Layout Floor Plan  
A-P10-013 – Site Layout Garden Area & Depths  
A-P10-014 – Site Coloured Site Plan  
A-P10-015 – Site Layout Housing Mix  
A-P10-016 – Site Layout Building Heights  
A-P10-017 – Site Layout Material Plan  
A-P10-018 – Site Layout Refuse Tracking  
A-P10-019 – Site Layout Road Hierarchy  
28815-P11-10 – A Floor Plans  
28815-P13-10 – A Village Lane Elevations  
28815-P13-11 – A Village Street Elevations  
28815-P13-12 – A Village Lane Elevations  
28815-P13-13 – A Village Lane Elevations  
28815-P13-14 – A Village Street Elevations  
28815-P11-20 – B Floor Plans  
28815-P13-20 – B Village Street Elevations  
28815-P11-30 - C Floor Plans  
28815-P13-30 – C Village Lane Elevations  
28815-P13-31 – C Village Street Elevations  
28815-P13-32 – C Village Lane Elevations  
28815-P13-33 – C Village Street Elevations  
28815-P13-34 – C Village Lane Elevations  
28815-P11-40 – D Floor Plans  
28815-P13-40 – D Village Street Elevations  
28815-P13-41 – D Village Lane Elevations  
28815-P11-50 – E Floor Plans  
28815-P13-50 - E Village Lane Elevations  
28815-P13-51 – E Village Street Elevations  
28815-P13-52 – E2 Village Street Elevations  
28815-P11-60 – F Floor Plans  
28815-P13-60 – F Village Street Elevations  
28815-P13-61 – F1 Village Lane Elevations  
28815-P11-61 – F2 Floor Plans  
28815-P13-62 – F2 Elevations  
28815-P11-70 – G Floor Plans  
28815-P13-71 – G Village Street Elevations  
28815-P13-73 – G Village Lane Elevations  
28815-P11-80 – H Floor Plans  
28815-P13-80 – H Meadow Park Elevations  
  
28815-P11-90 – Apartment Block A Ground Floor Plan  
28815-P11-91 - Apartment Block A First Floor Plan  
28815-P11-92 - Apartment Block A Second Floor Plan  
28815-P13-90 - Apartment Block A Elevations  
28815-P11-100 - Apartment Block B Ground Floor Plan

28815-P11-101 - Apartment Block B First Floor Plan  
28815-P11-102 - Apartment Block B Second Floor Plan  
28815-P13-100 - Apartment Block B Elevations  
28815-P11-110 - Apartment Block C Ground Floor Plan  
28815-P11-111 - Apartment Block C First Floor Plan  
28815-P13-110 - Apartment Block C Elevations  
28815-P11-112 - Apartment Block C1 Ground Floor Plan  
28815-P11-113 - Apartment Block C1 First Floor Plan  
28815-P13-111 - Apartment Block C1 Elevations  
28815-P11-120 - Apartment Block D Ground Floor Plan  
28815-P11-121 - Apartment Block D First Floor Plan  
28815-P13-120 - Apartment Block D Elevations  
28815-P11-122 - Apartment Block D1 Ground Floor Plan  
28815-P11-123 - Apartment Block D1 First Floor Plan  
28815-P13-121 - Apartment Block D1 Elevations

28815-P11-130 – Single Garage  
28815-P11-131 – Double Garage

TRF-CBA-1-GF-M2-L-1000 P2 – Illustrative Landscape Masterplan  
TRF-CBA-1-GF-M2-L-1010 P1 – Hard Landscape Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-1011 P1 – Hard Landscape Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-2000 P1 – Detail Plan of LEAP  
TRF-CBA-1-GF-M2-L-3000 P1 – Site Sections Sheet 1 of 3  
TRF-CBA-1-GF-M2-L-3001 P1 – Site Sections Sheet 2 of 3  
TRF-CBA-1-GF-M2-L-3002 P1 – Site Sections Sheet 3 of 3 (Pump House Garden)  
TRF-CBA-1-GF-M2-L-4000 P3 – Planting Strategy – Sheet 1  
TRF-CBA-1-GF-M2-L-4001 P3 – Planting Strategy - Sheet 2  
TRF-CBA-1-GF-M2-L-4010 P0 – Planting Key Plan  
TRF-CBA-1-GF-M2-L-4011 P0 – Planting Schedule  
TRF-CBA-1-GF-M2-L-4012 P0 – Planting Plan Sheet 1  
TRF-CBA-1-GF-M2-L-4013 P0 – Planting Plan Sheet 2  
TRF-CBA-1-GF-M2-L-4014 P0 – Planting Plan Sheet 3  
TRF-CBA-1-GF-M2-L-4015 P0 - Planting Plan Sheet 4  
TRF-CBA-1-GF-M2-L-4016 P0 - Planting Plan Sheet 5  
TRF-CBA-1-GF-M2-L-4017 P0 - Planting Plan Sheet 6  
TRF-CBA-1-GF-M2-L-8000 P1 – Hard Landscape Details  
TRF-CBA-1-GF-M2-L-8500 P1 – Soft Landscape Details

