

**SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT  
1990 (AS AMENDED)**

**INQUIRY INTO THE APPEAL BY CASTLEFIELD INTERNATIONAL LIMITED  
AGAINST REFUSAL OF RESERVED MATTERS APPLICATION BY  
SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL AT  
LAND AT TEVERSHAM ROAD, FULBOURN**

**PROOF OF EVIDENCE OF Mr. ELIOT KINGSLEY**

**On behalf of**

**SAVE FULBOURN FIELDS AND FULBOURN FORUM**

**RULE 6 PARTY**

**TOWN AND COUNTRY PLANNING**

**(INQUIRIES PROCEDURE) (ENGLAND) RULES 2000**

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**SECTION 1 THE WRITER**

1. My name is Eliot Kingsley and I am a local resident in Fulbourn and live at [REDACTED], a property adjacent to the proposed development site known as “land east of Teversham Road”. I have followed the progress of this proposed development from the outset back in 2015, through the Outline Planning Permission (OPP) stages and on into the Reserved Matters Submission (RMS) which is the subject of this Inquiry. I have been a member of the informal community organisation known as ‘Save Fulbourn’s Fields’ since 2015. Save Fulbourn’s Field’s objective is to work alongside Fulbourn Forum (another local community organisation with over 400 members) in reviewing development plans for the village of Fulbourn and campaigning to preserve so far as possible the character and nature of the village, whilst acknowledging the need for new developments in the village to accommodate those who wish to live here.
2. I am not a Planning or Legal expert and am submitting this proof of evidence as an affected resident simply to set out the extent of changes we have observed being made to the proposed development since the initial Reserved Matters Submission in September 2019 to the present (April 2022).
3. In the section below, I explain each of the appendices. These set out some of the factual basis for the submissions prepared by Victoria Hutton on behalf of the Rule 6 party which explain why the application now pursued by the Appellant is not valid.

**SECTION 2 THE APPENDICES**

4. Appendix 1 in Figures 1 – 3 compares the parameters plan which was approved under the Outline Planning Permission (OPP) and the first Reserved Matters (RMS) application which

was submitted on 20 September 2019. It can be seen from those plans that the original application did not comply with the Parameters Plan (Plan reference M06 rev E – Parameters Plan referred to in condition 4 of the OPP) in a number of areas. These non-compliances were raised with the Council in a series of objection letters dated 5 October 2019, 31 March 2020, 15 January 2021, 13 June 2021. The Appellant acknowledges that the 20 September 2019 did not accord with the Parameters Plan [at paragraph 3.16 of the SoCG].

5. The purpose of Appendix 2 is to demonstrate the impact of the very significant number of revised plans. It is divided into two sections. Section 1 in Figures 4 -10 addresses how the layout of the site has changed (save for the issue of housing mix which is addressed in section 2). Figures 7 - 10 annotate the original layout plan (submitted in September 2019) with the many changes which have been made since then. Section 2 in Figures 11 -17 separately addresses how the housing mix has changed since the original reserved matters submission in September 2019 to that which is now pursued.
6. Appendix 3 illustrates how much the site layout has changed between Rev P0 (September 2019) and Rev p4 (October 2021) via differences in the views for a bystander nearby to Apartment Block A.
7. Appendix 4 sets out some of the Applicant's covering letters submitted with their various changes. They are included to show that other matters of detail in the RMS (i.e. apart from layout and housing mix) have also been amended between September 2019 and now.

**CONCLUSION**

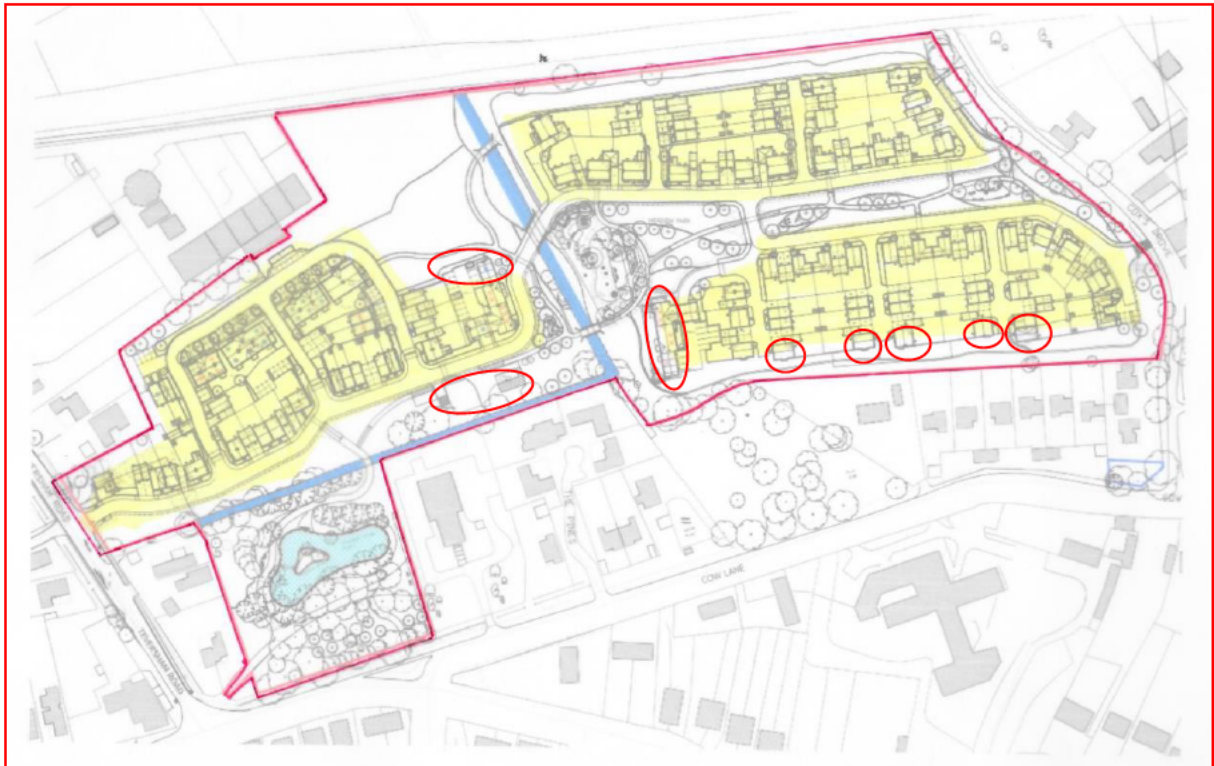
- 8. The attached appendices have been prepared to the best of my ability to assist the Inspector. They are accurate to the best of my knowledge and belief.**
  
