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28 October 2016

To: Chairman – Councillor David Bard
Vice-Chairman – Councillor Kevin Cuffley
All Members of the Planning Committee – Councillors substitute for
John Batchelor, Anna Bradnam, Brian Burling, Pippa Corney,
Sebastian Kindersley, David McCraith, Des O'Brien, Deborah Roberts, Tim Scott
and Robert Turner

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 2 NOVEMBER 2016 at 10.30 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully

Alex Colyer

Acting Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT - UPDATES

	PAGES
4. S/2647/15/OL - Papworth Everard (Land to the East of Old Pinewood Way and Ridgeway) Outline permission for up to 215 dwellings.	1 - 40
6. S/1745/16/OL - Bassingbourn (Land East of Spring Lane) Outline planning permission for development of up to 30 dwellings, additional parking for Bassingbourn Surgery including vehicular access, pedestrian links, public open space, drainage, landscaping and associated works. All matters reserved except for access	41 - 54
7. S/1566/16/OL - Bassingbourn (Land to the West of the Cemetery, North of The Causeway()) Outline planning permission for development of up to 26 dwellings with associated access, parking and landscaping.	55 - 56

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 November 2016

AUTHOR/S: Head of Development Management

Application Number / type of application:	S/2647/15/OL
Parish(es):	Papworth Everard
Proposal:	Outline planning permission (with all matters reserved except access and strategic landscaping) for up to 215 dwellings, including affordable housing, and land reserved for nursery use (Use Class D1), open space including strategic landscaping, play areas, sustainable drainage features and associated infrastructure including foul sewerage pumping stations.
Recommendation:	Delegated approval subject to a S106 agreement
Material considerations:	Sustainability, Conditions, Informatives
Site address:	Land to East of Old Pinewood Way and Ridgeway, Papworth Everard
Applicant(s):	Bloor Homes Eastern
Date on which application received:	14 October 2015
Site Visit:	1 November 2016
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	James Stone, Principal Planning Officer
Application brought to Committee because:	The Parish Council's recommendation is different to that of officers and the proposal is a departure from the Local Plan
Date by which decision due:	11 November 2016

A. Update to the report

Agenda report paragraph number 101 -

The fifth sentence in this paragraph states *'Therefore the application site meets the 'acceptable' 1000m walking distance referred to in the table above.'*

The table was removed from the draft report and is as below:

Table 3.2: Suggested Acceptable Walking Distance.

	Town centres (m)	Commuting/School Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

3.33. Planning Policy Guidance Note 6 states that the acceptable distance from a supermarket car park to the town centre is about 200–300m (DOE, 1996). Further sources of information on acceptable walking distances are provide by IHT (1997 and 1999) and DETR (1998).

Table: The Institution of Highways and Transportation's (IHT's) 'Guidelines for Providing for Journeys on Foot'

Agenda report paragraph number 117 – Agricultural Land

The reference to the loss of Grade 2 agricultural land only carrying moderate weight is in the context of the Melbourn appeal (Appeal Ref: APP/W0530/W/15/3131724).

It should be reiterated that the Ridgeway site comprises less valuable agricultural land namely Grade 3b. (The Agricultural Land Classification system classifies land into five grades, with Grade 3 subdivided into Sub-grades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a).

Agenda report paragraph number 193 - Conditions

List of draft conditions provided below:

Conditions

(1) Approval of the details of the layout of the site, the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON. The application is in outline only.

(2) All application(s) for the approval of the reserved matters for any application containing C3 dwellinghouses shall be made to the Local Planning Authority before the expiration of two years from the date of this outline permission. All application(s) for the approval of the reserved matters for any application containing D1 Nursery Use shall be made to the Local Planning Authority before the expiration of five years from the date of this outline permission unless otherwise agreed in writing.

REASON. The application is in outline only.

(3) The residential part of the development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters for C3 dwellinghouses to be approved or the expiration of four years from the date of this outline permission, whichever is the later. The residential part of the development shall be completed in no more than two phases. The D1 Nursery part of the development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters for D1 Nursery Use.

REASON. The application is in outline only.

(4) The development hereby permitted shall be carried out in accordance with the following approved plans:

-

List provided by applicant:

- CSA 2571/104 C – Site Location Plan
- 616646/SK15 Rev C – Revised Access Drawing
- 616646/SK10 Rev E – Junction Design and Tracking
- CSA/2571/125 – Tree Planting to Ridgeway Access
- 4614-D-1 Rev B – TS + AIA Sheet 1 of 2
- 4614-D-2 Rev B – TS + AIA Sheet 2 of 2
- CSA/2571/123 Rev B – Off Site Woodland Planting Proposals
- CSA/2571/119 Rev F – Landscape Strategy
- CSA/2571/117 Rev C – Illustrative Masterplan
- 15405ea-01 and 15405ea-02 – Topographical Survey
- 616357/L/001 Rev P2 (Footpath Upgrade & Street Lighting GA – Footpath No.4)
- 616646/SK20 (Footpath Upgrade – Footpath No.3)
- Email from Paul Belton dated 28/04/16

Illustrative drawings

- CSA/2571/122 – Play Area Strategy Plan
- CSA/2571/124 A – Illustrative Landscape Treatment to Ridgeway Junction

Documents to be approved

- Agricultural Land Classification Survey - 16 2 15
- Air Quality Assessment - August 2015
- Archaeological Evaluation Report - October 2015
- Archaeological Assessment - April 2015
- Phase 1 Contamination Assessment Report - September 2015
- Soakaway Infiltration Tests - 18th March 2015
- Design and Access Statement - October 2015

- Addendum to Design and Access Statement - June 2016
- Extended Phase 1 Habitat Survey Report - September 2015 (v5)
- Energy Statement Rev 4 - 30th September 2015 and explanation on energy use in covering letter from Paul Belton dated 26/01/2016
- External Lighting Report Rev 03 - 19th August 2015
- Technical Noise Report Rev 2 - September 2015
- Planning Statement (Incorporating Health Impact Assessment)
- Statement of Community Involvement August 2015
- Sustainability Statement 03 - 29th September 2015
- Pre Design Site Waste Management Plan Rev 2 – September 2015
- Transport Assessment Rev C – October 2015
- Travel Plan Rev A – September 2015
- Utilities Report Rev 05 – 30 September 2015
- Arboricultural Impact Statement Highway Access - 13th June 2016
- MLM Transport Assessment Rev C (SJC/616646/JIR) - October 2015
- MLM Technical Note Rev B - January 2016
- MLM Technical Note 3 Rev D - April 2016
- MLM Technical Note 3 Rev E - May 2016
- MLM Letter Dated 11th July 2016 – Transport Modelling
- Landscape and Visual Appraisal CSa/2571/01B - August 2015
- Flood Risk Assessment and Drainage Strategy Rev 5 - 27th April 2016
- Designers response to Cambridgeshire County Council - 27th April 2016
- Tree Survey and Constraints Plan – 3/3/2015

REASON. To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

(5) No development shall commence, unless agreed in writing by the Local Planning Authority, until such time as a Site Wide Phasing Plan for the application site has been submitted to and approved in writing by the Local Planning Authority and which Site Wide Phasing Plan shall inter alia contain sufficient information to show how each relevant phase of development shall accord with the section 106 triggers, where applicable. The development shall be carried out in accordance with the approved

phasing contained within the Site Wide Phasing Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: To clarify how the site is to be phased to assist with the determination of subsequent reserved matters applications and in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development in accordance with DP/1 Sustainable Development of the adopted Local Development Framework 2007.

General conditions

(6) Unless otherwise agreed in writing by the local planning authority, a scheme for the provision of fire hydrants shall be submitted to the local planning authority for approval with all reserved matters applications seeking approval for layout. Each phase of the development shall be carried out in accordance with the approved details for that specific phase and the approved scheme for the provision of fire hydrants for each phase shall be fully operational prior to the first occupation of any dwellings within that phase.

REASON: To ensure the provision of adequate water supply infrastructure to protect the safe living and working environment for all users and visitors

(7) Prior to the commencement of development within each phase of the development, a scheme detailing the provision of open access ducting for fibre optic cables to serve a range of telecommunication services for that phase of the development, shall be submitted to and approved in writing by the Local Planning Authority, including site infrastructure plans. The scheme shall ensure that a site-wide network is in place and provided as part of the development and that the developers are required to complete the infrastructure to facilitate the provision of fibre optic cable to each dwelling upon the occupation of each dwelling. The development of the site hereby permitted shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that all future residents have access to modern telecommunications and information technology to facilitate home working in accordance with Policy DP/1 of the adopted Local Development Framework 2007. The condition is required prior to the commencement of development to ensure that the fibre optic cable can be laid underground before dwellings and other infrastructure are erected/installed.

(8) Notwithstanding the provisions the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), the land set aside for nursery use shall be used only for that use and for no other purpose (including any other purposes in Class [D1] of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification) unless agreed in writing by the Local Planning Authority.

REASON:

(a) To protect the amenities of adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.

(b) To ensure the adequate provision of land for nursery education.

(9) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:

- i. The numbers, type and location on the site of the affordable housing provision to be made;
- ii. The timing of the construction of the affordable housing;
- iii. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
- iv. The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced.

REASON. To ensure the provision of an agreed mix of affordable housing in accordance with Policy HG/3 of the adopted Local Development Framework 2007. The condition is required pre-commencement to ensure that the play areas are adequately incorporated into the development.

(10) No development shall take place within each phase of the development until details of the proposed children's play areas to be provided in that phase of the development, including the number and type of pieces of play equipment, have been submitted to and approved in writing by the Local Planning Authority. The approved play areas shall be laid out and equipped as approved before the first occupation of any part of the development within that phase of the development, or in accordance with a programme to be submitted to and approved in writing by the Local Planning Authority.

REASON. To provide outdoor play space in accordance with Policies DP/3 and SF/10 of the adopted Local Development Framework 2007. The condition is required pre-commencement to ensure that the play areas are adequately incorporated into the development.

(11) Design statements shall be submitted specifying the Life Time Homes Standard for:

Each affordable dwelling type, with details submitted for approval to the Local Planning Authority with each reserved matters application for layout in relation to any development parcel containing affordable residential dwellings.