Design and Access Statement  
Planning Statement  
Heritage Statement  
B411 Surface Water Management note (pursuant to condition 8)

Amended Document 5 December 2019  
B411 – Surface Water Drainage response by Cannon Consulting Engineers

Amendment Package Submitted 2 March 2020  
A-P10-010 P1 – Site Layout  
A-P10-011 P1 – Site Layout Floor Plan  
A-P10-013 P1 – Site Layout Garden Area & Depths  
A-P10-014 P1 – Site Layout Coloured Site Plan  
A-P10-015 P1 – Site Layout Housing Mix

A-P10-016 P1 – Site Layout Building Heights  
A-P10-017 P1 – Site Layout Material Plan  
A-P10-018 P1 – Site Layout Refuse Tracking  
A-P10-019 P1 – Site Layout Road Hierarchy  
28815-P11-10 P1 – A Floor Plans  
28815-P13-10 P1 – A Village Lane Elevations  
28815-P13-12 P1 – A Village Lane Elevations  
28815-P13-13 P1 – A Village Lane Elevations  
28815-P13-14 P1 – A Village Street Elevations  
28815-P11-20 P1 – B Floor Plans  
28815-P13-20 P1 – B Village Street Elevations  
28815-P11-30 P1 - C Floor Plans  
28815-P13-30 P1 – C Village Lane Elevations  
28815-P13-31 P1 – C Village Street Elevations  
28815-P13-32 P1 – C Village Lane Elevations  
28815-P13-33 P1 – C Village Street Elevations  
28815-P13-34 P1 – C Village Lane Elevations  
28815-P11-40 P1 – D Floor Plans  
28815-P13-40 P1 – D Village Street Elevations  
28815-P13-41 P1 – D Village Lane Elevations  
28815-P11-50 P1 – E Floor Plans  
28815-P13-50 P1 - E Village Lane Elevations  
28815-P13-51 P1 – E Village Street Elevations  
28815-P13-52 P1 – E2 Village Street Elevations  
28815-P11-60 P1 – F Floor Plans  
28815-P11-61 P1 – F2 Floor Plans  
28815-P11-62 – F1 Floor Plans  
28815-P13-60 P1 – F Village Street Elevations  
28815-P13-61 P1 – F1 Village Lane Elevations  
28815-P13-62 P1 – F (plot 57) Village Street Elevations  
28815-P13-63 P1 – F2 Elevations  
28815-P11-70 P1 – G Floor Plans  
28815-P13-71 P1 - G Village Lane Elevations  
28815-P13-73 P1 – G Village Street Elevations  
28815-P11-81 P1 – H1 Floor Plans  
28815-P13-81 P1 – H1 Elevations  
28815-P11-140 – J Floor Plans  
28815-P13-140 – J Elevations  
28815-P11-90 P1 – Apartment Block A Ground Floor  
28815-P11-91 P1 - Apartment Block A First Floor Plan  
28815-P11-92 P1 - Apartment Block A Second Floor Plan  
28815-P13-90 P1 - Apartment Block A Elevations  
28815-P11-100 P1 - Apartment Block B Ground Floor Plan  
28815-P11-101 P1 - Apartment Block B First Floor Plan  
28815-P11-102 P1 - Apartment Block B Second Floor Plan  
28815-P13-100 P1 - Apartment Block B Elevations  
28815-P11-110 P1 – Apartment Block C Ground Floor Plan  
28815-P11-111 P1 – Apartment Block C First Floor Plan  
28815-P11-112 P1 – Apartment Block C1 Ground Floor Plan  
28815-P11-113 P1 – Apartment Block C1 First Floor Plan  
28815-P13-110 P1 – Apartment Block C Elevations  
28815-P13-111 P1 - Apartment Block C1 Elevations  
28815-P11-120 P1 – Apartment Block D Ground Floor Plan

28815-P11-121 P1 – Apartment Block D First Floor Plan  
28815-P11-122 P1 – Apartment Block D1 Ground Floor Plan  
28815-P11-123 P1 – Apartment Block D1 First Floor Plan  
28815-P13-120 P1 – Apartment Block D Elevations  
28815-P13-121 P1 – Apartment Block D1 Elevations  
28815-P11-130 P1 - Single Garage  
28815-P11-131 P1 – Double Garage