- 9. It is clear to the Rule 6 Party (a) that the original RMS application did not accord with the Parameters Plan approved under the OPP, as the Appellant acknowledges in the SOCG and (b) the RMS now pursued have been so changed so as to amount to a different RMS application. This matter is addressed further in the submissions of Ms Hutton.**

**APPENDIX 1 OUTLINE PERMISSION PARAMETERS VS INITIAL RMS LAYOUT P0**

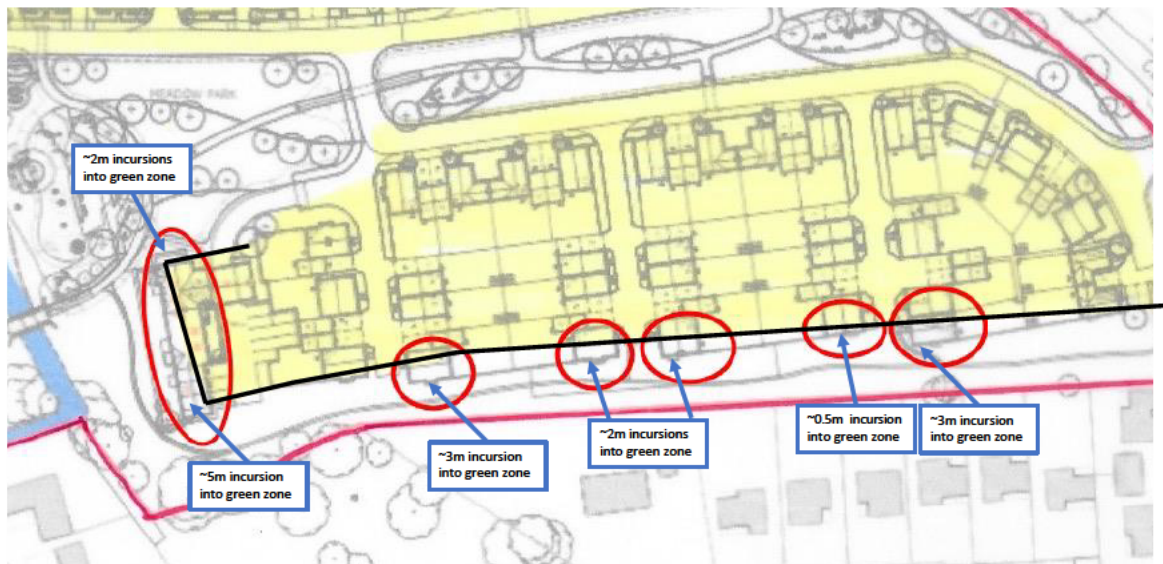
1. Figure 1: Outline Planning Permission built platform areas (in yellow) shown in drawing M06 rev. E (drawing dated 05.01.15)



2. Figure 2: Original Site Layout drawing A-P10-010 Rev P0 (drawing dated 23.07.19) with main areas of non-compliance with the permitted building zones shown in drawing M06 Rev E (Figure 1) highlighted with red circles. See figure 3 below for zoom views of the non-compliance areas, with annotations as to approximate extents of incursions into the green zones.



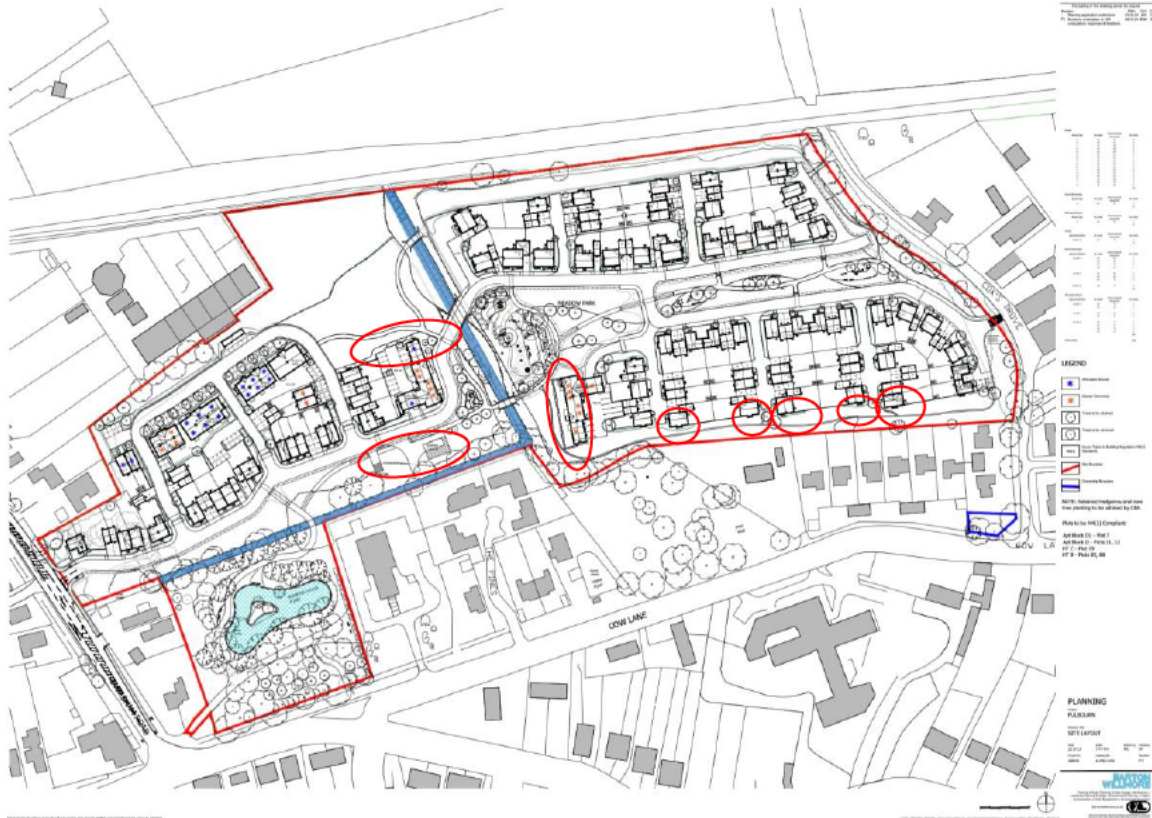
3. Figure 3: Zoom views of both the South Eastern and the Western platforms in original Site Layout drawing A-P10-010 Rev P0 (drawing dated 23.07.19) with main areas of non-compliance with the permitted building zones shown in drawing M06 Rev E (Figure 1) highlighted with red circles with annotations to explain the approximate extents of non-compliance in each area.