5% of all market homes, with details submitted for approval to the Local Planning Authority with each reserved matters application for layout in relation to any development parcel containing market residential dwellings.

Each affordable or market dwelling type within that development parcel shall not be occupied until a statement confirming compliance with the approved Life Time Homes Standard has been submitted in writing to, and approved in writing by, the

Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure adaptable mobility standards in accordance with the South Cambridgeshire Local Development Framework.

(12) The submission of any reserved matters applications relating to residential development, pursuant to this outline permission, shall include a schedule of the mix of market dwellings proposed within that parcel demonstrating how the proposed mix relates to the overall mix of market dwellings within the development site as a whole, taking into account local knowledge of market demand and the requirement to provide 5 market bungalows across the site. Each development parcel for residential development shall be constructed in accordance with the approved market mix and provision of bungalows for that parcel.

REASON: To ensure that the overall mix of dwellings across the site contains a mix of residential units providing accommodation in a range of types, sizes and affordability, to meet local needs in accordance with Policy HG/2 of the adopted Development Control Policies DPD (July 2007).

(13) No dwelling or building shall be above two storeys or 9m in height unless otherwise agreed in writing by the Local Planning Authority.

REASON. To ensure that the proposal is not detrimental to the rural character of the area in accordance with Policy DP/2 of the adopted South Cambridgeshire Development Control Policies DPD (July 2007).

Drainage conditions

(14) No development shall commence until a site wide foul water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

All reserved matters applications for each phase of development shall be accompanied by a drainage strategy to illustrate how the phase specific drainage strategy will be in accordance with the approved site wide strategy. No dwellings shall be occupied on each phase of development until the works have been carried out in accordance with the foul water drainage strategies so approved unless otherwise approved in writing by the Local Planning Authority.

REASON

To prevent environmental and amenity problems arising from flooding. The foul water strategy is required prior to the commencement of development to ensure that development incorporates the necessary infrastructure to prevent the increased risk of flooding and/or pollution of the water environment and to ensure no surface or ground water infiltration

(15) Development shall not begin until a site wide surface water drainage strategy based on sustainable drainage principles and an assessment of the hydrological and

hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority and Lead Local Flood Authority. The scheme shall be based on the parameters set out in the outline drainage strategy detailed within the submitted Flood Risk Assessment (dated 27 April 2016, ref: SJC/616357/JRC) prepared by MLM Consulting Engineers Ltd. In particular:

1. Any surface water arising from impermeable areas north of the ridgeline crossing the site (referred to in the submitted FRA as 'north network' will be restricted to the 1 in 1 greenfield runoff rate (i.e. 2.2 l/s/ha)
2. Any surface water arising from impermeable areas south of the ridgeline crossing the site (referred to in the submitted FRA as 'southern network' will be restricted to greenfield equivalents:
 - a. 1 in 1 - 2.2 l/s/ha
 - b. 1 in 30 - 6.2 l/s/ha
 - c. 1 in 100 - 9.1 l/s/ha
 - d. 1 in 100 + climate change - 9.1 l/s/ha

The strategy shall include details of all flow control systems and the design and location of all SuDS features and detailed calculations to demonstrate the SuDS system has appropriate capacity to ensure there is no increase in flood risk either on or off site. The development shall be carried out in accordance with the approved details.

REASON

To ensure that the principles of sustainable drainage are incorporated into this proposal and to prevent the increased risk of flooding.

(16) Any reserved matters application shall include a detailed surface water drainage scheme relevant to the reserved matters site for which approval is sought. This shall demonstrate how the management of surface water within the reserved matters application site for which approval is sought accords with the approved details of the site wide surface water drainage strategy.

REASON

To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

(17) Prior to the occupation of any buildings, details of the implementation; maintenance and management of the site wide surface water drainage scheme (including all SuDS elements) shall be submitted to and approved by the local planning authority and Lead Local Flood Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

1. a timetable for its implementation, and
2. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

REASON

To ensure that appropriate and sufficient funding and maintenance mechanisms are put in place for the lifetime of the development.

To reduce the flood risk to the development as a result of inadequate maintenance.
To identify the responsible organisation/body/company/undertaker for the sustainable drainage system.

Historic Environment conditions

(18) No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

- (i) Approval of a Written Scheme of Investigation to include the excavation and recording of archaeological remains and an appropriate outreach element;
- (ii) Fieldwork in accordance with the agreed Written Scheme of Investigation;
- (iii) Completion of a Post-Excavation Assessment report (PXA) and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
- (iv) Completion of the programme of analysis and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
- v) Production of an archive report and the preparation of site archive for deposition at the Cambridgeshire Archaeological Archive facility, or another appropriate store approved by the Planning Authority;
- vi) Preparation of suitable materials for secure local display in an appropriate public space.

REASON

To ensure the implementation of investigation, recording, reporting and publication of heritage assets in accordance with policy CH/2 of the adopted Local Development Framework 2007. The WSI is required prior to the commencement of development to ensure that development does not destroy heritage assets before they are recorded.

(19) Prior to the commencement of development in each phase of development hereby permitted full details of an electric vehicle charging infrastructure strategy and implementation plan for that phase of the development, to include details of the number, location, installation and management of the electric vehicle charging points having regard to parking associated with various planning class uses with the provision of electric vehicle cabling infrastructure, shall be submitted to and approved in writing by the LPA. The electric vehicle charging points shall be implemented prior to occupation of any dwellings within each phase of development and maintained in accordance with the approved strategy / plan and details.

REASON. In the interest of reducing carbon dioxide emissions, in accordance with the South Cambridgeshire (LDF) Development Control Policies DPD (2007), policy NE/1, NE/2 and NE/3. Details of electrical vehicle charging are required prior to the commencement of development to ensure that the required infrastructure is compatible with the development.

Sustainability conditions

(20) Notwithstanding the information contained within the Sustainability Statement (29 September 2015) submitted as part of this application, no residential development within each phase of the development, pursuant to this outline permission, shall commence until a scheme detailing water conservation and management measures for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail water efficiency measures sufficient to ensure that potential consumption of potable water by persons occupying a new dwelling does not exceed 110 litres per person per day. Each dwelling for the relevant phase of development shall thereafter be constructed in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use by incorporating practicable water conservation measures in accordance with Policy NE/12 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

(21) Prior to or concurrently with the submission of each reserved matters application for residential units, pursuant to this outline permission, a statement shall be submitted for that phase of development demonstrating compliance with the Low Carbon Strategy (as set out in the Sustainability Statement dated 29 September 2015, the Energy Statement dated 30 September 2015 and the letter detailing amended details from Carter Jonas dated 26 January 2016) and shall be agreed in writing by the Local Planning Authority.

Each phase of development shall be carried out in accordance with the approved details.

REASON: To ensure an energy efficient and sustainable development in accordance with Policy NE/1 of the South Cambridgeshire Development Control Policies Document, Local Development Framework, 2007.

(22) Unless otherwise agreed in writing by the Local Planning Authority, all reserved matters applications for layout pursuant to this outline permission, shall provide an Energy Delivery Strategy which shall demonstrate how at least 10% of the expected energy requirements for that phase of the development will be delivered from renewable sources or low carbon technologies.

All reserved matters applications shall be implemented in accordance with the approved strategy.

REASON: To ensure an energy efficient and sustainable development in accordance with policies NE/1 and NE/3 of the adopted Development Control Policies DPD (July 2007).

(23) Prior to or concurrently with the submission of each reserved matters application containing residential units, pursuant to this outline permission, a statement shall be submitted demonstrating compliance with strategies to reduce energy use (as set out in the Energy Statement, September 2015 and Sustainability Statement, September 2015) and shall be agreed in writing by the Local Planning Authority. The statement shall also include details about the use of locally sourced and recycled materials wherever possible.

All development shall be carried out in accordance with the approved details.

REASON: To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007.

Environmental Health Conditions

(24) No development shall commence, unless otherwise agreed in writing, until:

- a) The application site has been subject to a detailed desk study and site walkover, to be submitted to and approved in writing by the Local Planning Authority.
- b) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- c) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (the Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- d) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- e) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

REASON – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007

(25)

i. No construction work and or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority.

ii. In the event of the foundations for the proposed development requiring piling, prior to the development taking place for each phase of the development the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents from noise and or vibration for that phase of the development. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 - Vibration (or as superseded). Development shall be carried out in accordance with the approved details.

iii. No development shall commence for each phase of the development until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period of that phase of the development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

iv. No development (including any pre-construction, demolition or enabling works) shall take place within each phase of the development until a comprehensive construction programme for that phase of the development confirming the construction activities to be undertaken in each phase and a timetable for their execution has been submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods. The details are required prior to the commencement of development to ensure that the amenity of the locality is protected.

(26) Prior to the commencement of development, pursuant to this outline permission, a site wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The site wide CEMP shall include, but not be limited to, the following:

- a) Proposed earthworks including method statement for the stripping of topsoil for reuse, the raising of land levels (if required) and arrangements for the temporary topsoil storage to BS3882:2007.
- b) Archaeological protection and mitigation measures to be implemented during the construction process

- c) A detailed method statement for the removal or long-term management / eradication of any Japanese knotweed on the relevant parts of the site – to include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981.
- d) Contractor's access arrangements for vehicles, plant and personnel including the location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures
- e) Details of haul routes within the relevant parts of the site
- f) A plan specifying the area and siting of land to be provided for parking, turning, loading and unloading of all vehicles visiting the relevant parts of the site and siting of the contractors compound during the construction period to be agreed on a phased basis
- g) Collection and Delivery times for construction purposes
- h) Dust management and wheel washing or other suitable mitigation measures such as lorry sheeting, including the consideration of construction / engineering related emissions to air, to include dust and particulate monitoring and review and the use of low emissions vehicles and plant / equipment.
- i) Noise and vibration (including piling) impact / prediction assessment, monitoring and recording protocols / statements and consideration of mitigation measures in accordance with the provisions of BS5228 (2009): Code of practice for noise and vibration control on construction and open site – Part 1 and 2 (or as superseded)
- j) Where relevant results of a noise assessment of the potential impact of construction noise , details of suitable mitigation measures as appropriate (in accordance with relevant standards and best practice)
- k) Details of best practice measures to be applied to prevent contamination of the water environment during construction
- l) Measures for soil handling
- m) Details of concrete crusher if required or alternative procedure
- n) Details of odour control systems including maintenance and manufacture specifications
- o) Maximum noise mitigation levels for construction equipment, plant and vehicles
- p) Site lighting for the relevant part of the site
- q) Screening and hoarding details
- r) Access and protection arrangements around the site for pedestrians, cyclists and other road users
- s) Procedures for interference with public highways
- t) External safety and information signing notices
- u) Liaison, consultation and publicity arrangements, including dedicated points of contact
- v) Complaints procedures, including complaints response
- w) Membership of the considerate contractors' scheme.
- x) The provision of safe walking and cycling routes through the construction site including the management of existing Public Rights of Way, as well as routes serving completed phases of the development
- y) A Travel Plan setting out measures to encourage site operatives and visitors to travel to and from the site using sustainable means of transport.
- z) Piling method statement detailing mitigation measures, where piling is proposed.

