

**LAND AT NEWMARKET  
ROAD, BURWELL**

**PLANNING  
STATEMENT**

October 2019  
On behalf of This Land Limited

**Carter Jonas**

## CONTENTS

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<b>1.0 Introduction</b>	<b>1</b>
Overview	1
Phase1 Reserved Matters Application	1
Supporting Documents	1
Associated Conditions	2
<b>2.0 Site, Surroundings and Matters for Approval</b>	<b>5</b>
Site and Surroundings	5
Application Proposals	5
<b>3.0 Pre-Application Engagement</b>	<b>7</b>
Pre-Application Engagement with East Cambridgeshire District Council	7
Pre-Application Engagement with Burwell Parish Council	7
<b>4.0 Planning Policy and Legislation</b>	<b>8</b>
The Development Plan	8
Supplementary Planning Documents and Additional Guidance	13
The National Planning Policy Framework	13
<b>5.0 Planning Assessment</b>	<b>14</b>
Key Issues for Consideration	14
Layout	14
Scale	15
Appearance	15
Landscaping	15
Other Matters	16
<b>6.0 Summary &amp; Conclusions</b>	<b>21</b>

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## 1.0 INTRODUCTION

### Overview

- 1.01 This application for reserved matters approval is submitted on behalf of This Land Limited. The application is made pursuant to outline planning permission (with all matters reserved apart from access) reference 15/01175/OUM for the following description of development:

*“Redevelopment of land at Newmarket Road, Burwell to provide 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure.”*

- 1.02 Vehicular access into the site was approved in full as part of permission reference 15/01175/OUM.

### Phase1 Reserved Matters Application

- 1.03 This application relates specifically to phase 1 of the proposed development and the following description of development:

*“Reserved Matters (layout, scale, appearance and landscaping) for the erection of 100 dwellings and associated open space, landscaping and infrastructure pursuant to application 15/01175/OUM.”*

- 1.04 It is currently envisaged that subsequent reserved matters applications will come forward with regard to the remainder of the outline planning permission.

### Supporting Documents

- 1.05 In addition to this Planning Statement, this application is accompanied by the following information:

- Completed application form
- Completed CIL form
- Site Location Plan, D2826\_422
- Combined Masterplan, D2826\_203 Rev E
- Phase 01 Masterplan, D2826\_205 Rev C
- Phasing Plan, D2826\_404 Rev C
- Phase 1 Unit Numbers, Mix & Type, 2614-P-010 Rev C
- Phase 1 - Type A, 2614-P-100
- Phase 1 - Type B, 2614-P-101
- Phase 1 - Type B (i), 2614-P-102
- Phase 1 – Type C, 2614-P-103
- Phase 1 - Type H, 2614-P-104
- Phase 1 - Type I, 2614-P-105
- Phase 1 - Corner House - Type 1, 2614-P-106
- Phase 1 - Corner House - Type 2, 2614-P-107
- Street Elevations Block A, 2614-P-200
- Street Elevations Block B, 2614-P-201
- Street Elevations Block C, 2614-P-202
- Street Elevations Block D, 2614-P-203
- Street Elevations Block E, 2614-P-204

- Causeway Elevations & 3D Visuals, 2614-P-211 Rev B
- Landscape Details including:
  - Landscape Colour Masterplan, 000150 PL01
  - Soft Landscape General Arrangement Plan – Sheet 1 of 6, 000351 PL01
  - Soft Landscape General Arrangement Plan – Sheet 2 of 6, 000352 PL01
  - Soft Landscape General Arrangement Plan – Sheet 3 of 6, 000353 PL01
  - Soft Landscape General Arrangement Plan – Sheet 4 of 6, 000354 PL01
  - Soft Landscape General Arrangement Plan – Sheet 5 of 6, 000355 PL01
  - Soft Landscape General Arrangement Plan – Sheet 6 of 6, 000356 PL01
  - Site Sections Sheet 01 of 06, 000451 PL01
  - Site Sections Sheet 02 of 06, 000452 PL02
  - Site Sections Sheet 03 of 06, 000453 PL01
  - Site Sections Sheet 04 of 06, 000454 PL01
  - Site Sections Sheet 05 of 06, 000455 PL01
  - Site Sections Sheet 06 of 06, 000456 PL01
  - Phase 01 Landscape Management Plan
- Design Statement
- Transport Assessment
- Tree Survey
- Tree Constraints Plan

## Associated Conditions

1.06 Planning permission 15/01175/OUM is granted subject to a number of conditions which require details to be submitted alongside reserved matters applications. Accordingly, a tandem application for the approval of details reserved by the conditions set out below is submitted alongside this reserved matters application:

**5) As part of or prior to the determination of the first Reserved Matters application, a Site-wide Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority.**

*The Site-wide Phasing Plan shall provide the following information and state when each of the requirements will be delivered:*

- a) Broad details of the intended sequence of development across the entire area;*
- b) The extent and location of the likely development phases and parcels and broad details of the type of development envisaged in each phase (which may include infrastructure only phases);*
- c) Location of vehicular access off Newmarket Road, roads, footpaths and cycleways associated with each phase;*
- d) The location of self-build dwellings;*
- e) The location of dwellings that are to be built to be suitable or easily adaptable for occupation of the elderly or people with disabilities (Lifetime Homes standard or equivalent)*
- f) Structural landscaping and advanced structural landscaping associated with each phase;*
- g) The sports hub; and*
- h) Informal open spaces and recreational areas.*