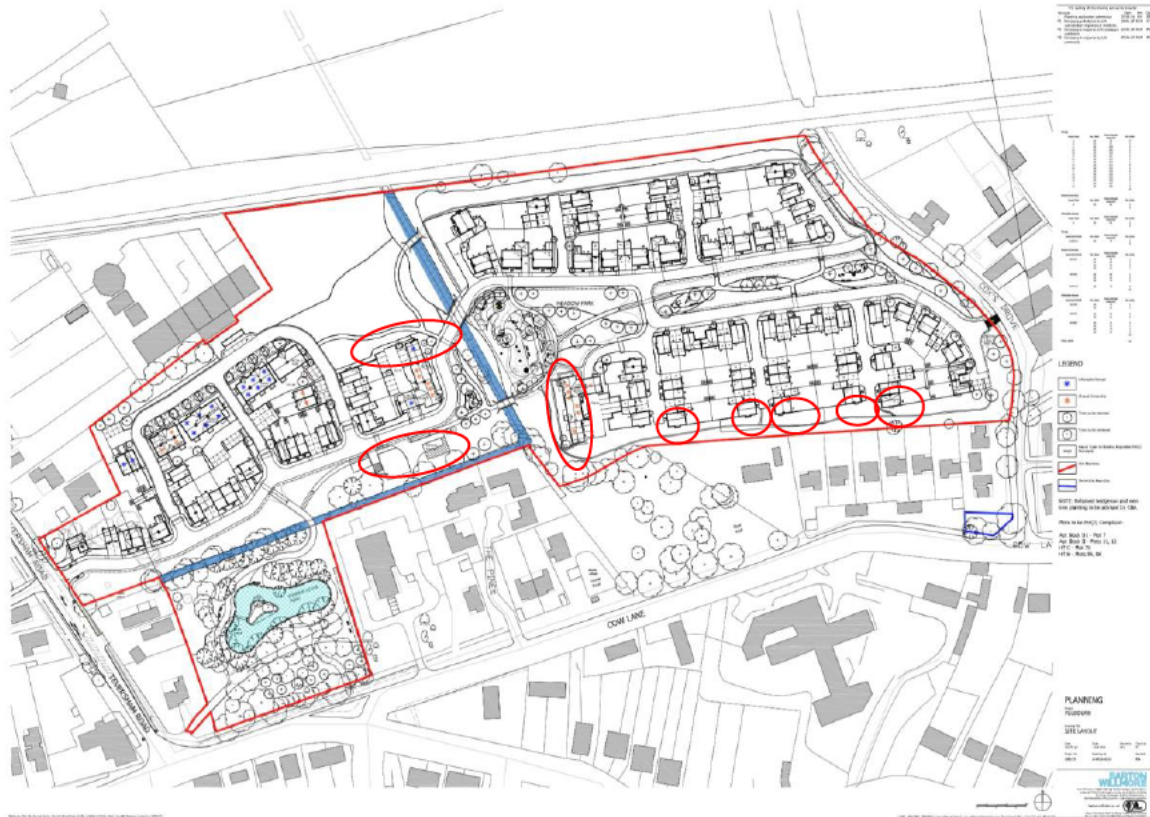


**APPENDIX 2 Section 1 - OVERALL SITE LAYOUT CHANGES**

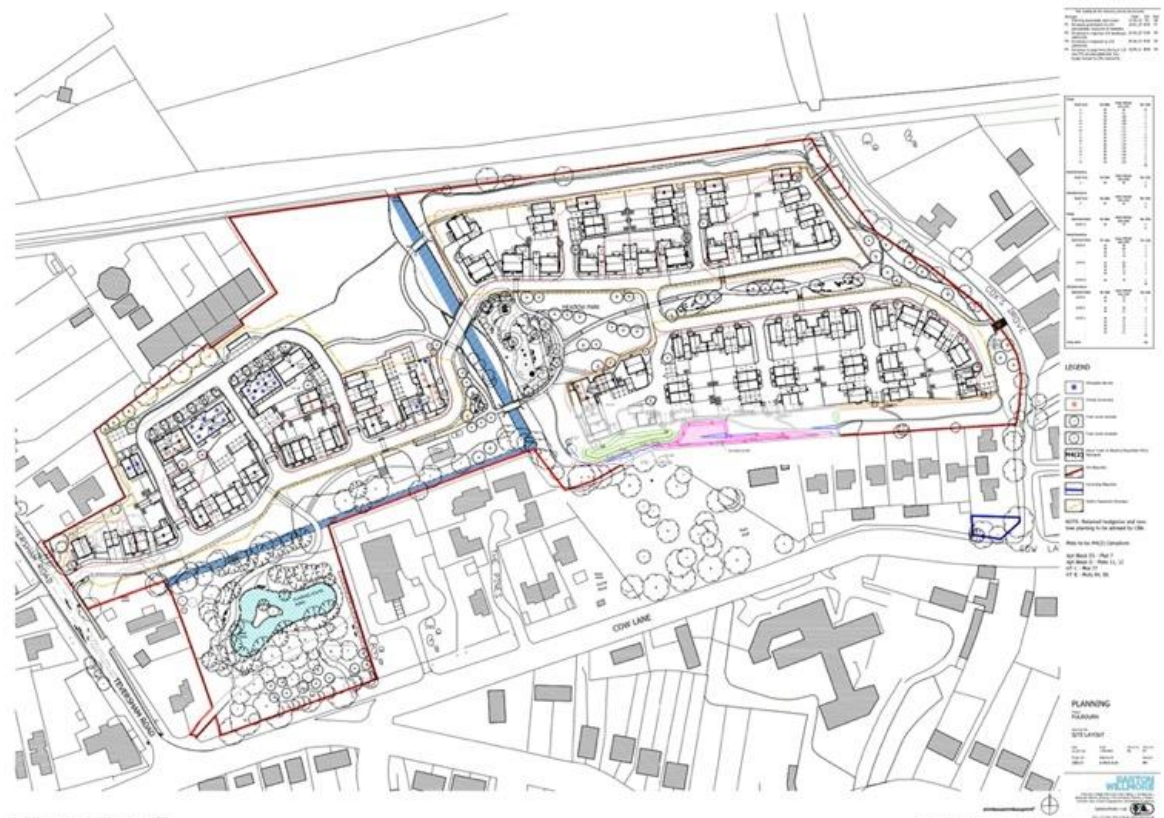
1. Figure 4: Updated Site Layout drawing A-P10-010 Rev P1 (drawing dated 28.02.20). Note that layout non-compliances in Rev P0 are still evident in Rev P1.