REASON: To ensure the environmental impact of the construction of the development is adequately mitigated and in the interests of the amenity of nearby residents/occupiers in accordance with 'Policy DP/6 Construction Methods' of the adopted Development Control Policies DPD (July 2007). The CEMP is required prior

to the commencement of development to ensure that development is not harmful to the amenity of the area.

(27) If during the development contamination not previously identified is found to be present at the site, such as putrescible waste, backfill or asbestos containing materials, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved to the satisfaction of the Local Planning Authority.

REASON. To ensure that risks from land contamination to the future users of the land, site construction workers and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.

(28) Details of the location and type of any power driven plant or equipment, excluding office equipment and vehicles, but including renewable energy provision sources, equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from building(s) as well as the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing by the local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenity of residents in accordance with 'Policy NE/15 Noise Pollution' of the adopted Development Control Policies DPD (July 2007).

(29) Within any reserved matters applications for development parcels with foul water pumping stations, a scheme for and details of equipment for the purpose of extraction and filtration or abatement of odours, shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration scheme shall be installed before the use is commenced and shall be retained thereafter. Any approved scheme shall not be altered without prior approval.

Any approved filtration/extraction system installed shall be regularly maintained in accordance with the manufacturer's specification to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority.

REASON: To protect the amenity of nearby residential premises in accordance with the National Planning Policy Framework (NPPF) and policy DP/3 Development Criteria of the adopted Local Development Framework 2007.

(30) Noise from any foul water pumping installations shall not exceed a rating noise level greater than 5dB below the prevailing background noise level at 1m from any

façade of any existing or proposed noise-sensitive receptor, when assessed in accordance with the methodology set out in BS 4142:2014.

REASON. To protect the amenity of nearby residential premises in accordance with the National Planning Policy Framework (NPPF) and policy DP/3 Development Criteria of the adopted Local Development Framework 2007.

(31) Prior to the first occupation of each phase of the development an artificial lighting scheme for that phase of the development, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

The approved lighting scheme for each phase of the development shall be installed before the first occupation of that phase of development and shall be maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

REASON: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with Policy NE/14 - Lighting Proposals of the adopted South Cambridgeshire Development Control Policies DPD (2007). The lighting details are required prior to the commencement of development to ensure that such details can be satisfactorily incorporated into the scheme.

(32) Unless otherwise agreed in writing by the local planning authority, any reserved matters application for layout shall be accompanied by a Waste Management & Minimisation Strategy (WMMS).

The Waste Management & Minimisation Strategy (WMMS) shall demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Document 2012 and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and commercial properties and contributing to sustainable development. The WMMS should include, but not be limited to, the following:

- a. A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- b. A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development

- c. Proposals for the management of municipal waste generated during the occupation stage of the development, to include
- the design, provision, management, maintenance and renewal of internal and external waste systems for the segregation, storage and collection of recyclables, non-recyclables and compostable materials e.g. internal storage caddies, external underground waste systems, wheeled bin system etc.
 - access to storage and/or collection points by users and waste collection vehicles
- d. Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- e. Arrangements for the commissioning of underground waste systems if appropriate, prior to occupation.
- f. Proposals for the design and provision of temporary community recycling (bring) facilities, including installation, ownership, on-going management and maintenance arrangements
- g. Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- h. A timetable for implementing all proposals
- i. Provision for monitoring the implementation of all proposals

No development shall take place within each phase of the development until the Waste Management & Minimisation Strategy (WMMS) for that phase of the development has been approved in writing by the Local Planning Authority. The approved strategy shall thereafter be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The approved facilities shall be provided prior to the occupation, use or opening for business of any building that will be used for residential, commercial or employment purposes and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

REASON: To ensure that waste is managed sustainably during the occupation of the development in accordance with National Planning Policy for Waste and objectives of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003). The condition is required pre-commencement to ensure that the play areas are adequately incorporated into the development.

(33) No development shall take place within each phase of the development until a scheme for the siting and design of the screened storage of refuse for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage for each dwelling shall be completed before that dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.

REASON. To provide for the screened storage of refuse in accordance with Policy DP/3 of the adopted Local Development Framework 2007. The scheme is required

pre-commencement to ensure that it is adequately incorporated into the development.

(34) There shall be no burning of any waste or other materials on site.

REASON: To protect the amenity of local residents in accordance with Policy NE/16 Emissions of the adopted South Cambridgeshire Local Development Framework Development Control Policies 2007.

(35) Prior to the commencement of development in each phase of development a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development shall be submitted to and approved in writing by the Local Planning Authority. The relevant phase of development shall subsequently be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/16- Emissions & DP/6- Construction Methods.

Landscaping/Trees/Biodiversity Conditions

(36) All applications for reserved matters shall include a plan detailing how the application accords with the quantum of strategic landscaping to be provided across the site as illustrated on plan CSA/2571/119 Rev F.

REASON: To ensure the provision of adequate strategic landscaping.

(37) No development within each phase of the development shall take place until full details of both hard and soft landscape works for that phase of the development have been submitted to and approved in writing by the Local Planning Authority. Submitted landscape details shall include plans, drawings and sections at an appropriate scale together with supporting text to describe the following:

- i) Details of existing landscape features on or adjacent to the site (ponds, ditches, footpaths, significant changes in level etc) showing those to be removed or retained, and proposals for the protection of retained landscape features during construction.
- ii) Details of existing vegetation on or adjacent to the site (trees, hedgerows, meadow, wetland planting etc) showing vegetation to be removed or retained, and proposals for the protection of retained vegetation during construction.
- iii) Details for all soft landscape areas, including specifications for all proposed trees, hedges, shrub and herbaceous planting, turfed and seeded areas and wetland or aquatic planting, including the precise location of all trees and planted areas, plant species, stock sizes, numbers, and planting and sowing rates.

- iv) Details of all hard landscape areas, including specifications for all proposed hard surfacing, boundary treatments, landscape structures, all street furniture, play or sports equipment and landscape lighting.
- v) Details of all proposed SUDS features and associated structures set within hard or soft landscape areas, including falls and gradients, and the expected depths of any areas of permanent water.
- vi) Details of the proposed methods and standards for the implementation of all soft landscape works, including specifications for ground preparation, soils, mulches, tree pit dimensions and tree staking or guying methods in soft areas, tree guards, landscape sundries and rabbit and deer protection.
- vii) Details of the proposed methods and standards for the implementation of all hard landscape works, including specifications for ground preparation, subgrade construction, and tree pit dimensions and tree staking or guying methods in hard areas.
- viii) Details of the proposed establishment, maintenance and aftercare for all trees, plants and soft landscape areas.
- ix) Details of the proposed maintenance and aftercare of all hard landscape elements
- x) Details of the proposed maintenance and aftercare of all SUDS areas.

All hard and soft landscape works shall be carried out in accordance with the approved details. All landscape works, including areas of structural landscape, public open space and landscape within SUDS areas, shall be completed prior to the occupation of any part of the development, or in accordance with a phased programme agreed in writing with the Local Planning Authority.

REASON. To ensure that retained existing hard and soft landscape elements are protected during construction and that the implementation and management of proposed hard and soft landscape elements are successfully co-ordinated with the construction process. To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007. Details of landscaping are required prior to the commencement of development to ensure that landscaping can be satisfactorily incorporated into the scheme.

(38) All soft landscape areas shall be monitored annually for a period of five years from completion. If within a period of five years from the completion of the soft landscaping works, any tree, shrub or plant, or area of turf is removed, uprooted, dies, becomes significantly diseased or fails to exhibit reasonable growth, then a replacement tree shrub or plant or area of turf of the same species and specification as the original shall be provided in the same location during the current or next available planting season, unless the Local Planning Authority gives its written consent to any variation.

REASON. To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.

(39) Prior to the occupation of any dwellings a scheme for the provision, maintenance and management of four replacement oak trees (in accordance with approved plan CSA/2571/125) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of a timeline for works and shall also include details of watering during dry weather and in the growing season. The maintenance and management of the four replacement oak trees shall occur for a period of at least five years unless otherwise agreed in writing by the Local Planning Authority.

REASON. To ensure adequate mitigation for the loss of two oak trees along the Ridgeway in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.

(40) Prior to the commencement of development a woodland planting scheme for the provision, management and maintenance of off-site native woodland, in accordance with drawing no. CSA/2571/123 Rev B, shall be submitted to and approved in writing by the Local Planning Authority. The approved woodland planting scheme shall include a timeline for implementation and shall be fully implemented in accordance with the approved details.

REASON. To ensure the adequate protection of the Papworth Wood SSSI in accordance with Policies NE/6 and NE/7 of the adopted Local Development Framework 2007. Details of the woodland planting scheme are required prior to the commencement of development to ensure that there is adequate time for planted trees to mature before first occupations in order to provide the required mitigation to the SSSI.