*No development other than Enabling Works shall commence until such a time as a Site-wide Phasing Plan has been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Site-wide Phasing Plan, or any subsequent amended plan pursuant to this condition.*

**6)** Within any reserved matters application for landscaping details pursuant to this approval, the details required by condition 2 shall include detailed landscape designs, specifications and timescales for implementation for the associated reserved matters site. The details shall be accompanied by a design statement that demonstrates how the landscaping scheme accords with any emerging or approved details and shall include the following:

#### *Soft Landscaping*

- a) Full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants.*
- b) 1:100 plans (or at a scale otherwise agreed) with cross-sections of mounding, ponds, ditches and swales and proposed treatment of the edges and perimeters of the site.*
- c) The landscape treatment of roads through the development.*
- d) A specification for the establishment of trees within hard landscaped areas including details of space standards (distances from buildings etc.) and tree pit details.*
- e) The planting and establishment of structural landscaping to be provided in advance of all or specified parts of the site as appropriate.*
- f) Details and specification of proposed earth modelling, mounding, re-grading and/or embankment areas or changes of level across the site to be carried out including soil quantities, topsoil storage to BS 3882 : 2007, haul routes, proposed levels and contours to be formed, sections through construction to show make-up, and timing of works.*

#### *Hard Landscaping*

- a) The location and specification of structures, including furniture, refuse or other storage units, signs and lighting columns/brackets.*
- b) Details of all hard surfacing materials (size, type and colour)*

*The works shall be carried out in accordance with the approved details.*

**14)** *Prior to or as part of the first reserved matters application for each phase, an energy and sustainability strategy for the development, including details of any on site renewable energy technology and energy efficiency measures, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.*

**15)** *To the extent that the reserved matters applications include external public spaces or roads which are not intended to be adopted by the highways authority (e.g. private roads, playgrounds and sports pitches), such applications will be accompanied by a Light Management Plan (LMP) for the relevant areas, for approval by the Local Planning Authority. The LMP shall set out details of proposed permanent external lighting including luminosity and hours of operation. It shall also set out timescales for implementation. The relevant external lighting shall only be provided and operated in accordance with the approved LMP.*

**16)** *Before any reserved matters application for development involving buildings, roads or other impermeable surfaces is approved, a detailed surface water drainage scheme for the site, based on the agreed surface water drainage documents (CCE/J281FRA-02 dated July 2015) shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.*

*No development shall take place until details of the implementation, maintenance and management of the surface water drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.*

**17)** *No development shall commence until a foul water strategy, which includes a scheme for the improvement and/or extension of the existing sewerage system, has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the approved details of the foul water strategy.*

**34)** *Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation of a Residential Travel Plan to be agreed in writing with the Local Planning Authority. The Travel Plan shall include the provision of a Travel Plan Co-ordinator to give advice.*

1.07 In addition to the conditions identified above, two further conditions require compliance through reserved matters applications as set out below. The details required by these conditions are included as part of this reserved matters application:

**7)** *The dwelling mix for any phase of the development containing dwellings shall provide a mix of dwelling types and sizes that contribute to the housing needs and demand of the locality at the time of submission of the Reserved Matters application for each phase. The Reserved Matters applications shall be accompanied by a statement explaining the approach taken to housing needs and demand. The dwellings shall be provided in accordance with the approved details.*

**9)** *Any reserved matters application for residential development shall include a plan showing the distribution of market and affordable housing and a schedule of dwelling size (by number of bedrooms). All affordable housing shall, in accordance with best practice, be designed to be tenure blind. The affordable houses shall be provided in accordance with the approved details.*

## 2.0 SITE, SURROUNDINGS AND MATTERS FOR APPROVAL

### Site and Surroundings

- 2.01 The site comprises land on the eastern edge of Burwell. The total site area covered by outline planning permission reference 15/01175/OUM is 27.3ha. The site area of this phase one reserved matters application is 6.07ha.
- 2.02 The site currently comprises agricultural land and the phase one area is located just north of Newmarket Road. There are currently no physical boundaries on site which define the extents of the northern, eastern and western phase one site boundaries.
- 2.03 There is existing residential development to the south of the site along Newmarket Road. Additional residential development exist to the north west off Felsham Close. On the site's western boundary is Melton Farm and a grade II listed Mill building. Agricultural land extends to the north and east.

### Application Proposals

- 2.04 The application comprises a submission for approval of matters that were reserved when planning permission for the residential development of the site was granted for phase one only. Those matters that were reserved are set out by condition 2 of permission reference 15/01175/OUM and are as follows:

- Details of the layout of the site
- Details of the scale of the buildings
- Details of the appearance of buildings
- Details of landscaping

- 2.05 Having regard to the above, the application seeks approval for the detailed site layout, detailed dwelling design and detailed landscape design for phase one of the proposed development.

- 2.06 The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice, which is as follows:

*“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;*

*“scale” means the height, width and length of each building proposed within the development in relation to its surroundings;*

*“appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;*

*“landscaping” means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes; (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;*

### Phase 1 Development Proposals

2.07 As set out previously, this application relates specifically to phase one of the proposed development and the following description of development:

*“Reserved Matters (layout, scale, appearance and landscaping) for the erection of 100 dwellings and associated open space, landscaping and infrastructure pursuant to application 15/01175/OUM.”*

2.08 A full description of the phase one proposals is contained within the submitted Design Statement which also considers the proposals against the principles that were established through outline planning permission reference 15/01175/OUM.