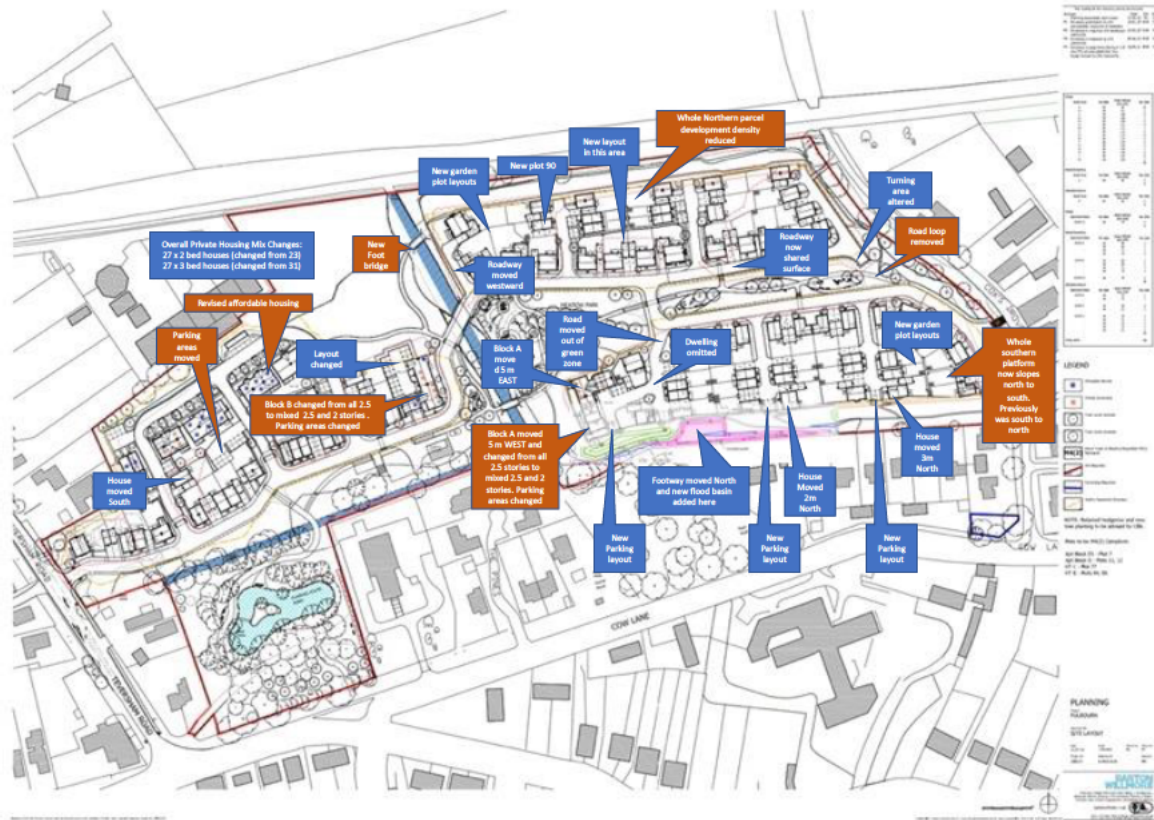
2. Figure 5: Updated Site Layout Rev P3 (drawing dated 08.06.20) which incorporates Rev P2 (28.05.20) which was not published on the SCDC website. Note that the layout non-compliances in Revs P0 and P1 are still evident in version P3.



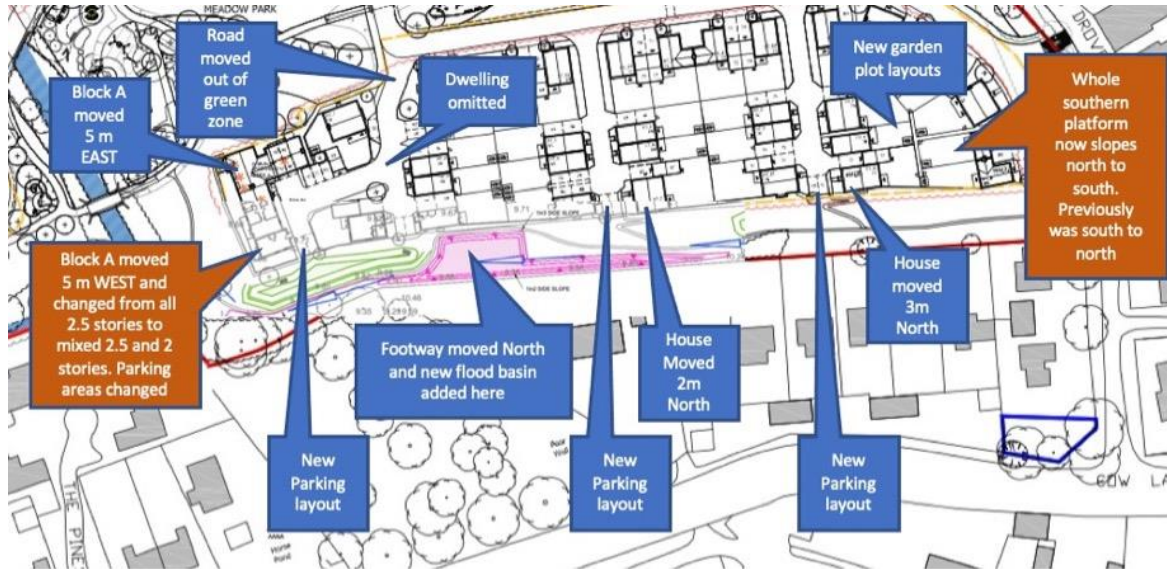
3. **Figure 6: Site Layout Rev P4 (drawing dated 15.04.21) as submitted to the Planning Committee meeting in October 2021. The Cow Lane Flood Basin (pink) has been added to this drawing for clarity as it was not shown on Rev P4 presented to the Oct 21 Planning Committee, but was supplied via a separate Cannon drawing dated 27.06.21 entitled 'Cow Lane Flood Basin (Additional Information)'. Note that the site layout has significantly changed. This includes the fact that some of the development formerly outside the boundaries of the OPP parameters (Drawing M06) have been moved to be within the parameters. There have also been a number of changes to layout of roads, orientation of buildings, changes in housing mix and changes in locations of dwellings (see Figure 7 for annotated details of the changes). It can be seen that some built development remains in the 'green zone' including the electricity substation and pumping station. Further, the cow lane flood basin has been added into the green zone.**