(41) All reserved matters applications for layout, where residential dwellings are to be provided, shall include a plan illustrating the provision of Schwegler Swift Boxes on 10% of dwellings and the provision of Schwegler Sparrow Terraces on a further 10% of dwellings.

The Swift Boxes and Sparrow Terraces shall be fully installed before the occupation of each dwelling identified for ecological enhancement, and shall meet the following criteria unless otherwise agreed in writing by the Local Planning Authority:

For Swift Boxes:

- 1) Be located a minimum of 5m above ground floor level;
- 2) Be located beneath the eaves of the dwelling identified on the above plan and be as close to the eaves of the specified dwellings as possible;
- 3) Be built-in to the specified dwellings (not externally fixed).

For Sparrow Terraces:

- 1) Be located a minimum of 3.5m above the ground.
- 2) Be located in a position so as to avoid the full heat of the mid-day and afternoon sun.
- 3) Be built-in to the specified dwellings (not externally fixed)

REASON: To ensure adequate ecological enhancement at the site in accordance with Policy NE/6 of the adopted Local Development Framework 2007.

(42) No works or development shall be carried out in each phase of the development until the local planning authority has approved in writing a tree protection plan and strategy for existing trees to be retained in that phase and/or any other tree that might be affected during the construction of that phase of the development in accordance with British Standard BS5837. The tree protection plan and strategy that shall be based upon the detailed final layout of that phase of the proposed development. All works in each phase of development shall be carried out in accordance with the approved tree protection plan and strategy for that phase.

REASON. To ensure that trees are protected on site with regard to the adopted Trees and development sites SPD (2009). The condition is required before the commencement of works to ensure that no existing trees are harmed by works on site.

(43) The protection of any tree to be retained in accordance with the approved plans and particulars shall be achieved as follows:

(a) no equipment, machinery or materials shall be brought onto the site for the purposes of the development until such time as tree protection fencing and other tree protection measures that may be prescribed in the approved tree protection plan and strategy (condition 1) has been erected;

(b) if the tree protection measures are broken or removed during the course of carrying out the development it shall be promptly repaired or replaced to the satisfaction of the local planning authority;

(c) the tree protection measures shall be maintained in position to the satisfaction of the local planning authority until all equipment, machinery and materials have been moved from the site; and

(d) within any area physically excluded by the tree protection measures in this condition, nothing shall be stored, placed or disposed of on above or below the ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority.

REASON. To ensure that trees are protected on site in accordance with the adopted Trees and development sites SPD (2009).

(44) No works or development shall be carried out until the local planning authority has approved in writing a soft landscaping and tree planting scheme for the strategic landscaping elements of the development. The scheme shall include a five-year management plan and specification for the care and maintenance of the approved soft landscaping scheme which shall include watering, nutrition, mulching, weed control, formative pruning, maintenance of supporting hardware and fittings.

The approved landscaping scheme shall be completed within the planting season (October to March) following first occupation of a dwelling on the development.

The approved soft landscaping management plan shall apply for a period of five years and shall come into effect and be implemented from the date of the planting of the approved soft landscaping scheme.

REASON. To ensure adequate landscaping on site in accordance with the adopted Landscape in new developments SPD (2010). The condition is required prior to the commencement of works to ensure that strategic landscaping is satisfactorily incorporated in to the development.

(45) If, within a period of five years from the completion of the development, any of the trees or shrubs retained in accordance with the approved tree protection plan and strategy or planted in accordance with the approved soft landscaping scheme, or any tree or shrub planted as a replacement for any of those trees or shrubs, is cut down, felled, uprooted, removed or destroyed, or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective,

(a) the local planning authority shall be notified as soon as reasonably practicable; and

(b) another tree or shrub of the same species and size shall be planted at the same location, at a time agreed in writing by the local planning authority, unless the local planning authority agrees in writing to dispense with or vary the requirement.

REASON. To ensure adequate landscaping on site in accordance with the adopted Landscape in new developments SPD (2010).

Highways Conditions

(46) Prior to the first occupation of the development an Interim Residential Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Residential Travel Plan shall contain details of the following:

- a package of measures for reducing the number of vehicle trips to the site;
- reference to the Nursery Development Travel Plan,
- details of phasing for implementation and details of an ongoing programme of monitoring, review and targets for reductions in car use including details of its management and coordination details (monitoring and review shall include the submission of annual travel plan update report for the approval of the Local Planning Authority which contains the results of annually repeated travel surveys and demonstrates progress towards meeting targets);

REASON: to reduce the number of motorised vehicle trips to the site.

(47) No building on the nursery development shall be occupied until a site specific Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain details of:

- a package of measures for reducing the number of vehicle trips to the site;
- reference to the Residential Travel Plan;
- details of phasing for implementation and details of an ongoing programme of monitoring, review and targets for reductions in car use including details of its management and coordination details (monitoring and review shall include the submission of annual travel plan update report for the approval of the Local Planning Authority which contains the results of annually repeated travel surveys and demonstrates progress towards meeting targets);

REASON: to reduce the number of motorised vehicle trips to the nursery site. No demolition or construction works shall commence on site for each phase of development until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

(48)

- (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
- (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
- (iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
- (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.

All works on each phase of development shall be carried out in accordance with the relevant approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON: in the interests of highway safety.

(49) The levels of the proposed accesses to the site shall be constructed so that no private water from the site drains across or onto the adopted public highway.

REASON: for the safe and effective operation of the highway

(50) Prior to the first occupation of any dwellings in respect to each phase of development, a Parking Management Strategy for both motorised vehicles (based on an average of 2 spaces per dwelling) and cycles shall be submitted to and approved in writing by the Local Planning Authority.

All phases of development shall be constructed in accordance with the approved Parking Management Strategy, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that there is adequate provision of parking across to take into account the needs of residents, visitors, without resulting in on street parking congestion and inappropriate parking.

(51) Before the first occupation of any dwellings on site the applicant shall submit a scheme detailing where dropped kerbs will be provided on highways land in the vicinity of the area for approval in writing by the Local Planning Authority. The approved scheme shall include but not be limited to phasing details for the completion of the works and details of the provision of a Safer Route to School. All works shall be carried out in accordance with the approved details.

REASON: for the safe and effective operation of the highway.

(52) Prior to the first occupation of any dwelling a scheme to upgrade the section of Public Footpath No. 4, as illustrated on Drawing No. 616357/L/001 Rev P2 (Footpath Upgrade & Street Lighting GA) shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include a phasing programme for the delivery of the works and the pathway shall be upgraded in accordance with the approved programme of delivery. The pathway shall be upgraded in accordance

with the surfacing detailed in Appendix 11 Type A of the Housing Estate Road Construction Specification (June 2013) by Cambridgeshire County Council.

REASON. To ensure improved links are provided from the site to the centre of Papworth to encourage future residents to walk to nearby services.

(53) Prior to the first occupation of any dwelling, a scheme to upgrade the section of Public Footpath No. 3, as illustrated on drawing no. 616646/SK20, shall be submitted to and approved in writing by the Local Planning Authority. The scheme of upgraded works shall relate to the resurfacing of the footpath (and widening to 2m where the footpath is located within the application site) and shall accord with the construction specification detailed in Appendix 11 Type A of the Housing Estate Road Construction Specification (June 2013) by Cambridgeshire County Council . The submitted scheme shall also include a phasing programme for the delivery of the improvement works. The pathway shall thereafter be upgraded in accordance with the approved programme of delivery unless otherwise agreed in writing.

REASON. To ensure existing footpaths across the application site are adequately upgraded to address the increased footfall from the development.

(54) Prior to the construction of any access to the application site details shall be submitted to the Local Planning Authority for approval in writing to illustrate the enabling of a fire tender to run over the proposed carriageway. All works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure adequate provision for fire tenders.

(55) All garages shall have minimum internal measurements of 3.3m by 6.1m unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that garages are of an adequate size to accommodate a motor vehicle.

Agenda report paragraph number 193 - Informatives

List of draft informatives provided below:

(a) All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used. Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

(b) Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor

designed compatible with the site being drained. Roof water shall not pass through the interceptor.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

(c) The gradient of a swale should not exceed 1:3, as detailed in the CIRIA SuDS Manual (C753). It will be difficult to maintain the swales, if the slopes are too steep. Furthermore a gentle slope is required in order to provide water quality treatment before surface water enters the attenuation basins.

The applicant has proposed the use of a sediment forebay within the attenuation basins, which is supported. It may be beneficial to provide a sediment forebay to capture sediments from all inlet pipes. The applicant has detailed that the use of permeable paving may be feasible on site and are encouraged to provide further source control and water treatment through the use of such SuDS features.

(d) The number and location of Fire Hydrants will be determined following Risk Assessment and with reference to guidance contained within the 'National Guidance Document on the Provision of Water for Fire Fighting' 3rd Edition, published January 2007.

(e) During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

(f) Careful consideration should be given to any noise mitigation methods such as noise insulation or consideration of orientating habitable/sensitive rooms to minimise the affects of road traffic noise generated by traffic using the primary routes in to meet the standards in BS8233:2014.

(g) With regard to the foul water pumping stations it is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the equipment, is kept, and is available for inspection by officers of the Local Planning Authority, to facilitate monitoring of compliance with this condition.

(h) If a noise / vibration assessment and or noise insulation scheme is required due regard should be given to current government / industry standards, best practice and guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise" downloadable from:

<http://www.scambs.gov.uk/sites/www.scambs.gov.uk/files/documents/Adopted%20esign%20Guide%20SPD%20FINAL%20%28Appendices%29.pdf>

(i) Any air quality assessment should be in accordance with industry best practice and due regard should be given to South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & Appendix 4: Air Quality: downloadable from:

<http://www.scambs.gov.uk/sites/www.scambs.gov.uk/files/documents/Adopted%20esign%20Guide%20SPD%20FINAL%20%28Appendices%29.pdf>

(j) Contaminated land should be considered and assessed in accordance with government / industry best practice and technical guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & Appendix 5: Development of Potentially Contaminated Sites, downloadable from:

<http://www.scambs.gov.uk/content/district-design-guide-spd>

(k) Pursuant to Condition XX 'Construction Environmental Management Plan' earthworks, volumes and all off site movements, including conformation that material is fit for purpose should include contractor's access/storage/holding areas and temporary recycling facilities and the potential for a concrete crusher.