28815 A-P13-010 P1 – Street Elevations Sheet 1 of 2  
28815 A-P13-011 P1 – Street Elevations Sheet 2 of 2

TRF-CBA-1-GF-M2-L-1000 P3– Illustrative Landscape Masterplan  
TRF-CBA-1-GF-M2-L-1010 P2 – Hard Landscape Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-1011 P2 – Hard Landscape Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-2000 P2 – Detail Plan of LEAP  
TRF-CBA-1-GF-M2-L-2001-P1 – Detail Plan Pumphouse Garden  
TRF-CBA-1-GF-M2-L-3000 P2 – Site Sections Sheet 1 of 3  
TRF-CBA-1-GF-M2-L-3001 P2 – Site Sections Sheet 2 of 3  
TRF-CBA-1-GF-M2-L-3002 P2 – Site Sections Sheet 3 of 3 (Pump House Garden)  
TRF-CBA-1-GF-M2-L-4000 P4 – Planting Strategy – Sheet 1  
TRF-CBA-1-GF-M2-L-4001 P4 – Planting Strategy - Sheet 2  
TRF-CBA-1-GF-M2-L-8000 P2 – Hard Landscape Details  
TRF-CBA-1-GF-M2-L-8001 P1 – Hard landscape Outline details Boundary Treatments  
TRF-CBA-1-GF-M2-L-8300 P1 – Play Feature  
TRF-CBA-1-GF-M2-L-8500 P2 – Soft Landscape Details

B411-DD-SK-011-P02 – Swept Path Analysis  
Planning Update Note by Barton Willmore  
DAS Addendum  
Surface Water Management Note by Cannon Consulting Engineers dated 27 February 2020

Amendment Package Submitted 19 March 2020

TRF-CBA-1-GF-M2-L-1010 P3 – Hard Landscape Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-1011 P3 – Hard Landscape Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-4000 P5 – Planting Strategy – Sheet 1  
TRF-CBA-1-GF-M2-L-4001 P5 – Planting Strategy - Sheet 2  
TRF-CBA-1-GF-M2-L-4010 P2 – Planting Key Plan  
TRF-CBA-1-GF-M2-L-4011 P2 – Planting Schedule  
TRF-CBA-1-GF-M2-L-4012 P1 – Planting Plan Sheet 1  
TRF-CBA-1-GF-M2-L-4013 P2 – Planting Plan Sheet 2  
TRF-CBA-1-GF-M2-L-4014 P1 – Planting Plan Sheet 3  
TRF-CBA-1-GF-M2-L-4015 P1 - Planting Plan Sheet 4  
TRF-CBA-1-GF-M2-L-4016 P2 - Planting Plan Sheet 5  
TRF-CBA-1-GF-M2-L-4017 P2 - Planting Plan Sheet 6  
7151809-MLM-ZZ-GF-DR-E-2100\_P03 – New Site Wide External Lighting LUX Levels

Amended Plan 4 April 2020

28815-A-P10-018 P1 – Site Layout Refuse Tracking

Amendment Package Submitted 26 May 2020

B411-PL-SK-400 – Plot 55 and 61 Refuse Tracking  
B411-PL-DR-016 P01 – Pedestrian Visibility  
B411-PL-DR-017 P01 – Pedestrian Visibility Sheet 2 of 3

B411-PL-DR-018 P01 – Pedestrian Visibility Sheet 3 of 3

Amendment Package Submitted 17 June 2020

A-P10-010 P3 – Site Layout  
A-P10-011 P2 – Site Layout Floor Plan  
A-P10-013 P2 – Site Garden Areas and Depths  
A-P13-010 P2 – Site Elevations 1 of 2  
A-P13-011 P2 – Site Elevations 2 of 2  
28815-P11-30 P2 – C Floor Plans  
28815-P11-40 P2 – D Floor Plans  
28815-P11-50 P2 – E Floor Plans  
28815-P11-90 P2 – Apartment Block A Ground Floor Plan  
28815-P11-91 P2 - Apartment Block A First Floor Plan  
28815-P11-92 P2 – Apartment Block A Second Floor Plan  
28815-P11-100 P2 – Apartment Block B Ground Floor Plan  
28815-P11-101 P2 – Apartment Block B First Floor Plan  
28815-P11-102 P2 – Apartment Block B Second Floor Plan  
A-P13-30-P2 – House Type C1/C Elevations (Village Lane)  
A-P13-31-P2 – House Type C/C1 Elevations (Village Street)  
A-P13-32-P2 – House Type C2 Detached Elevations (Village Lane)  
A-P13-33-P2 – House Type C2 Detached (Village Street)  
A-P13-34-P2 – House Type C Elevations (Village Lanes)  
A-P13-40-P2 - House Type D Detached (Village Street)  
A-P13-52-P2 - House Type E2 Detached (Village Street)  
A-P13-90-P2 – Apartment Block A Elevations  
A-P13-100-P2 – Apartment Block B Elevations  
TRF-CBA-1-GF-M2-L-1010 P4 – Hard Landscape Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-1011 P4 – Hard Landscape Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-2000 P3 - Detail Plan of LEAP  
TRF-CBA-1-GF-M2-L-4000 P6 – Planting Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-4001 P6 – Planting Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-8000 P3 – Hard Landscape Outline Details  
TRF-CBA-1-GF-M2-L-8001 P2 – Hard Landscape Outline Details Boundary Treatments  
7151809-MLM-ZZ-GF-DR-E-2100 P04 – New Site Wide External Lighting LUX Levels