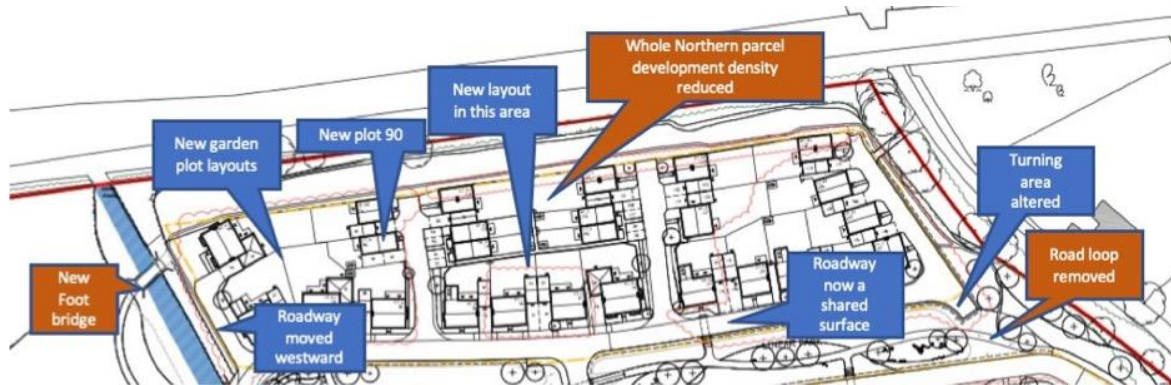
4. Figure 7: Site Layout Rev P4 (drawing dated 15.04.21). Annotations highlight all the changes to the layout since the original version P0. Brown annotations highlight changes made between P0 and P1/P3 Revs whilst annotations in blue highlight changes made between P3 and P4 Revs. See figures 8, 9 and 10 for 'easier-to-read' zoom views of each platform.



5. **Figure 8: Site Layout Rev P4 (drawing dated 15.04.21). Zoom view of South Eastern platform annotations highlight all the changes to the layout since the original Rev P0. Brown annotations highlight changes made between Rev's P0 and P1/P3 whilst annotations in blue highlight changes made between Revs P3 and P4.**



6. **Figure 9: Site Layout Rev P4 (drawing dated 15.04.21). Zoom view of Northern platform annotations highlight all the changes to the layout since the original Rev P0. Brown annotations highlight changes made between Revs P0 and P1/P3 whilst annotations in blue highlight changes made between Rev's P3 and P4.**



7. **Figure 10: Site Layout Rev P4 (drawing dated 15.04.21). Zoom view of Western platform annotations highlight all the changes to the layout since the original Rev P0. Brown annotations highlight changes made between Revs P0 and P1/P3 whilst annotations in blue highlight changes made between Revs P3 and P4.**



**APPENDIX 2 Section 2 – HOUSING MIX SITE LAYOUT CHANGES**

**8. Figure 11: Original Housing Mix Layout drawing A-P10-015 Rev P0 (drawing dated 30.08.19).**





**9. Figure 12: Updated Housing Mix Layout Rev P1 (drawing dated 28.02.20).**



10. Figure 13: Final Housing Mix Layout Rev P2 (drawing dated 15.04.21)



11. Figure 14: Final Housing Mix Layout Rev P2 (drawing dated 15.04.21) annotated with changes between Revs P0 and P1 in brown, and changes between Revs P1 and P2 in blue. See figures 15, 16, and 17 for 'easier-to-read' zoom views of each platform.



**12. Figure 15: Final Housing Mix Layout Rev P2 (drawing dated 15.04.21), South Eastern platform zoom view, annotated with changes between Revs P0 and P1 in brown, and changes between Revs P1 and P2 in blue.**



**13. Figure 16: Final Housing Mix Layout Rev P2 (drawing dated 15.04.21), Northern platform zoom view, annotated with changes between Revs P0 and P1 in brown, and changes between Revs P1 and P2 in blue.**



14. Figure 17: Final Housing Mix Layout Rev P2 (drawing dated 15.04.21), Western platform zoom view, annotated with changes between Revs P0 and P1 in brown, and changes between Revs P1 and P2 in blue.



**APPENDIX 3 REFERENCE DOCUMENTS**

- 1. Amendment covering letter dated 15.04.21 from Paul Derry to Michael Sexton listing over 100 new documents provided for the October 2021 Planning Committee submission.**

Michael Sexton  
Greater Cambridge Shared Planning  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridgeshire  
CB23 6EA

By Email

Our ref: 25542/A5/PD/  
15 April 2021

Dear Michael

**RESERVED MATTERS APPLICATION S/3290/19/RM – TEVERSHAM ROAD, FULBOURN**

I write with regard reserved matters application S/3290/19/RM for 110 dwellings at Teversham Road, Fulbourn. As you are aware, the application was to be determined at January Planning Committee, but was deferred from the agenda.

Whilst we consider the reserved matters application is within the ambit of the outline, we have considered the most expedient way forward to ensure the Council can move forward to determining the scheme. We are therefore seeking to amend the application, the result of which will be to put all residential built form and garden areas onto the parameter 'platforms'. Of particular concern to occupiers of properties adjacent the site was the location of development on the southern parcel within the eastern field. This is now fully in accordance with the parameters plan, ensuring a more appropriate relationship between the development and existing properties.

The amendment package demonstrates that the site remains capable of holding 110 dwellings as previously. However, in order to accommodate the dwellings on the platforms, there has been changes to the layout. The main road layout remains generally unchanged, with the main amendment being the road network around apartment block A, which has all moved back onto the development platforms. This has required a realignment of the roads in this location to ensure appropriate access to all units. Other changes include the introduction of a shared surface from plot 104 eastwards, and the realignment of the turning head by plot 107.

The access road serving plot 86 has moved slightly westwards in order to make best use of land in this area. It is noted that the Fulbourn Village Design Statement places emphasis on views for Poorwell Water. Views along the chalk stream to the countryside beyond will remain. The outline application defined where development can take place, and there is no breach of this within the application.



The parameters plan does allow for 'occasional parking' on land off the platform. Only parking for apartment block B now lies off the platform, as well as the space serving the sub-station. This ensures development is in line with the parameter plan in this regard.

Given the changes to the layout plan, the landscaping plans have been updated where necessary. This has introduced new areas of planting on the site and has sought to respect new boundaries created through the amendment process.

This amendment package includes a change to the mix of private dwellings on the site. These are shown in the table below (please note there is no alterations to affordable housing provisions across the site):

Size	Affordable	Current Private Mix	Proposed Private Mix
1 bed	8		
2 bed	20	23 (30%)	27 (35%)
3 bed	5	31 (40%)	27 (35%)
4 bed +		23 (30%)	23 (30%)
Total	33	77	77

The proposed housing mix therefore replaces four 3xbed units with 2xbed units. However, the overall housing mix as shown still meets the aims and objectives of policy H/9 of the adopted Local Plan 2018.