Dust: Due regard should be given to the following:

- Mayor of London: The control of dust and emissions from construction and demolition Best Practice Guidance, dated November 2006.
- The Institute of Air Quality Management (IAQM) documents:
- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites - 2012
- Guidance on the Assessment of the Impacts of Construction on Air Quality and the Determination of their Significance, January 2012

Noise and vibration (including piling) impact/prediction assessment, monitoring, recording protocols and consideration of mitigation measures should be in accordance with BS 5228:2009 – Code of Practice for Noise and Vibration Control on Construction and Open Sites: Parts 1 (Noise) and 2 (Vibration) (or as superseded) including the use of best practical means to minimise noise and vibration disturbance from construction works and BS 6472-1 2008 Guide to evaluation of human exposure to vibration in buildings. Vibration sources other than blasting.

It is paramount that there is a commitment to consider not only existing residential but any phased residential that forms part of the development itself and need to protect the amenity of such early noise sensitive phases that will be subject to on-going construction noise. In addition to the vibration limit levels referenced in BS 6472-1 2008 it should be noted that guidance on the nuisance effects of vibration is provided in BS 5228-2 Annex B, with reference to estimating peak particle velocity (ppv) values particularly relevant to due to construction works on.

Whilst it may not be necessary to undertake continuous noise and vibration monitoring agreement should be reached on when it will be undertaken. For example spot noise checks could be undertaken on a regular basis at site boundary locations closest to residential.

Longer Term Continuous Monitoring of noise and vibration should be undertaken when

- Agreed target levels are likely to be exceeded by prediction
- Upon receipt of substantiated complaints
- At the request of the Local Planning Authority / Environmental Health following any justified complaints

Soil Handling: Separate storage areas should be adopted on site for different types of material (recycling, imported, hazardous etc.).

In relation to any contaminated land condition requirements a Soil Management Plan (SMP) for the site is required. SMP are required for each phase of the development and should be submitted with each reserved matters application. The SMP should include the following details:

- Strict chain of evidence should be kept for any material recycled on site. It should demonstrate where the material originated from and where it was subsequently placed. Depending on the source of the material further chemical testing may be required. Contaminated material will not be recycled around the proposed landscaped/private garden areas.
- Any material imported on site should be tested for a full suite of contaminants including metals and petroleum hydrocarbons. The results of the chemical testing should be forwarded to the Local Authority for review prior to soil importation.
- Any material imported for landscaping should be tested and certified in accordance with the relevant BS eg BS3882 2007 or subsequent replacements. Material imported for other purposes could be tested at a lower frequency (justification and prior approval for the adopted rate by the Local Authority is required). If the material originates from a 'clean source' the developer should contact the Environmental Quality and Growth team for further advice.

Site Lighting: should be in accordance with the requirements of the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" and recommendations listed in the Clean Neighbourhoods and Environment Act, 2005.

(l) General Environmental Health informative advice: -

- i. The Food & Health & Safety Team at South Cambridgeshire District Council should be contacted for advice concerning any proposed school kitchen premises design/layout, Food Law requirements and Food Premises Registration (Tel No: 01954 713111).
- ii. Anglia Water (Tel No: 0800 145145) should be contacted regarding the installation of a grease trap for the foul water. If drains are to be altered the foul water from the kitchen should be passed through fat/oil/grease interceptor facilities (prior to entering any shared private drain and/or the public sewer), designed and constructed to the satisfaction of the Local Planning Authority (LPA).
- iii. The applicant should have consideration of the South Cambridgeshire District Council Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & associated appendices: link- <http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SPDs/DistrictDesignGuideSPD.htm>
- iv. All relevant precautions should be taken to minimise the potential for disturbance to neighbouring residents in terms of noise and dust during the construction phases of development. This should include the use of water suppression for any stone or brick cutting and advising neighbours in advance of any particularly noisy works. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information the applicant should contact the Environmental Health Service.

(m) For any conditions related to and which may require a noise / vibration assessment and or a noise insulation scheme, due regard should be given to Planning Policy Guidance 24 (PPG 24): Planning and Noise and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise"

<http://www.scambs.gov.uk/Environment/Planning/DistrictPlanning/LocalDevelopmentFramework/SPDs/DistrictDesignGuideSPD.htm>

(n) External lighting impact shall be assessed in accordance with The Institute of Lighting Professionals' "Guidance Notes for the Reduction of Obtrusive Light GN01:2011".

(o) The granting of a planning permission does not constitute a permission or licence to the applicant to carry out any works within, or disturbance of, or interference with, the Public Highway, and a separate permission must be sought from the Highway Authority for such works.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)

Contact Officer: James Stone- Principal Planner
Telephone: (01954) 712904

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Objection to proposed development at The Ridgeway, Papworth Everard (application number: S/2647/15/OL) on the grounds of adverse affect on local traffic

Robert Butcher, 11 Old Pinewood Way, Papworth Everard, Cambridge, CB23 3GT

My wife and I have lived in Papworth Everard for nearly 15 years. We were attracted to the village by its good connections to both Cambridge and London.

For the past 12 years I have been commuting by rail to London from St Neots station, leaving my house at 6:55 in the morning. Until a few years ago I would drive to St Neots by heading south on the A1198 and then turning right onto the A428 at the Caxton Gibbet roundabout. However, these days the Caxton Gibbet roundabout is just too busy even at this time of morning. Also, due to heavy traffic on the single carriageway section of the A428, it is too dangerous to turn right from the B1040. Instead, I now drive along the minor road through the villages of Yelling and Toseland. Other residents and local cab drivers can confirm that they also use this route in the mornings.

This road is not designed to take a large volume of traffic. Aside from parked cars in the villages themselves, in places the road is so narrow that cars travelling in opposite directions may only pass by mounting the verge. The problem is acknowledged; over the past year a reduced speed limit has been introduced in Toseland and traffic calming has been introduced in Yelling.

My wife works in the centre of Cambridge and commutes by car. She leaves the house at 8am (as soon as our children have left for school). A few years ago she would head south out of the village on the A1198, turning left onto the A428 at Caxton Gibbet. These days, however, due to the congestion at this roundabout, she instead heads north out of the village on the B1040 before turning right into Rogues Lane and through the village of Elsworth, joining the A428 at Cambourne. Again, this is a minor road unsuitable for heavy traffic, but this is the route generally used by residents heading east in the mornings.

The Ridgeway development application includes many pages of statistics and surveys relating to traffic in the village. The conclusion of the traffic surveys is that the A428 roundabout at Caxton Gibbet is over capacity (hence the queues) but that the development will only increase the problem by 1% so is inconsequential. **However, not once does it mention the fact that residents are relying on these minor roads in order to get to work.** I believe this is due to the fact that the surveys only noted the volume of traffic leaving the bypass onto the B1040 (both north and south) and therefore missed the fact that cars were turning off the major roads a few yards further on.

Even without the proposed development, the village will soon be subject to fundamental change. With the Papworth Hospital relocating to the Addenbrookes site, the village will be losing its only major employer. Many of Papworth's residents who work at the hospital are currently in the fortunate position of being able to walk to work. With the hospital gone, those residents will become commuters. The future of the site is currently unknown it is possible that at least some of the land may be converted to residential use (for example I understand that there is an option to convert the wards into apartments). As a result, the volume of traffic leaving the village at peak time will almost certainly increase substantially.

In summary, I consider that Papworth Everard already has severe traffic problems that are not correctly recognised by the application. As a result, the Ridgeway Development would affect traffic proportionally more than the surveys suggest. Forthcoming changes to the village already present enough of a challenge for our local road network.

I would propose that the Ridgeway planning application (and any further Greenfield expansion of the village) is rejected until the congestion at the Caxton Gibbet roundabout is alleviated and the full impact of the hospital closure is understood.

Ref: S/2647/15/OL Land to the East of Old Pinewood Way and Ridgeway, Papworth Everard

Dear Ian,

As you may already be aware, I (along with many others in the village), am a strong objector to the proposed housing development on the Ridgeway.

I understand from speaking with fellow villagers that only one 'objector' can speak at the forthcoming planning committee meeting which is a shame as a number of us had planned to speak in opposition.

Nevertheless, I understand that I can add an additional objection letter, which can be included within the discussion material and therefore I am submitting this email for that purpose. I have previously sent communications to oppose the development and I hope you already have record of these. Therefore, here, I would like to focus on one aspect that I find deeply upsetting and which would have a huge impact on my family, and all other families in the village, if the proposed development went ahead: our children's schooling and welfare.

Being a working Mum with young children I find the proposed development ludicrous given the time that I already need to wake up my children (aged 5 and 7) so that we are all out of the house by 7.30am in the morning, for an 8.30am start at work on the Cambridge Science Park. The Out of School Club itself only opens at 7.30am and therefore any more traffic on the roads will mean that myself, and all working mothers who I see toing and froing on our commutes to work, will need childcare to open earlier and earlier. This is something that I do not wish for! I do not wish for my children to have even longer days in childcare than they have already.

To add to this, the only way that this development could even be proposed at all is by a huge, large scale expansion of the primary school in the village, Pendragon Community Primary. Again, this thought is hugely upsetting as it will change the school beyond recognition and will alter the format of using communal areas such as the canteen and the school's hall, for sports and assemblies. Already there are restrictions on using the canteen at lunchtime (which means that my two children are separated as they are in different years) and all but the Friday assemblies have been recently split so that, again, my children don't see each other. Any development of the school to cater for further children (beyond those already planned with the completion of new houses on the Summersfield site and the Church Lane site) will drastically alter the school for the worse. And let's not forget that this school is already over subscribed year on year since the Summersfield development was initiated.

To add to this, the only way that the school site can expand is by building on the school's playing field. It could almost be laughable (as it's such an incredibly ludicrous idea!) if it wasn't so tragically deleterious for the children! At a time when we're seeing the ever increasing rise of the Type 2 diabetes epidemic and projects such as 'walk to school' created to tackle this exact issue, this development proposes to slash the school's playing field to a fraction of its current size to build more classes. Who in their right mind would think this to be an acceptable and feasible suggestion? Not only is this a fantastic area for the school children to exercise and run around during the school day but it is also a valuable resource for exercising pre-school and after-school children, such as mine.