## 3.0 PRE-APPLICATION ENGAGEMENT

### Pre-Application Engagement with East Cambridgeshire District Council

3.01 A pre-application meeting was held with East Cambridgeshire District Council on 21 October 2019 in order that the reserved matter proposals could be discussed in advance of formal submission. Following the meeting a bullet point summary of the issues that were discussed was agreed with the Council as follows:

- Landscaping is key for the site.
- Location of self build plots to be considered in terms of the logistics of these coming forward as part of future phases.
- Further consideration to be given to refuse strategy.
- Variance in detailed design is good. Render colours to be given further consideration so that there is more subtlety between the landmark buildings. Precise details can be secured through condition.
- Parking is to be further considered (in particular tandem parking) and the application submission will be supported by information showing how this has evolved.
- Design Team to review pumping station requirements.
- Soft landscaping needs to break up proposed car parking along Newmarket Road frontage.
- Accesses onto spine road to be reviewed with County Highways – minimise reversing manoeuvres and review tree planting within visibility splays.
- Proposals need to be considered in the context of noise arising from Newmarket Road.
- Layout to be issued to the Designing Out Crime Officer for comments.

3.02 In addition to the above, and following this meeting, Officers requested that further consideration was given to the inclusion of chimneys as these are a common feature across the District.

3.03 The assessment contained at section 5 of this Statement and the submitted Design Statement provide further details regarding how the points set out above have been responded to.

### Pre-Application Engagement with Burwell Parish Council

3.04 Prior to the submission of this reserved matters application, This Land Limited also met with Burwell Parish Council on 24 September 2019. The proposals for the site were presented and discussed.

## 4.0 PLANNING POLICY AND LEGISLATION

- 4.01 Section 70(2) of the Town and Country Planning Act 1990 requires Local Planning Authorities to have regard to the provisions of the development plan (so far as material to the application) and to any other material considerations in the determination of planning applications.
- 4.02 S38(6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.
- 4.03 The National Planning Policy Framework (NPPF) represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application. Thus the NPPF is a material consideration in this instance.

### The Development Plan

- 4.04 The extant Development Plan in this instance is identified as comprising the East Cambridgeshire Local Plan 2015. Relevant policies of the Local Plan are set out below.

4.05 **Policy HOU1:** Housing mix:

Developments of 50 or more dwellings will be expected to provide a proportion of dwellings that are suitable or easily adaptable for occupation by the elderly or people with disabilities (Lifetime Homes standard or equivalent).

Developments of 100 or more dwellings will be expected to provide a minimum of 5% self build properties. The inclusion of self build properties on smaller sites will also be encouraged.

The final mix of dwelling types and sizes will be subject to negotiation with the applicant. Applicants will be required to provide sufficient evidence to support their proposals.

4.06 **Policy HOU2:** Housing Density:

The appropriate density of a scheme will be judged on a site-by-site basis taking account of:

- The existing character of the locality and the settlement, and housing densities within the surrounding area.
- The need to make efficient use of land.
- The biodiversity of the site and its surroundings and any heritage assets within or adjoining the site.
- The need to accommodate other uses and residential amenities such as open space and parking areas.
- Levels of accessibility, particularly by public transport, walking and cycling; and
- The need to ensure that the residential amenity of new and existing dwellings is protected.

Major development schemes will be expected to provide a range of housing densities as part of the development in accordance with an agreed Masterplan.

4.07 **Policy HOU3:** Affordable Housing Provision:

All new open market housing developments which incorporate more than 10 dwellings will be required to make appropriate provision for an element of affordable housing, as follows:

- A minimum of 40% of the total number of dwellings to be provided will be sought in the south of the district.
- The proportion and type of affordable housing will be the subject of negotiation with applicants. As part of this, consideration will be given to the financial viability of the development including any exceptional costs (e.g. site remediation and infrastructure provision).
- Applicants seeking to justify a lower level of affordable housing will be required to provide a financial viability assessment as part of the planning application.
- The precise mix in terms of tenure and house sizes of affordable housing within a scheme will be determined by local circumstances at the time of planning permission, including housing need, development costs and the availability of subsidy.
- Affordable housing should normally be provided on-site, apart from in exceptional circumstances where agreed with the District Council. Applicants will be required to provide justification as part of the planning application setting out the need for off-site provision or financial contributions in lieu to be made.
- The affordable properties will be made available to eligible households at an affordable cost for the life of the property.
- The allocation of affordable housing should give priority to people in local housing need in accordance with the District Council's allocation policy (except where alternative mechanisms involving local connections criteria are proposed for specific sites, as set out in Part 2 of the Local Plan).
- On larger schemes the affordable housing will be provided in phases, as set out in an agreed masterplan or approved planning application.
- The affordable housing shall be physically integrated into the open market housing development by using appropriate design methods.
- Affordable housing intended specifically for elderly occupants should be focused on public transport routes.
- In order to meet identified local needs, a proportion of dwellings should be provided that are suitable or easily adaptable for occupation by the elderly or people with disabilities (Lifetimes Homes or equivalent).

#### 4.08 **Policy ENV1:** Landscape and settlement character:

Proposals for development should be informed by, be sympathetic to, and respect the capacity of the distinctive character areas defined in the Cambridgeshire Landscape Guidelines.