There are numerous house type changes across the site. This seeks to make best use of space and to ensure appropriate relationships with adjacent properties and land uses. The amendment package does not introduce any new house types, although the design changes to apartment blocks A and B should be noted. The lengths of the apartment blocks have been reduced to create a shorter elevation.

#### Plan List

The nature of the amendment has required updates to a number of the submitted plans. This ensures consistency across all documents. This amendment therefore includes the following plans and documents:

- A-P10-010 P4 – Site Layout
- A-P10-011 P3 – Site Layout Floor Plan
- A-P10-013 P3 – Site Layout Garden area and Depths
- A-P10-014 P2 – Site Layout 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
- A-P13-010 P4 – Site Elevations 1 of 2
- A-P13-011 P4 – Site Elevations 2 of 2
  
- 28815-P11-10 P2 – A Floor Plans
- 28815-P11-20 P2 – B Floor Plans
- 28815-P11-30 P3 – C Floor Plans
- 28815-P11-31 – C/A Floor Plans
- 28815-P11-40 P3 – D Floor Plans
- 28815-P11-50 P3 – E Floor Plans
- 28815-P11-51 – E/C Floor Plans
- 28815-P11-60 P2 – F Floor Plans
- 28815-P11-62 – F1 Floor Plans
- 28815-P11-70 P2 – G Floor Plans
- 28815-P11-81 P1 – H1 Floor Plans
- 28815-P11-82 – House Type H1 Floor Plans (plot 87)

- 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-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-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-P11-120 P1 – Apartment D Ground Floor Plan
  - 28815-P11-121 P1 – Apartment 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-P11-130 P1 – Single Garage
  - 28815-P11-131 P1 – Double Garage
  - 28815-P11-140 P1 – J 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-P13-20 P2 – B Village Street Elevations
  - 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-P13-40 P3 – D Village Street Elevations
  - 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-P13-60 P2 – F Village Street Elevations
  - 28815-P13-61 P2 – F1 Village Lane Elevations
  - 28815-P13-71 P2 – G Village Lane Elevations
  - 28815-P13-73 P2 – G Village Street Elevations
- 
- 28815-P13-81 P1 – H1 Meadow Park Elevations
  - 28815-P13-82 – House Type H1 Elevations (plot 87)
  - 28815-P13-90 P3 – Apartment Block A Elevations
  - 28815-P13-100 P3 – Apartment Block B Elevations
  - 28815-P13-110 P1 – Apartment Block C Elevations
  - 28815-P13-111 P1 – Apartment Block C1 Elevations
  - 28815-P13-120 P1 – Apartment Block D Elevations
  - 28815-P13-121 P2 – Apartment Block D1 Elevations
  - 28815-P13-140 P1 – J Meadow Park Elevations
  - 28815-P13-141 – J1 Village Lane Elevations
  - 28815-P13-142 – J Village Street Elevations
  - 28815-P13-143 – J Village Street Elevations
- 
- Landscape Management and Maintenance Plan Revision A v2 April 2021
  - TRF-CBA-1-GF-M2-L-1000 P4 – Illustrative Landscape Masterplan

- 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-2000 P4 - Detail Plan of LEAP
  - TRF-CBA-1-GF-M2-L-3000 P4 - Site Sections Sheet 1 of 3
  - 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
- 
- 7151809-MLM-ZZ-GF-DR-E-2100 P05 – New Site Wide External Lighting LUX Levels
- 
- B411-DD-SK-011 P05 – Swept Path analysis – Refuse Vehicle
  - B411-PL-SK-400 P05 – Plot 55 and 61 Refuse Tracking
  - 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 Sheet 3 of 3
- 
- B411-PL-SK-320 P09 – Flood Management Strategy
  - B411 Reserved Matters Layout Update from Cannon Consulting Engineers 13 April 2021
- 
- Supporting letter dated 9 April 2021 from Landscape Science Consultancy Ltd

We look forward to confirmation of the safe receipt of this amendment package. If you require any further information regarding the amendment, please do not hesitate to get in touch. We hope this information is adequate to allow the reserved matters scheme to be considered at an upcoming Planning Committee.

Yours sincerely

**PAUL DERRY**  
Associate Planner

- 2. Amendment covering letter dated 10.05.21 from Paul Derry to Michael Sexton providing a summary schedule of amendments.**

Michael Sexton  
Greater Cambridge Planning Partnership  
South Cambridgeshire Hall  
Cambourne  
Cambs  
CB23 6EA

## By Email

Our Ref: 25542/A5/PD/  
10 May 2021

Dear Michael,

### **RESERVED MATTERS APPLICATION S/3290/19/RM**

Following your request, please see below a summary of the amendment package submitted in April pursuant to application S/3290/19/RM.

#### Main Layout Changes

- All built form has been moved back onto the parameter platforms
- The road access to Apartment Block A has been realigned to fit on the parameter platforms, requiring an amended layout and associated landscaping in this area and a dwelling omitted from this area.
- Road to serve plot 86 moved westwards and plot 90 added in this area
- Road to become a shared surface from plot 104 eastwards
- Amended turning head to eastern end of northern parcel
- Realignment of footways around platforms
- Addition of new drainage mitigation basin to southern boundary of eastern parcel.

#### House Changes

- House Type changes to plots 1, 2, 36, 55, 57, 60, 66, 76, 77, 78 81, 82, 83, 87, 91, 96, 97, 107, 108 & 109 (note – the amendment does not introduce any new house types beyond those previously submitted)
- Bay windows omitted to plots 38, 56, 67, 92, 101, 102 & 110
- Plot 16 has moved slightly south to increase separation form Block D1
- Amendment to layouts in and around Apartment Blocks A & B
- Revised parking location to plots 57, 68 and 78
- There have been a number of internal boundary changes between units, generally to the rear plots. In particular plot 86-91 and plots 105-109.

The result of the house type changes is a revised mix as laid out below. There are no changes to the affordable housing mix and tenure (secured in S106 Agreement), and private housing mix remains policy compliant:

<b>Size</b>	<b>Affordable</b>	<b>Private</b>
1 Bed	8	-
2 Bed	20	27 (changed from 23)
3 Bed	5	27 (changed from 31)
4B +	-	23
Total	33	77

I hope this is useful and assists in your assessment of the amendment package. If you have any queries, please do not hesitate to get in touch.