Based on the above, and the wealth of additional reasons to oppose this development such as previously expressed concerns on the topics of increased traffic, insufficient site drainage, increased sewage, insufficient highway safety (for school children in particular), detrimental effect on nature/conservation, insufficient parking, and a jarring feature on the landscape that will be seen for miles and miles, I strongly object to this development.

Please ensure the committee members review my objection as part of the Committee Meeting next Wednesday. Many thanks

Yours faithfully
Beverly Walker
13 Old Pinewood Way, Papworth Everard

Dear Ian

I understand that we can still register objections for this planning application until 1pm today.

All of my previous objections, sent to James Stone are still valid and still apply. However I would like the following points to be put to the planning committee as well:

I am familiar with the fact that the South Cambs Local Plan has not been signed off yet by the Government and therefore the South Cambs Development Framework 2007 remains relevant. I am completely failing to understand how the following objectives have been met for this planning application:

9. *Objective ST/e* states that SCDC aims to protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development is in keeping with its size, character and function and that buildings and open spaces which create their character are maintained and where possible enhanced. - I would argue that the scale, size and housing density of this proposed development are not in keeping with the character of the village.

Objective ST/j aims to ensure that the district's built and natural heritage is protected and that new development protects and enhances key characteristics including the character of the landscape. - as I have stated previously in my letter of objection, the existing houses in Old Pinewood Way and Woodhead Place are hidden in a dip and not visible from the ridge which goes along to Elsworth. The new development (unless 20 metre evergreen trees are to be planted?) will be highly visible and completely change the character of the landscape.

Objective ST/k aims to ensure that the district's built and natural heritage is protected and that new development protects and enhances key characteristics including the character of the landscape.

Policy ST/5 Minor Rural Centres identifies Papworth Everard as a Minor Rural Centre. The policy states that residential development, up to an indicative maximum scheme size of 30 dwellings, will be permitted within the village frameworks (Policy DP/7). Larger schemes will be subject to assessment against further policies to make sure that the appropriate facilities are available within the village to support the development. - This proposed development is clearly not within the village framework and there is not adequate schooling space, GP availability or other facilities in the village.

Development Control Policies, Adopted July 2007•

Policy DP/3 Development Criteria sets out the criteria new development must meet in order to obtain planning permission, including not having an unacceptable adverse impact on the countryside, landscape character or village character, among other

topics. - I, and the other 150-200 villagers who attended a public meeting on Friday night strongly believe this development will have a massive adverse impact on the countryside, landscape character and village character. How is this decided? Who makes this decision and based on what?

Policy DP/7 Development Frameworks states that outside a village settlement, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. - this land is outside the village settlement and therefore should not be considered for housing development.

Policy NE/4 Landscape Character Areas states that development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located.

I am also very familiar with the SHLAA 2013 report which clearly states that 'development of this site would have a significant, adverse impact on the landscape and townscape of the area', 'the site is not capable of providing residential development taking account of site factors and constraints' and 'the site has no development potential'.

The (SHLAA) assessment identifies a number of impacts that development at the Site would bring about that it considers cannot be mitigated. In terms of landscape impacts, the assessment states that:

“Development of this site would have a significant adverse impact on the landscape and townscape of the area, as the site is located on a ridge and therefore any built development would be a prominent, harsh edge to the village in the wide views across the undulating arable fields. Development of the site would also change the strong linear character of the village.”

I cannot see (and I am not the only one) how all of this can be completely ignored by planning.

Kind regards
Sharon Mathewson
31 Old Pinewood Way
Papworth Everard
[CB23 3GT](#)

Sent from my iPad

Hi,

Please find below a final written objection for Planning Committee - S/2647/15/OL - Papworth Everard.

I am submitting a further objection letter the Planning Committee because the points made in my original objection letter, dated 17th November 2015, have not been represented in the Planning Officer's report.

In my objection letter I highlighted the fact that the "Landscape and Visual Appraisal" report has focussed on the views of the development from surrounding areas but has not covered the loss of panoramic views from the footpath adjacent to the development.

There has been no mention in the Planning Officer's report about the shortcomings of the "Landscape and Visual Appraisal" report and no attempt made by the developer to correct the report.

Papworth has a higher than average proportion of residents with long term sickness and disability compared to the district wide average. The site is the only site that can easily and safely be accessed by residents of the village to enjoy views of the countryside and it currently provides a 360 degree panoramic view.

I hope that on the site visit, it is a clear day so you can really enjoy the view.

As stated in the agenda pack "Significant negative impact on landscape character, no satisfactory mitigation measures possible". The response of "Landscape impact can be mitigated at the site;" is simply not true. You cannot make the houses invisible, they sit on the top of the ridge. The 360 degree views, once lost, cannot be replaced.

In a previous report, I quote 'Council rejected the site as it is very visible within wide-open Vistas' and "Development beyond the existing boundary would be onto higher more exposed land with a rural open character.'

Cambridge & Peterborough Campaign to Protect Rural England objects. The scheme size is inappropriate for the village.

This development goes against the Local Plan and goes against the views of the Parish council. With 135 letters of objection and only 2 in support, the weight of objection against this development is clear.

Regards,
Bruce Mathewson
31 Old Pinewood Way
Papworth Everard
CB23 3GT

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15th November 2015

37 Old Pinewood Way
Papworth Everard
Cambridge
CB23 3GT

Mr J Stone
The Planning Department
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge, CB23 6EA

Email: jmdavis.ok@gmail.com
Tel: 07813 894290

Dear Mr Stone

S/2647/15/OL: Residential Development at Land East of Ridgeway and Old Pinewood Way, Papworth Everard

I am writing to object to the outline planning application above – whilst the proposal is very detailed and clearly the applicant has spent considerable time and money with their retained consultants, their objectivity should be questioned and a number of material factors have not been considered adequately or with sufficient local detail / knowledge.

My objection is in three parts:

- 1. Impact on local residents, including access to the site**
- 2. Impact of village infrastructure**
- 3. Lack of consideration of wider factors, such as Local Development Plan and other development sites**

As a previous purchaser of a new-build Bloor home in Northamptonshire, I have no doubts about the design, workmanship and build quality in their developments. However, on this occasion the factors combine to make this an inappropriate time, location and design – I would therefore suggest that planning consent should be declined

1. Impact on Local Residents

a. **Access to Site:** the access along Wood Lane is severely constricted with:

- parked cars
- numerous junctions (4 junctions in the space of 100 metres)
- driveways and a block of garages, with vehicles reversing onto the carriageway
- traffic calming, with cars parked between the chicanes at most times
- there is a single narrow pavement, yet Wood Lane is a key road for children of all ages to reach the centre of the village for school buses or access to the primary school

An approximate quadrupling of traffic (4 times the number of properties as on Old Pinewood Way, before additional nursery traffic is considered) would cause **danger, delays and disruption** at peak times. Pendragon Hill is not a suitable access route either. This is without taking any consideration of **2-3 years' of mixed construction traffic**.

b. **Traffic volumes:** the supplied automated **traffic survey data is flawed** by taking summer days (June / July) when people have a higher tendency to walk within the village (or be on holiday). Also, the counted traffic survey on 5th March 2015 was a dry day – again, **wet weather considerably increases traffic volumes**. Also, the assumptions on how traffic volume would increase is **flawed by assuming 2011 Census Data** average for population and employment commuting trends in Papworth – as I explain later,

with no prospect of further employment within the village and inadequate public transport provision, the frequency of car journeys (with or without children) will be vastly higher than those assumed.

- c. **Emergency Vehicles:** whilst the traffic diagrams show that a fire engine could swing wide enough to access the site, this assumes that there **are no parked cars along Ridgeway, which cannot be guaranteed** – nor is it reasonable to put double-yellow lines outside the properties here to ensure access to turn into the proposed development

- d. **Nursery provision:** whilst additional childcare may be needed in the village, adding a nursey into a new housing development and alongside existing homes will **create additional noise** (which has not been assessed – children in large numbers playing outside generates considerable noise). It is noted that significant numbers of people work from home - they will be adversely impacted. Also, the transport assessment assumes that one-third of children will be dropped via a pedestrian journey – this assumption is flawed as it **fails to take account of the proportion of working parents** who will use the nursery facilities (i.e. higher than average, as they will drop their children in their car on the way to work) and also the location of the **proposed nursery being well away from the main transport links and existing primary school, meaning that car journeys will represent significantly more than the number shown and assumed** – this generates further traffic along Wood Lane, which will introduce considerable **2-way flows at peak times**, through a single lane stretch of road, thereby exacerbating congestion.

- e. **Residential Amenity:** all the existing residences of Ridgeway, Old Pinewood Way and Woodhead Place will be adversely impact by being **overlooked and a loss of privacy**. The tree planting in some areas will partially negate this during spring/summer, when trees are in leaf, but most of the planting is at low level and therefore privacy into the existing houses' windows and gardens will be heavily impacted. The **existing residences have a right to continued privacy and the quiet outlook they currently enjoy** – this will be removed when 215 houses, in a considerably higher density than existing housing, are placed adjacent to them

- f. Having **two foul water pumping stations** and an attenuation pond adjacent to a residential area is both inappropriate and dangerous, with **odours, noise and risk to children of deep water in a leisure area**. These intrusions are also very close to protected, ancient woodland.

2. Impact on village infrastructure

- a. **Schools:** Pendragon Primary School in the village is now over-subscribed, with children from the village failing to gain entry to the school – this is before the remaining homes being built at the Summers Field development are completed and occupied. Even if the school could be extended further on the existing site, the access along Varrier Jones Drive is chaotic at peak times. The unfortunate residents of Varrier Jones Drive and the roads leading from it strive to avoid the 8.20am – 9.00am period each morning, to get around the gridlock and road-rage that can be regularly experienced (particularly during inclement weather).
The catchment secondary school (Swavesey Village College) is also at capacity (despite an extra intake class being added in the last year) – alternative schooling would need to be found for the significant numbers of children who would be living on the Ridgeway development.