Development proposals should demonstrate that their location, scale, form, design, materials, colour, edge treatment and structural landscaping will create positive, complementary relationships with existing development and will protect, conserve, and where possible enhance:

- The pattern of distinctive historic and traditional landscape features, such as watercourses, characteristic vegetation, individual and woodland trees, field patterns, hedgerows and walls, and their function as ecological corridors for wildlife dispersal.
- The settlement edge, space between settlements, and their wider landscape setting.
- Visually sensitive natural and man-made skylines, hillsides and geological features.
- Key views into and out of settlements; this includes quintessential views of Ely Cathedral and the setting of the City as a historic 'isle' settlement close to the fen edge and the valley of the River Great Ouse.
- The unspoilt nature and tranquillity of the area.
- Public amenity and access; and
- Nocturnal character of rural areas free from light pollution. Suitable compensatory provision must be made in the event of significant harm where necessary.

#### 4.09 **Policy ENV2: Design:**

All development will be designed to a high quality, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new designs.

Design which fails to have regard to local context including architectural traditions and does not take advantage of opportunities to preserve, enhance or enrich the character, appearance and quality of an area will not be acceptable and planning applications will be refused.

The Council will prepare and adopt development frameworks to guide the development of key sites. Developers will be required to prepare detailed Masterplans for these sites, and for other large-scale developments and developments in sensitive areas, and submit these alongside an outline or initial application. In addition to key design principles, masterplans should include details on infrastructure delivery and phasing. Design codes will be required for certain proposals and should be submitted for approval between outline and reserved matters application stages.

Large scale or significant schemes may be expected to go through a formal design review process, which may need to be financed by the developer.

The Council will encourage innovative, creative good modern architectural design that complies with the principles set out below. Schemes should be founded on an understanding of the architectural traditions of an area, even if there are no direct references to them in the final design. All new development proposals, including new buildings and structures and extensions and alterations to existing buildings and structures will be expected to:

- Make efficient use of land while respecting the density, urban and village character, public spaces, landscape and biodiversity of the surrounding area.
- Be developed in a comprehensive way, avoiding uncoordinated piecemeal development, to create a strong and attractive sense of place and local distinctiveness.
- Where appropriate, contain a variety and mix of, uses, heights and types of buildings, public spaces paths and routes, and landscaping, and provide variety and visual richness.
- Retain existing important landscaping and natural and historic features, and include landscape enhancement schemes.
- Ensure that the location, layout, scale, form, massing, materials and colour of buildings relate sympathetically to the surrounding area and each other, as well as creating quality new schemes in their own right.
- Protect important views into and out of settlements and key views of landmark buildings, especially ensuring that there is no detrimental effect on the appreciation of Ely as an historic cathedral city in the quality of the approaches and the quality of distant and close up views of the cathedral.
- Ensure there is no significantly detrimental effect on the residential amenity of nearby occupiers, and that occupiers and users of new buildings, especially dwellings, enjoy high standards of amenity.
- Provide structure and legibility to navigate through developments by making use of existing views, vistas, landmarks and built and natural landscapes and creating new ones.
- Provide enclosure to streets and spaces through the grouping, positioning and height of buildings and landscape features, and road layouts.
- Make a clear distinction between public and private spaces, and enhance the public realm, including maximising opportunities to provide public art where appropriate.
- Incorporate the sustainable construction principles and methods contained in Policy ENV 4.

- Comply with the RECAP Waste Management Design Guide Supplementary Planning Document - the Council will encourage innovative solutions to minimising and handling waste and recycling on development sites.
- Demonstrate that opportunities have been explored to provide on-site infrastructure, including ducting to industry standards in any new residential, employment or commercial development to accommodate future communications infrastructure and other utility needs.
- Incorporate the highway and access principles contained in Policy COM 7 into designs to ensure:
  - The conflict between motor vehicles and pedestrians and cyclists is minimised, and where appropriate establishing home zones.
  - Safe and convenient access is provided for people with disabilities.
  - Good access to public transport services.
  - That networks of pedestrian and cycle routes (linking to existing routes where opportunities exist) give easy access and permeability within developments and to adjacent areas; and o Protection of rights of way.
- Ensure that car parking is discrete, accessible, supports permeable environments and integrated, so it does not dominate existing and proposed new places, and is provided in accordance with Policy COM 8.
- Ensure that places and buildings are accessible to all, including the elderly and those with impaired mobility, and consider the life time use of developments, especially housing.
- Create safe environments addressing crime prevention and community safety.
- Integrate Sustainable Urban Drainage Schemes (SuDS) into developments so they provide wider green infrastructure benefits (in accordance with Policy ENV 8); and
- Have regard to the East Cambridgeshire Design Guide Supplementary Planning Document.

4.10 **Policy ENV4:** Energy and water efficiency and renewable energy in construction:

All proposals for new development should aim for reduced or zero carbon development in accordance with the zero carbon hierarchy: first maximising energy efficiency and then incorporating renewable or low carbon energy sources on-site as far as practicable.

Applicants will be required to demonstrate how they have considered maximising all aspects of sustainable design and construction, as set out in the Code for Sustainable Homes (or its successor). Developments of 5 or more homes are required to achieve Code for Sustainable Homes Level 4 (or its replacement pending implementation of the zero carbon homes requirement).

4.11 **Policy ENV8:** Flood risk:

All applications for new development must demonstrate that appropriate surface water drainage arrangements for dealing with surface water run-off can be accommodated within the site, and that issues of ownership and maintenance are addressed.