Yours sincerely,

**PAUL DERRY**  
Planning Associate

**3. Amendment covering letter dated 26.05.20 from Paul Derry to Katie**

**Christadolides listing changes made at that time**

Katie Christodoulides  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Our Ref: 25542/A5/PD  
26 May 2020

**PLANNING APPLICATION S/3290/19/RM – LAND AT TEVERSHAM ROAD, FULBOURN**

I write with regard to application S/3290/19/RM for the reserved matters following granting of outline permission for 110 dwellings on land at Teversham Road, Fulbourn.

Two packages of amended plans were submitted in March 2020 responding to comments made by various consultees. Further comments have now been received from various statutory consultees, and comments are made below in relation to comments from the Local Highways Authority, Trees Officer, Conservation Officer, Sustainable Drainage Officer and Landscape Officer

Highways

The Local Highways Authority make 11 comments in relation to the scheme, and these are discussed below.

1) Cox's Drove – The detail of the Cox's Drove emergency access was approved as part of the outline application. To reiterate, it will only be used for emergency vehicles, cyclists and pedestrians only.

2) Swept Path Analysis – The tracking plan as submitted is based on an 18.5m long vehicles as requested by the local highways authority. It is understood that such a vehicle is not in service and the manufacturer has not been able to provide details for tracking purposes. The tracking has been undertaken using existing vehicles, and plan B411-PL-SK-400 is attached to show this works. If the local highway authority continue to seek the tracking to be based on a vehicle not in service, an appropriately worded planning condition could provide details for the bin collection areas for relevant units.

3) The shared driveways are unable to be widened as suggested and therefore they are not likely to be put up for adoption.

4 & 5) Visibility splays are provided on the accompanying plans B411-PL-DR-016-P01, B411-PL-DR-017-P01 and B411-PL-DR-018-P01.



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6) Junction Radii - The drainage strategy requires water to infiltrate into the permeable paving within these vehicular access (to provide pollutant treatment as part of the SuDS strategy) and therefore the introduction of dropped kerbs/ramps will prevent the proposed operation of the surface water strategy. The change of surface from tarmac to block paving reinforces the message that these accesses are shared between vehicles and pedestrians.

7) Structure Detail – It is assumed this comment refers to the bridge over the water course. Examples of how this will look are provided within the Design and Access Statement Addendum. An appropriately worded planning condition can ensure appropriate detailing on this matter.

8) Proximity to Watercourse – The link provided is noted.

9) Loops – The internal loop at the eastern part of the site has been designed out as part of the recent amendment package.

10) Maintenance of Pond – The Pumphouse Garden will be maintained by the private management company in line with the Section 106 Agreement.

11) Driveway lengths – The point regarding driveway lengths is noted. If the local highways authority has any specific plot they are concerned about, we would be happy to reassess. Please note it is highly unrealistic to expect driveway lengths to be within multiple of 5m in length. Additional space for unloading, storage etc is a realistic use of space within a residential area.

The information above and the accompanying documentation therefore overcomes the issues raised.

### Trees

Comments were made by the Trees officer dated 1<sup>st</sup> May 2020 and raise a number of issues in relation to both the reserved matters application and the accompanying discharge of condition application. The responses to these specific points are noted below.

1) The date of the Tree Survey - The Arboricultural Survey was verified by LSC Ltd in July 2019 following a detailed site walkover. No significant changes to the Tree Schedules presented within the Arboricultural Survey were identified. The updated information confirms this point and the 2014 survey is considered fit for purpose. Can you please revisit this matter with the Trees Officer?

2) Protective fencing to meadows - This level of additional detail would not normally be included within a TPP as the protection of meadows does not relate to trees; and would be a significant and unhelpful divergence in detail within the AMS. Given that Heras fencing and/or hoarding would also be required for security purposes within the development, an overarching plan detailing all temporary fencing lines would be more appropriate for pre-construction site set-up, which could be incorporated into the required Construction Management Plan or similar.

3) Missing rill/channel drain – This is shown on the revised drawings

4) In accuracy between LBMP and the landscape plans – No information is provided to confirm what this comments relate to. If you could confirm as soon as possible, we will be able to assess accordingly.

5) Location of basins - The updated LSC report clearly states: 'The location of a small number of trees were approximated within the Forbes-Laird 2014 Arboricultural Report and Tree Survey Plan – this was due to their location within inaccessible and overgrown boundaries of the Site. These trees were assessed during the verification survey undertaken by LSC in July 2019 and their individual locations determined to be sufficiently accurate to inform this AMS and TPP.

6) Tree watering specifications - The updated LSC report clearly states, in the Introduction: 'A separate Landscape Management and Maintenance Plan (LMMP) has been produced by Land Management Services in support of this Management Plan. The LMMP provides precise and technical prescriptions for the management of landscape and habitats in the post-development Operation Phase only, in accordance with the prescriptions outlined within this Management Plan.

The aim of the LMMP is a technical document which can be utilised by the Management Company to achieve the overriding landscape and ecological aims and objectives for the Development Plan.

For the sake of brevity, this Management Plan does not provide specific details on the establishment phase of new planting and 'created' landscaping, where such prescriptions are not underlined by key overarching ecological requirements. It should be assumed that a key aim of this Management Plan will be to ensure the successful establishment of introduced new planting, the detailed prescriptions of which are provided in the submitted LMMP'.

Therefore, this updated report no longer includes elements on establishment such as watering. This will be in the LMMP, and can be assessed within that report accordingly.

7) Inconsistency between reports – Both of the highlighted sections state 15% thinning of the woodland in Years 3, 11 & 19. The reports appear consistent.