- b. **Employment:** With the impending move of Papworth Hospital out of the village to the Addenbrookes Biomedical Campus, employment opportunities in the village will be vastly reduced, meaning that new residents in Papworth Everard will be forced to commute to their workplaces – this has substantial impacts on the existing infrastructure:

- c. **Public Transport:** the provision in Papworth Everard of public transport is severely limited – there is **one bus route for commuters / students to Cambridge** with a **single peak-time bus leaving the village at 7.28am** – after which, the next service leaves the village at 9.23am. At the other end of the day, the last bus leaves Cambridge for Papworth at 6.05pm, meaning that for most working people, where working hours need some flexibility; this is far from an ideal situation. The provision of buses to / from Papworth has diminished over recent years, so there is not any realistic likelihood of this increasing – even with the additional bus service proposed, from recent experience, **take-up is likely to be severely limited and unless the subsidy is continued indefinitely, the service will be unviable** – the traffic situation means that commuters to Cambridge have to have **flexibility to get them to the door of their workplace**, rather than the constraints of a bus service (which will be **considerably slower** than the equivalent car journey, due to additional stops / detours to villages)
- d. **Road Links:** Papworth Everard has benefitted from the bypass built a few years ago – however, it is **effectively marooned within the overstretched networks of the A1198 and A428**, even when things are running smoothly. As most employment opportunities are towards Cambridge, commuters must endure the A1198 south from the village towards Caxton Gibbet roundabout for the intersection at the A428. This whole route is made up of solid traffic stretching back into the village adjacent to Summers Field / Papworth Business Park and also back along the bypass. It typically takes **30-40 minutes to get from the back of this queue out onto the A428** – further traffic from the village would only exacerbate this situation. When there are traffic problems on the A1 or A14, the **gridlock round the village** can occur at any time of day, with the A1198 being the primary alternative north-south route through Cambridgeshire – this happens with surprising regularity and is dangerous to the residents of Papworth, Cambourne and surrounding villages due to the miles of blocked single-carriageway roads that occur (emergency access is severely restricted)
- e. **Doctors Surgery:** I cannot comment fully on the healthcare provision in the village. The Papworth Surgery has already been extended once, so I suspect there is **not room for further expansion on-site**. Whilst access to appointments is currently acceptable, I would expect that a further 750 people in the village would take things over-capacity, particularly given the greater than average demands of some residents within Papworth.
- f. **Services and Utilities:** I have limited knowledge of the provision of water, electricity, gas and sewerage services within the village. What I can say is that are regular odour issues with the existing volumes of waste being processed at the sewage works at the northern end of the village.

3. Consideration of Other Factors

- a. **Local Plan:** Papworth has had a local development plan in place for many years. This has provided **guidance to residents, developers and land-owners over the last 2 decades** as to what they might expect in their community and environment. By proposing a development outside this zone, the proposer and land-owner are seeking an opportunistic profit, without any advantage to the village community, and indeed, **puts at risk the very village that they seek to add to**. I understand that **South Cambridgeshire District Council** have declined to approve development / planning opportunities on this site on more than one occasion over recent years.
- b. **Residential Development within Papworth:** there are a number of suitable **development areas within the existing boundaries of the village and closer to local amenities**, without having to draw traffic / residents up a small feeder road (Wood Lane). These are both green-field and brown-field/reclaimed

land – these should be **explored and developed first**, and certainly before any future development on agricultural land in Papworth is considered for permission. Also, with the closure / transfer of Papworth Hospital considerable development land in the centre of the village is likely to become available – hence the **timing of the Ridgeway development is ill-considered** given that a more central residential development may be possible. Note that all of the above ignores the impact I have highlighted in section 2 of the burden of further development in the village.

- c. **Other Residential Development Land in South Cambridgeshire:** Cambourne has more widespread opportunities, with thousands of houses planned for both **West Cambourne and Bourn Airfield**. Also, **Northstowe** is being planned from the outset **for long-term viability and sustainability**, with the **appropriate transport links and infrastructure** being considered as part of the development, rather than trying to add opportunities onto existing villages

In conclusion, I would respectfully suggest that if Bloor Homes feels that more houses should be built in South Cambridgeshire, it should explore the options outlined above – no doubt the land costs in these locations will be higher than at Papworth.

The claim on their *Ridgeway* website that Papworth offers a “sustainable development” location with access to a “number of facilities including a school, doctor’s surgery and public transportation” is frankly inaccurate currently and will be stretched beyond breaking point with an additional 215 homes in the village.

I would implore South Cambridgeshire District Council and its Planning Committee to reject this outline planning application as it undermines the fabric of the existing village community in so many ways. I would be willing to speak to any member of the council / planning committee to explain my views and any detail more fully.

I look forward to receiving your response to my letter.

Yours sincerely



Jonathan Davis

With copies to:

Heidi Allen MP (South Cambridgeshire)

Papworth Everard Parish Council – Clerk and Assistant Clerk

Chris Howlett (local councillor)

Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 November 2016

AUTHOR/S: Head of Development Management

Application Number / type of application:	S/1745/16/OL / Outline planning application
Parish(es):	Bassingbourn
Proposal:	Outline planning permission for development of up to 30 dwellings, additional parking for Bassingbourn Surgery including vehicular access, pedestrian links, public open space, drainage, landscaping and associated works. All matters reserved except for access.
Recommendation:	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 151 of the report.
Material considerations:	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village edge and surrounding landscape Ecology Public Right of Way Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Provision of formal and informal open space Section 106 Contributions
Site address:	Land East of Spring Lane, Bassingbourn
Applicant(s):	E. W. Pepper Limited
Date on which application received:	01 July 2016
Site Visit:	01 November 2016
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Bassingbourn Parish Council and approval would represent a departure from the Local

Date by which decision due: 02 November 2016 (agreed extension)

A. Update to the report

Paragraph 9 of the main report details the comments made by Bassingbourn Parish Council in relation to the initial consultation. Since that time the Parish Council were included in the re-consultation on the additional information received in relation to drainage and transport.

On 27 October 2016, the Parish Council submitted additional comments which are as follows:

The emerging Local Plan is now in its final stages, being examined by an Inspector and the policies within the document demonstrate a five year supply of housing land. Significant weight should therefore be attached to this in the decision making process. The site lies outside of the village framework as defined in the emerging Local Plan and should be refused.

The application is considered to be premature and would prejudice the emerging Local Plan objective of prioritising development in the Cambridge fringe areas and new settlements.

Whilst the proposed development site is in flood zone 1 (low risk), land immediately west of the site is in flood zone 3 (high risk). Pluvial flooding has already been experienced in 2016 in Spring Lane and Pepper Close, next to the site. Test pits show that the permeability of the ground of the ground varies across the site with much of the site being poorly drained. The location of the attenuation tank in the amended information will improve this situation. However, the permeable surfacing proposed would cover extensive areas of impermeable ground. Changes in levels between the site and the rear of the properties on Elm Tree Drive and also between the site and Spring Lane have not been fully considered.

Broadband speeds in the locality are not sufficient to accommodate the additional capacity requirements resulting from the development. This is contrary to guidance within the NPPF and therefore the proposal cannot be considered sustainable development.

The setting of the adjacent Public Right of Way would be adversely affected.

Adequate visibility splays have not been demonstrated from the site access. The proposal does not include sufficient car parking spaces. These issues combined would have an adverse impact on highway safety in Spring Lane.

The proposal would result in increased congestion on High Street, which already suffers from high levels of congestion.

Bats have been seen in the trees on the site and fly over Clarkes Way adjacent to the site.

Paragraph 70 should read that there is a 2 week waiting time for appointments at the dental surgery.

Paragraph 85 should read ‘The indicative layout plan shows an infringement of the Right of Way....’ (infringement of being a typographical error).

Paragraph 113 should read that the Health Impact Assessment was awarded a Grade C by the Environmental Health Officer but is considered to be acceptable given the scale of the development and the need to assess the sustainability of the scheme from an environmental and social perspective as part of the planning process. This reflects the comments in paragraph 12 of the report as published.

Appendix – there is an error on page 8 which refers to Over. Officers can confirm that the details of the figures and the proposed projects for which contributions are being sought apply to Bassingbourn and to this proposal.

Site plan – the red line site area included within the report pack places a red line around an area larger than the application site. This has been amended and the correct version (reflecting the plan submitted by the applicant) is appended to this update report (appendix 1).

B. Further Information received after publication of the agenda report.

An assessment of the revised flood risk information submitted by the applicant has been received from a member of the public specifically in relation to flood risk. The assessment was accompanied by a written objection to the proposed development, which summarised the findings of the assessment. The following paragraphs outline the content of the objection and officers’ response to those comments.

The objection states that the test pit location map included within appendix H of the amended Flood Risk Assessment (FRA) have not been accurately plotted and therefore an accurate comparison between the updated report and the original cannot be made. The report has been forwarded to the County Council as Lead Local Flood Risk Authority (LLFRA) and is appended to this report (appendix 2).

The objector comments that test pits 5 and 6 have a reasonable infiltration rate, with pit 4 showing an infiltration rate that is 5 times slower than test pit 6. The Environment Agency (EA) has been contacted by the objector and they have responded that the site is within the Lower Chalk geology area, which is an area where bore hole readings suggest the ground is less permeable than other geological areas – which is reflected in the test pit results on this site.

The objection refers to the topographical survey of the site (undertaken in February 2016) which shows that there is a fall in levels from the north east of the site towards the south west, at the entrance to the site from Spring Lane. The northern boundary of the site is at a higher land level than the southern boundary, suggesting that surface water will flow southwards. The site levels drop 3.905 metres across the 320 metre (approximately) length of the site. The change in levels ensures that water is likely to run in a south westerly direction.

The objection refers to the drop in levels adjacent to the rear of the properties at 41 and 43 Elm Tree Drive (to the north of the site) and comments that surface water from those properties flowing south west across the site would increase flood risk. In relation to Spring Lane, the land level is higher on the northern side than on the southern side of the road, suggesting that surface water run off would progress towards the substation on Spring Lane.