4.12 **Policy ENV12:** Listed Buildings:

Proposals that affect the setting of a Listed Building will only be permitted where they would:

- Preserve or enhance those elements that make a positive contribution to or better reveal the significance of the heritage asset.
- Not materially harm the immediate or wider setting of the Listed Building. This setting may extend well beyond the immediate building curtilage and may include an extensive street scene or a wider urban design context, especially when the proposal is within a Conservation Area; and
- Facilitate the long-term preservation of the building.

4.13 **Policy COM8:** Parking provision:

Development proposals should provide adequate levels of car and cycle parking, and make provision for parking broadly in accordance with the Council’s parking standards (including parking for people with impaired mobility).

Use class and nature of activity	Staff/residents cars	Public/visitor cars	Minimum cycle parking provision	Notes
C3: Dwellings (other locations)	2 car spaces per dwelling (average per development)	Up to 1 car space per 4 units	1 cycle space per dwelling	Cycle parking for dwellings can be accommodated within garages, provided there is room for both car and cycle parking

4.14 **Policy BUR1:** Housing allocation, land off Newmarket Road:

Approximately 20 hectares of land is allocated for residential development for approximately 350 dwellings. The development envelope for Burwell should subsequently be considered to be located on the edge of the development scheme

A Masterplan for the whole scheme will need to be prepared and submitted as part of an outline planning application, and approved by the District Council.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 40%) as required under Policy HOU 3, with priority being given to people in local housing need.
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Burwell, including provision for an element of self-build properties.
- Provide a minimum of 2.2 hectares of public open space on-site and at least 1 play area.
- Provide a minimum of 2.5 hectares of land for outdoor sports provision, changing facilities and on-site parking principally within the site.
- Have particular regard to site layout, building height, and soft landscaping, to minimise the visual impact of the development.
- Provide appropriate landscaping as a buffer where necessary to existing developments and where the scheme follows the new edge of the village.
- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application.
- Provide footpath and cycle linkages between Felsham Chase, Newmarket Road and Ness Road, and a foot/cycle path link through the site between Newmarket Road and Ness Road.
- Provide safe vehicular access from Newmarket Road, as demonstrated by a Transport Assessment, with an additional access point provided for emergency vehicles off Ness Road.
- Provide necessary highway improvements and traffic management measures on nearby roads, as demonstrated in the Transport Assessment for the development proposal.
- Demonstrate how they fit with the longer-term plans for the area to the east of the allocation site
  - via an Indicative Development Framework or broad concept plan for the whole area; and
- Comply with the other policies of the Local Plan.

## Supplementary Planning Documents and Additional Guidance

- 4.15 The following Supplementary Planning Documents provide additional guidance that has information the application proposals:
- District Design Guide SPD (2012)
  - Cambridgeshire Flood and Water SPD (2016)
- 4.16 The Burwell Masterplan (2013) has also been fundamental in shaping the application proposals. This is discussed further in the following section of this Statement.

## The National Planning Policy Framework

- 4.17 The National Planning Policy Framework (NPPF) (2019) is a material consideration in the determination of applications for planning permission. The central objective of the NPPF is that of achieving sustainable development.
- 4.18 Section 12 of the NPPF is concerned with achieving well-designed places. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.19 Paragraph 127 of the NPPF states that planning decisions should, amongst other things, ensure that new developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

## 5.0 PLANNING ASSESSMENT

### Key Issues for Consideration

5.01 As set out previously, this application seeks approval of matters that were reserved on the granting of outline planning permission 15/01175/OUM for the residential development of the site for phase one only. Those matters that were reserved as set out by condition 2 of this permission and are as follows:

- Details of the layout of the site
- Details of the scale of the buildings
- Details of the appearance of buildings
- Details of landscaping

5.02 In relation to matters of layout, scale and appearance, the accompanying Design Statement provides detailed analysis and design rationale. This is not repeated in full in this Planning Statement but each of these matters is considered individually below, particularly in light of the relevant planning policy set out in the subsequent section of this Statement.

### Layout

#### Layout: Effective Use of Land and Patterns of Development

5.03 The proposed layout responds to the established planning requirements to make effective use of land whilst responding to the site's surroundings. The principles established by the Development Framework Plan which supported the outline application have also been key.

5.04 The density of the phase 1 proposals is 25dph. This is comparable with the density that was envisaged at outline stage with the relevant committee report stating that a net density of 33 dph would be achieved across the site and responds to the requirements of policy HOU2, Housing Density.

#### Layout: Residential Amenity Considerations

5.05 The outlook and setting of the residential properties that adjoin the site has been key in the development of the phase 1 proposals. As set out previously, the proposals have been guided by the Development Framework Plan that supported the outline application. Accordingly, areas of soft landscaping are retained along the site's frontage with Newmarket Road. Additionally, 'Melton Farm Green' has been retained by the detailed proposals retaining a buffer between the proposed residential properties and the farm as a potential noise generator.

5.06 The proposed dwellings themselves have been designed in order to ensure that future residents would have a comfortable living environment with the internal space standards set out within the technical housing standards being achieved. Additionally, all dwellings are provided with gardens of a good size and the layout and orientation of the proposed dwellings ensures that future occupiers would not be adversely affected by overlooking, overshadowing or a sense of overbearing.