Amendment Package Submitted 27/6/2020

TRF-CBA-1-GF-M2-L-4011\_P3 – Planting Schedule  
TRF-CBA-1-GF-M2-L-4012\_P2 – Planting Plan – Sheet 1 of 6  
TRF-CBA-1-GF-M2-L-4013\_P3 – Planting Plan – Sheet 2 of 6  
TRF-CBA-1-GF-M2-L-4014\_P2 – Planting Plan – Sheet 3 of 6  
TRF-CBA-1-GF-M2-L-4015\_P2 – Planting Plan – Sheet 4 of 6  
TRF-CBA-1-GF-M2-L-4016\_P3 – Planting Plan – Sheet 5 of 6  
TRF-CBA-1-GF-M2-L-4017\_P3 – Planting Plan – Sheet 6 of 6

Amendment Package 12 August 2020

Review of Surface Water Flood Management Aug 20 by HR Wallingford  
B411 Note dated 12 August 2020 by Cannon Consulting Engineers

Amended Plan – 24/9/20

B411-PL-SK-320 P01 Flood management strategy (floor levels)

Amended Plan 14/10/20

B411-PL-SK-320 Flood Management Strategy (floor levels)

Amendment Package Submitted 21/10/20

B411-PL-SK-400 Rev P02 – Plot 55 & 61 Refuse Tracking

Amendment Package Submitted 25/10/20

TRF-CBA-1-GF-M2-L-4000\_P7 – Planting Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-4001\_P7 – Planting Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-4011\_P4 – Planting Schedule  
TRF-CBA-1-GF-M2-L-4012\_P3 – Planting Plan – Sheet 1 of 6  
TRF-CBA-1-GF-M2-L-4014\_P3 – Planting Plan – Sheet 3 of 6  
TRF-CBA-1-GF-M2-L-4015\_P3 – Planting Plan – Sheet 4 of 6  
TRF-CBA-1-GF-M2-L-4016\_P4 – Planting Plan – Sheet 5 of 6  
TRF-CBA-1-GF-M2-L-4017\_P4 – Planting Plan – Sheet 6 of 6  
28815-A-P13-010-P03 – Street Elevations Sheet 1 of 2  
28815-A-P13-011-P03 – Street Elevations Sheet 2 of 2

Amendment Package Submitted 13/11/20

TRF-CBA-1-GF-M2-L-1010 P5 - Hard Landscape Strategy Sheet 1  
TRF-CBA-1-GF-M2-L-1011 P5 – Hard Landscape Strategy Sheet 2  
TRF-CBA-1-GF-M2-L-3000 P3 - Site Sections Sheet 1 of 3  
TRF-CBA-1-GF-M2-L-3001 P3 – Site Sections 2 of 3

Amended Document 18/11/20

B411-PL-SK-320 P06 – Flood Management Strategy (floor levels)

Amendment Details 27 July 2021

B411-PL-SK-321P02 – Cow Lane Flood Basin  
Fulbourn General Topo Information Rev A

Amendment Package 12 May 2021

B411 Note by Cannon Consulting Engineers dated 13 April 2021  
B411-PL-SK-320 P09 - Flood Management Strategy (levels)  
B411-PL-SK-400-P05 - Plot 55 and 61 Refuse Tracking  
B411-DD-SK-011-P05 – Refuse Tracking  
TRF-CBA-1-GF-M2-L-1000-P4 – Illustrative Landscape Masterplan  
TRF-CBA-1-GF-M2-L-3000 P4 – Site Sections  
7151809-MLM-ZZ-GF-DR-E-2100-P05 – New Site Wide External Lighting LUX Levels  
A-P10-011-P3 – Site Layout Floor Plan  
A-P10-013-P3 – Site Layout Garden Area & Depths  
A-P10-014-P2 – Site Coloured Site Plan  
A-P10-015-P2 – Site Layout Housing Mix  
A-P10-016-P2 – Site Layout Building Heights  
A-P10-017-P2 – Site Layout Material Plan  
A-P10-018-P2 – Site Layout Refuse Tracking  
A-P10-019-P2 – Site Layout Road Hierarchy  
28815-P13-010-P4 – Street Elevations Sheet 1 of 2  
28815-P13-011-P4 – Street Elevations Sheet 2 of 2