As noted, further clarification on some matters would be welcome. The recent amendment package covered a number of the points raised, and therefore

### Heritage

Whilst we acknowledge that the site does form part of the setting of the conservation area, as confirmed in the appeal decision, the visibility of the site from Poorwell Water (Poors Well) is limited. The Inspector commented as follows (emphasis added):

*The same, well-treed character, interspersed with predominantly residential development can also be found along Cow Lane, from where I saw that only very limited glimpsed views of the open nature of the appeal site can be obtained, across Poorwell Water and between some of the more modern dwellings which lie just to the west of Cox's Drove. Even so, boundary vegetation within the gardens of these latter dwellings restricts views of the appeal site's grassland, with only the tops of distant trees and the upper parts of some buildings in Cox's Drove capable of being seen from Cow Lane.*

The Inspector considered the nature of the views in winter and concluded that these remained limited:

*I acknowledge that a little more may be seen of the appeal site from Cow Lane during winter months, when the tree foliage would be thinner, although I consider that these views could still only be described as glimpsed. Whilst such views do give the impression of an open, undeveloped area to the north of Cow Lane the extent of these views is very limited and, for the reasons set out above, I am not persuaded that the appeal site contributes anything particularly meaningful to the rural character of the village in views from these aforementioned roads.*

The Inspector specifically appraised the impact on views outwards from Poorwell Water to the application site and concluded the following:

*The character of the area to the north would clearly change as a result of the appeal proposal, but insofar as views from within Poorwell Water are concerned it seems to me that with a layout and landscaping as indicated on the illustrative plans, only partial views of the upper parts of a few new dwellings on the site would be seen, set back some 14m-17m from the site's southern boundary, as suggested in the appellant's LVA. This would limit their visual impact...*

The resulting impact on the character of the area was found to be as follows:

*The likely overall effect is described in the LVA as being moderate adverse, and that does not seem unreasonable to me as visitors to Poorwell Water at the present time would not be unaware of nearby existing residential properties on Cow Lane and in The Pines. Because of this, I am not persuaded that glimpsed views of new dwellings on the appeal site would unacceptably harm the existing character of the area.*

Contrary to the views of the Council's Conservation Team, the appeal decision therefore established that the site does not share a strong visual relationship with the Pools Well area, with views being glimpsed at best. In addition, it established that the presence of glimpsed views to built form from the Pools Well area would not unacceptably harm the existing character of the area. By extension, it was found have only a limited adverse impact on the setting of the conservation area.

Moreover, the proposed layout and height of development is in accordance with the parameter plans. The principle and resulting impact of up to 2.5 storey development in the location relative to the Pools Well area as proposed has therefore already been considered and permitted as part of the approved outline. The design has sought to reduce any potential limited impact by stepping the height of Apartment Block A down at the southern end towards the site boundary to soften the impact of any built form in these glimpsed views. The roofline steps up towards the centre of the site in line with the views of the Council's Urban Design Officer who considered taller buildings could be located more centrally. The detailed design therefore does not result in any adverse impacts additional to those already identified and permitted at the outline stage.

The detailed design is therefore considered to be a proportionate response to the low scale of potential impact identified in the approved outline. Can you therefore review this matter with the Conservation Officer and provide further comments accordingly. If necessary, a meeting between parties would be useful in order to resolve his matter.

#### Drainage

We note that the Lead Local Flood Authority (LLFA) now supports the planning application and now also recommend the discharge of condition 8. The retained objection by the Sustainable Drainage Officer (SDO) is noted. We agreed that you would approach the SDO directly to provide further content to the application along with a copy of the LLFA's comments in relation to the application and discharge of condition.

The information required by the SDO goes beyond that which is expected to be provided at this stage of the planning and construction process. The objections also do not seem to relate directly to the wording of the condition, insofar as it is seeking information in addition to the surface water drainage. Whilst comments on floor levels are noted, a simple condition can confirm finished floor levels. This would be an appropriate condition given the level of information already provided with the application.

Again, if a meeting with the SDO is considered appropriate, then this may be an expedient way to move forward on this aspect of the development.

#### Landscaping

The comments from the Landscape Officer have been received since our discussions, and the support to the scheme is noted. We are reviewing and will respond accordingly.

Finally, we are pleased to now be working to the Committee on 8 July 2020. Given the length of time since submission, this is considered a realistic target and we look forward to working towards this aim.

Yours sincerely

**PAUL DERRY**  
Associate Planner

- 4. Planning Update document from Barton Willmore dated 'March 2020' but logged on SCDC portal on 09.03.20 listing a wide range of amendments made to the original submission.**

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# Planning Update Note

Land at Teversham Road, Fulbourn  
for Castlefield International Limited

March 2020

**Planning Update Note**  
**Land at Teversham Road, Fulbourn**  
**for Castlefield International Limited**

<b>Project Ref:</b>	25542/A5/P10/PD/SO	25542/A5/P10/PD/SO
<b>Status:</b>	Draft	Final
<b>Issue/Rev:</b>	01	02
<b>Date:</b>	February 2020	March 2020
<b>Prepared by:</b>	Paul Derry	Paul Derry
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Ref: 25542/A5/P10/PD/SO  
File Ref: 25542.P10.PN.PD  
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- 3.0 Planning Considerations
- 4.0 Conclusions



## 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:

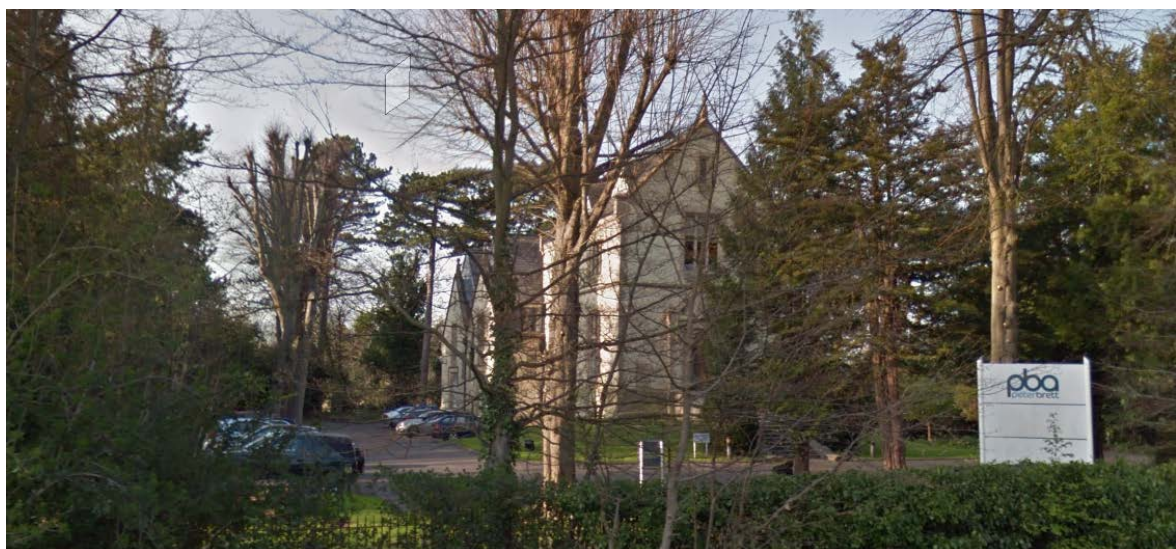
**"3 storey buildings are not typical of the village and should only be considered with extreme care – they should be sited away from prominent frontages to minimise visual presence, and be articulated to avoid any bulkiness."**

- 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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