#### Layout: Car and Cycle Parking

5.07 Policy COM8, Parking Provision, requires that developments provide adequate levels of car and cycle parking in accordance with the Council's parking standards set out in the previous section of this Statement. Accordingly, two car parking spaces per dwelling (average per development), plus one car space per four units for visitors is provided for.



- 5.08 Car parking is located on plot for every dwelling in a mixture of garages (in accordance with ECDC's standards) and driveways. The arrangement of car parking on plot is a mixture of side-by-side and tandem bays. At the pre-application meeting held with ECDC a split of 53% side-by-side and 47% tandem bays were illustrated and the Council asked that this be reviewed and the level of tandem parking proposed reduced as far as possible. The application submission proposes a split of 61% side-by-side and 39% tandem parking spaces. The submitted Design Statement contains a plan which clearly illustrates where car parking is proposed across the site.
- 5.09 Cycle parking provision is to be accommodated within garages and garden sheds.

## Scale

- 5.10 The scale of the proposed dwellings, all of which are two storeys in height, aligns with those in the surrounding area and, in this regard, is judged to be an appropriate contextual response. The submitted architectural chapters of the Design Statement provide full details of the scale of development surrounding the site and the way in which the proposals respond to this.

## Appearance

- 5.11 The appearance of the proposed dwellings has been carefully crafted so that it responds positively to the character of the locality and engenders a strong sense of place within the development site itself. A simple materials palette is proposed which provide visual continuity throughout the site and which will foster a strong sense of place.
- 5.12 At the pre-application meeting held with ECDC the Council asked that the way the material palette was applied across the site was refined in order to ensure that landmark buildings were highlighted accordingly. This has been responded to by the drawings submitted with this reserved matters application and full details can be secured via condition.
- 5.13 Additionally, following the pre-application meeting it was requested that further consideration be given the inclusion of chimneys within the proposals. As the site is fossil fuel free there is no technical requirement for these to be incorporated. It is also considered that sufficient variety is achieved in the proposed roofscape through the varying ridge lines which are proposed.
- 5.14 Accordingly the appearance of the proposed dwellings is judged to accord with the requirements of policy ENV2, Design, which require development to be designed to a high quality, enhancing and complementing local distinctiveness and public amenity by relating well to existing features and introducing appropriate new design.

## Landscaping

- 5.15 The phase 1 area is located relatively centrally within the wider outline site and focussed along the site's frontage with Newmarket Road. Accordingly, over time, future phases will surround the phase 1 development, particularly to the north and east where the wider site adjoins the countryside.
- 5.16 Nevertheless, the phase 1 proposals seek to establish principles which will continue to be developed with future phases, primarily by bringing green fingers through the development to soften this, as well as creating an attractive living environment, and assisting the development site well within its surroundings.
- 5.17 The proposed first phase includes the provision of 1.2ha of open space. This includes the provision of three key areas of open space: one at the entrance of the proposed development; one adjacent to Melton Farm; and

the New Causeway which is proposed to run relatively centrally through the phase 1 area bringing green fingers through the proposed development. The first two spaces mentioned follow the principles established through the Development Framework Plan. The new causeway has been proposed to enhance the first phase area of development providing further opportunities to enhance the health and well-being of the community to be created and contributing to biodiversity, sustainable living and the creation of an attractive living environment.

5.18 The provision of these open spaces respond to the requirements BUR1 and open space requirements set out in the Council's Developer Contributions SPD as follows:

Amount of on-site open space	Hectares per 1000 population	Space per person (m <sup>2</sup> )	1 bed	2 bed	3 bed	4+ bed
Informal open space	2.5ha	25m <sup>2</sup>	30m <sup>2</sup>	47.5m <sup>2</sup>	72.5m <sup>2</sup>	77.5m <sup>2</sup>
Toddler play area	0.02ha	0.2m <sup>2</sup>	0.24m <sup>2</sup>	0.38m <sup>2</sup>	0.58m <sup>2</sup>	0.62m <sup>2</sup>
Junior play area	0.08ha	0.8m <sup>2</sup>	0.96m <sup>2</sup>	1.52m <sup>2</sup>	2.32m <sup>2</sup>	2.48m <sup>2</sup>
Youth play area	0.1ha	1m <sup>2</sup>	0	1.9m <sup>2</sup>	2.9m <sup>2</sup>	3.1m <sup>2</sup>
<b>Total</b>	<b>2.7ha</b>	<b>27m<sup>2</sup></b>	<b>31.2m<sup>2</sup></b>	<b>51.3m<sup>2</sup></b>	<b>78.3m<sup>2</sup></b>	<b>83.7m<sup>2</sup></b>

5.19 The proposals have been considered against these requirements as follows:

- 1-bed = 4 x 31.2m<sup>2</sup> = 124.8m<sup>2</sup>
- 2-bed = 32 x 51.3m<sup>2</sup> = 1641.6m<sup>2</sup>
- 3-bed = 28 x 78.3m<sup>2</sup> = 2,192.4m<sup>2</sup>
- 4-bed = 36 x 83.7m<sup>2</sup> = 3,013.2m<sup>2</sup>
- **Total = 6,972m<sup>2</sup>**

5.20 The proposals are therefore providing in excess of the Council's requirements for open space. Accordingly, the proposals are considered to respond positively to the requirements of policy ENV1, Landscape and settlement charter, and the principles established through the consideration of the outline application, to ensure that a positive and complementary relationship with existing surrounding development and the site's wider context is established.

## Other Matters

### Principle of Development

#### Five Year Housing Land Supply

5.21 The Council's Five Year Housing Land Supply report (June 2019) sets out that the Council considers it is currently able to demonstrate 3.70 years supply of housing land. Accordingly, Local Plan policies relating to the supply of housing are considered out of date and residential applications must be assessed in accordance with the presumption in favour of sustainable development set out at paragraph 11 of the NPPF. This means granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.22 The first phase reserved matters application for 100 dwellings would enable to delivery of these dwellings on the ground making a significant contribution to the Council's housing land supply.

The Burwell Masterplan (2013)

5.23 The Burwell Masterplan proposes:

- Location of new development on land off Newmarket Road
- Provision of low density development more in keeping with the 'rural village' character
- Provision for smaller 2/3 bedroom homes, starter homes for young people and opportunities for self build
- New development that is sympathetic with the character of Burwell, in accordance with a Burwell design code.
- New development which respects the need for carbon saving, energy efficiency and recycling of resources.

5.24 The Burwell Masterplan has informed the design of the pre-application proposals.

East Cambridgeshire Local Plan (2015)

5.25 Policy BUR1 of the East Cambridgeshire Local Plan is set out in full in the previous section of this Statement so is not repeated here. However, this policy confirms the allocation of the site for 350 dwellings. This allocation needs to be given significant weight in the determination of any application.

Summary

5.26 In light of the position set out above, and outline planning permission reference 15/01175/OUM, it is clear that the principle of the proposed development is acceptable. It is also clear that enabling the delivery of 100 dwellings through this reserved matters application will make a significant contribution to the Council's housing land supply.

**Housing Mix**

Affordable Housing

5.27 Condition 9 of the outline planning permission requires any reserved matters application for residential development to include a plan showing the distribution of market and affordable housing. This is provided by this reserved matters application by: Phase 1 Unit Numbers, Mix & Type, 2614-P-010.

5.28 The phase 1 reserved matters proposals accord with the requirements of the outline planning application in that 25% of homes to be delivered within this phase of development are proposed as affordable.

5.29 The submitted information illustrates the proposed location of affordable housing across the site. In accordance with policy requirements this has been designed to be tenure blind and will be fully integrated into the surrounding market dwellings.

Dwelling Mix

5.30 As set out previously, condition 7 of the outline planning permission requires that a mix of dwelling types and sizes that contribute to meeting housing need and demand in the locality is included as part of reserved matters applications.

5.31 The proposed mix of dwellings to form part of the phase 1 reserved matters application is as follows:

- 1-bed = 4

- 2-bed = 32
- 3-bed = 28
- 4-bed = 36

5.32 This includes the following mix of affordable homes:

- 1-bed = 2
- 2-bed = 14
- 3-bed = 8
- 4-bed = 1
- **Total = 25**

5.33 This proposed mix has been informed by the supporting text associated with policy HOU1 and also This Land's understanding of current market demand within Burwell. The proposals include for a mix of housing styles and sizes, including one-bed, two-bed, three-bed and four-bedroom dwellings. This would add to the range of dwellings that are available in Burwell and includes the provision of smaller homes which could help first time buyers get on the property ladder; as well as larger family homes. This will contribute to ensuring the creation of an inclusive and mixed community.

## Historic Environment

5.34 The need for the conservation of the site's archaeological significance was recognised at outline stage. It was requested at that stage that a scheme of appropriate mitigation works to ensure its preservation by record was secured by condition, as avoidance strategies would not be a practical solution at this site, since archaeology extends over a wide area. Accordingly, condition 10 requires this prior to the commencement of development (committee report paragraph 7.35).

5.35 The committee report goes onto set out that the application site is located a significant distance from the Grade I St Mary's Church and Grade II\* Steven's Mill and it was therefore considered that the proposed development would not have an impact on the appearance or setting of these heritage assets.

5.36 The Mill to the north of Melton's Farmhouse is Grade II listed and is located within relatively close proximity to the site, including the phase 1 area. It was noted at outline stage that the Development Framework Plan retained an area of green space in the area closest to the Mill which would provide a buffer and limit the impact of the proposals on its setting (committee report paragraph 7.36).

5.37 The principles established by the Development Framework Plan have informed the detailed design of the phase 1 proposals and this area of green space is retained. The exact shape and size of this has been amended with its width being slightly reduced but its length increased to the north. This will maintain the buffer between the proposed built development and the Mill, ensuring that the impact of the proposals on its setting is limited, as was previously the case.

5.38 The proposal will not, therefore, materially harm the immediate or wider setting of the Mill and therefore accord with the requirements of ENV12, Listed buildings.

## Highways

5.39 Vehicular access into the site from Newmarket Road was fully considered as part of application reference 15/01175/OUM and no amendments to this are proposed.

- 5.40 This reserved matters application is supported by a Transport Assessment that reviews outstanding highways details including internal road layout, servicing and parking provision.
- 5.41 The proposed internal road layout has been reviewed with respect to:
- Pedestrian and cycle access and connectivity
  - Junction and forward visibility
  - Access of service and emergency vehicles
  - Highway adoption and extent
  - Planning conditions and obligations
- 5.42 The proposed car and cycle parking provision has been designed with consideration to ECDC's maximum parking standards in order to ensure appropriate and convenient parking locations and levels are achieved. With this in mind the development proposed a total of 200 parking spaces, an average of 2 spaces across the development. Cycle parking for the residential dwellings would be provided in accordance with ECDC's cycle parking standards within garages or sheds.
- 5.43 Tracking has been undertaken of ECDC's refuse vehicle and a fire tender vehicle. This tracking confirms that refuse and fire tender vehicle are able to manoeuvre through the site effectively in forward gear. All proposed location of dwellings are within the bin carry distances identified by CCC's RECAP Waste Management Design Guide for residents and refuse collectors, with bin collection points provided where necessary to support collection. In line with Building Regulations Part M a fire tender is able to be within 45m of all dwellings.
- 5.44 It is proposed that all of the primary and secondary internal roads would be adopted and as such they have been designed in line with CCC's adoptable guidance, where practical private roads have also been designed to allow suitable width for access for all site users.
- 5.45 In addition to the Transport Assessment that supports this submission, a Travel Plan forms part of the concurrent discharge if condition application that has been made (pursuant to discharging condition 34). This seeks to support an increase in sustainable travel modes and accessibility of the application site through a number of means including: promoting walking, cycling, public transport and car sharing.

## Drainage

- 5.46 The preparation of this reserved matters application has been informed by detailed surface and foul water drainage strategies which have been submitted to the Council as part of the concurrent discharge of conditions application (condition 16, surface water drainage and condition 17, foul water drainage).

### Surface Water Drainage

- 5.47 The East Cambridgeshire Local Plan 2015, Policy ENV8 Flood Risk requires all developments should contribute to an overall flood risk reduction during the lifetime of the development.
- 5.48 Water quality is particularly important in the district as many watercourses have international or national environmental designations. All development proposals should ensure no deterioration in surface and ground water quality.
- 5.49 SuDS will be implemented within the proposed development. The conceptual SuDS strategy for the proposed development has been derived using the principles outlined within the CIRIA C753 SuDS Design Manual along with BS 8582:2013 – Code of Practice for Surface Water management for Development Sites.

- 5.50 The proposed piped drainage system will be designed to adoptable standards with no surcharging in the 1 in 2-year probability event, and no flooding in the 1 in 30-year probability event in accordance Sewers for Adoption criteria.
- 5.51 Discharge to infiltration will be in line with the discharge hierarchy where infiltration is the preferred discharge option above discharge to water courses.
- 5.52 The Phase 1 surface water drainage strategy is based on catchment areas positively drained to suit land falls with discharge via SuDS infiltration basins. Permeable paving to provide water quality is proposed for the private areas including private drives. Individual soakaways are proposed to be located within the private plot gardens. Where possible rain water butts for irrigation will be introduced.
- 5.53 All SuDS is to be designed for up to the 1 in 100-year return period storm with 40% allowance for climate change.

#### Foul Water Drainage

- 5.54 The Phase 1 foul water drainage strategy is based on a proposed gravity sewer system to be offered for adoption to Anglian Water under a Section 104 Agreement.
- 5.55 Plots, where achievable, will drain by gravity to the Anglian Water public sewer located in Newmarket Road. For where levels do not allow a gravity connection a temporary foul water package pumping station and rising main is proposed to lift flows to Newmarket Road via a gravity connection. Subject to discussions with Anglian Water this pumping station would remain privately maintained enabling the Phase 1 building programme to progress. On completion of the Phase 2 and 3 gravity sewers the temporary pumping station would be removed and the remainder of the Phase 1 properties connected to the Phase 2 and 3 sewer networks. These networks will outfall by gravity to the Anglian Water public sewer located in Ness Road.

#### **Energy and Sustainability**

- 5.56 Condition 14 of the outline planning permission requires the submission of an energy and sustainability strategy prior to, or as part of, the first reserved matters submission. Accordingly, this information is included in the concurrent discharge of condition application.
- 5.57 The submitted Statement confirms that, with the use of fabric first demand reduction measures and the introduction of air source heat pumps to all properties, the proposals will result in a total CO2 saving of 46.93% when compared against the target emission rate.
- 5.58 The proposals therefore accord with the requirements of policy ENV4 and represent a sustainable for of development.

#### **Lighting**

- 5.59 A Lighting Management Plan is also included as part of the concurrent discharge of conditions application pursuant to discharge condition 15.
- 5.60 The details that this contains will not be repeated here by the information and specification that the submitted details contain confirm that an appropriate light scheme which will ensure safety and security can be achieved without creating unnecessary and undesirable light pollution.

## 6.0 SUMMARY & CONCLUSIONS

6.01 This application for reserved matters approval is submitted on behalf of This Land Limited. The application is made pursuant to outline planning permission (with all matters reserved apart from access) reference 15/01175/OUM for the following description of development:

*“Redevelopment of land at Newmarket Road, Burwell to provide 350 dwellings (including affordable housing provision) with associated open space, sports provision, access and infrastructure.”*

6.02 This application relates specifically to phase 1 of the proposed development and the description of development is as follows:

*“Proposed development of 100 dwelling and associated open space, landscaping and infrastructure.”*

6.03 A high quality and bespoke architecturally designed scheme of dwellings is proposed which responds appropriately to identified constraints of the site and conditional requirements of the outline application. The proposals have also been designed in order to respond to the Council’s Development Plan, supplementary planning documents and the NPPF.

6.04 A high quality hard and soft landscaping scheme is provided which responds positively to the site’s constraints and accommodates the requirements of the Development Framework Plan that was considered at outline stage.

6.05 Critically the design is visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