Appendix G of the amended FRA submitted by the applicant shows assumed impermeable areas within the site outlined in pink, with permeable areas outlined in blue. Test pit TP1 and TP2 results suggest that the area along the northern boundary (shown in blue) is impermeable. Test pits 2 and 3 are considered to demonstrate that the area adjacent to the site entrance, shown to be covered in permeable paving, is also considered to be impermeable. The permeable roads coloured yellow in the southern part of the site are in a location which has not been subject to testing.

The objector comments that the drainage strategy proposed by the applicant is to channel the surface water run off from the whole development to the underground cellular storage tank in the north eastern part of the site (with a volume of 699 cubic metres). Excess run off in an exceptional storm would channel towards the drainage ditch to the east of the site. In order to achieve this, the level of the road would raise from the south west, to allow gravity fed flows of water to the location of the underground storage tank.

The objector considers that the level of the ground on the site would mean that the natural flow of water would be north east to south west across the site. If the land is re-levelled to allow water to flow in a north easterly direction, this would increase the flows to the drainage ditch to the east of the site, presenting a major flood risk issue.

Excess water on the site would natural drain south westwards towards the area beyond the site which is considered to be at a high risk of flooding (Flood Zone 3) and this is considered to be unacceptable.

The County Council as Lead Local Flood Risk Authority (LLFRA) have been consulted on the objection received. The LLFRA consider that whilst the existing site levels do fall from north east to south west, the site levels would be raised as part of the development to ensure that water does not drain at the current rate in a south western location but instead would flow north eastwards, towards the revised location of the attenuation tank.

Infiltration tests carried out as part of the evidence base for the revised FRA submitted by the applicant are considered to demonstrate that infiltration is possible on the site. This is considered to be more relevant to this specific proposal than the general characteristics of chalk hydrology referred to in the objector's response. Hydraulic modelling outputs are considered to demonstrate that volume of attenuation to be provided on site is more than adequate to accommodate the run off from a 1 in 100 year flood event and an additional 40% allowance for the impact of climate change.

The revised FRA submitted by the applicant makes specific reference to the finished ground floor levels of the dwellings being raised a minimum of 150mm above the external ground level and that site levels should be profiled so that the ground slopes away from vulnerable areas. The finished level of the proposed access road would be 200mm above the existing ground level. The LLFRA are content with this approach and have re-iterated that they do not object to the proposals. A condition requiring details of the finished levels to be agreed prior to the commencement of development can be attached at this outline stage.

Permeable paving is considered to be over and above the amount of attenuation required i.e. even if it was not effective, the amount of additional surface water run off created by the development would be accommodated by the attenuation tank to be installed. However, the permeable paving is considered to increase the storage

capacity of the site during a 1 in 10-0 year event and is therefore a measure which provides more resilience o flood risk than is required by the NPPF.

C. Conclusion

Having considered the assessment of the revised FRA submitted by a member of the public, officers have consulted the LLFRA and are content that the proposal makes adequate provision for the attenuation of flood water and therefore complies with local and national planning policy in this regard.

In light of this and the consideration that the response of the Parish Council to the amended documentation does not introduce issues which have not been considered in the main report, the officer recommendation remains approval as outlined in the report. This is subject to the inclusion of the finished ground levels condition referred to in this update report.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

Contact Officer: David Thompson – Principal Planning Officer
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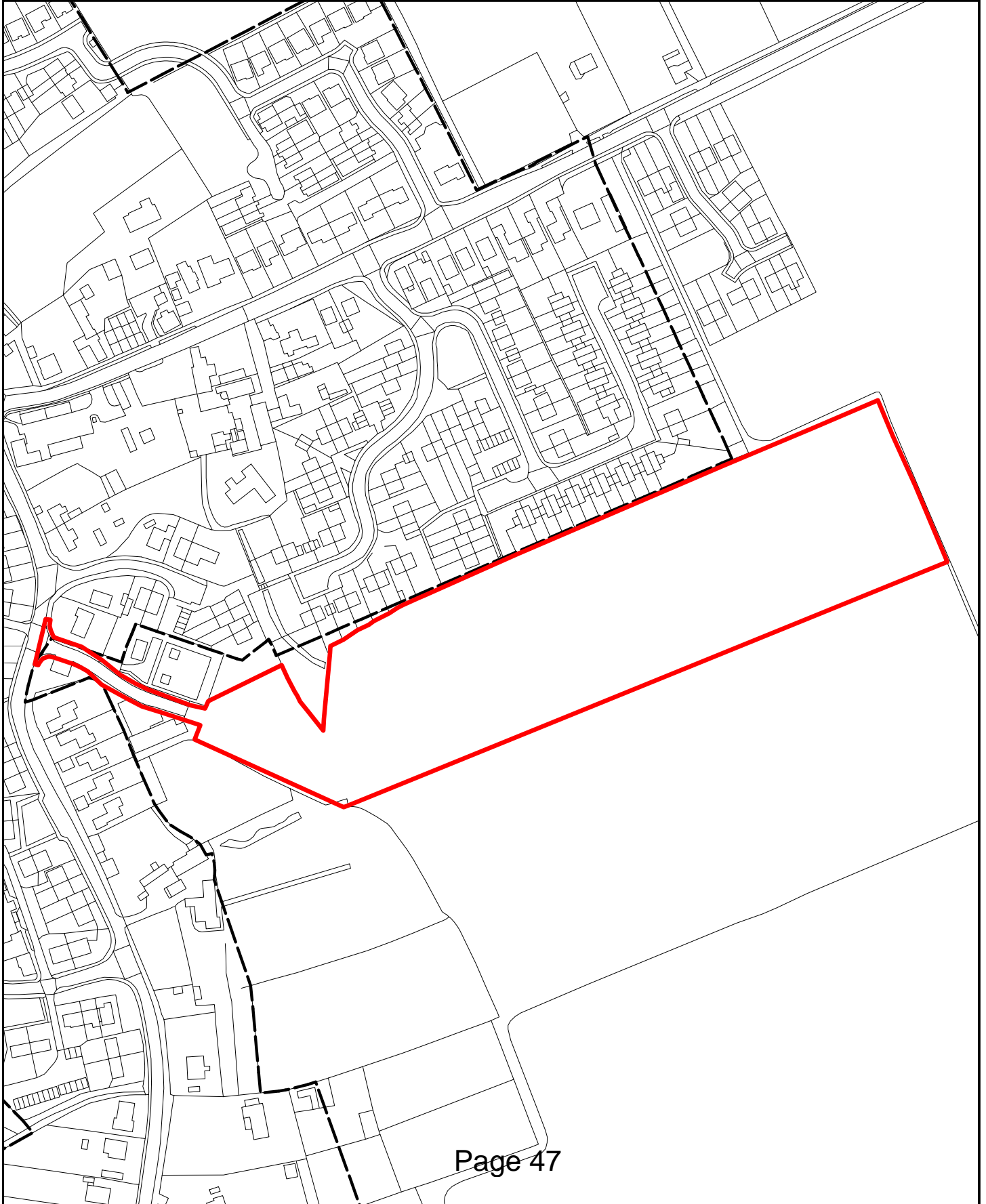
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Date of plot: 27/10/2016



**South
Cambridgeshire
District Council**

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Objections to Spring Lane Amended Flood Report

The amended proposal takes into account the latest 6 test pit results which were undertaken on the 31st August 2016. These were necessary as the original 4 test pits undertaken on the 20th April 2016 showed that Test Pit 1 failed due to lack of infiltration, Test Pits 2 and 4 were too slow to calculate infiltration and only Test Pit 3 had an infiltration rate of 0.0371 metres per hour. These test pits were located on the western side of the site with Test Pit 1 being located close to the site entrance at Spring Lane. However, Test Pit 3 and Test Pit 4 were not located within the current site as they had been located on land not owned by the applicant E W Pepper and therefore further tests had to be undertaken.

This test pit location map along with the test results can be seen in the Flood Risk Assessment dated September 2016 by M-EC in Appendix H. However, the location of these Test Pits (20/4/16) have not been located accurately on the map and therefore the comparison between Test Pit 1 (20/4/16) and the closest test pit undertaken on the 31st August 2016 which was also called Test Pit 1 cannot be undertaken with any accuracy.

Further test pits were dug at 6 locations over the site 3 of which were undertaken close to Test Pit 3 but further north within the site. Three further test pits were dug to the north-east of the site.

These test pit locations and test results can be seen in the aforementioned report also in Appendix H.

Test Pit 1 had an infiltration rate of 0.004644 metres per hour.

Test Pit 2 did not reach the effective depth and is unsuitable.

Test Pit 3 did not reach the effective depth and is unsuitable.

Test Pit 4 had an infiltration rate of 0.018936 metres per hour.

Test Pit 5 had an infiltration rate of 0.04248 metres per hour.

Test Pit 6 had an infiltration rate of 0.09972 metres per hour.

Test Pit 1 did have some infiltration but was extremely slow. It would take 43 hours and 45 minutes to fall to 25% effective depth.

Test Pit 4 would take 10 hours 40 minutes to fall to 25% effective depth.

Test Pit 5 would take 4 hours 55 minutes to fall to 25% effective depth.

Test Pit 6 would take 2 hours 15 minutes to fall to 25% effective depth.

The results show that Test Pit 5 and Test Pit 6 have a reasonable infiltration rate with Test Pit 4 allowing infiltration at a rate approximately 5 times slower than Test Pit 6.

Test Pits 1 and 2 (20/4/16) were located at the northern boundary of the site and show that the area is impermeable. Test Pit 4 (31/8/16) is also located near to the northern boundary but at the eastern end of the site and shows that the permeability is very limited and therefore the northern boundary from western end of the site to the north-east corner should be considered to be impermeable.

Test Pit 4 (20/4/16) was too slow to calculate infiltration and although the test pit was outside the current site it should also be taken into account as it shows that the southern boundary should also be considered to be impermeable.

The Environment Agency produced a map showing the geology of the area which is attached which shows the extent of the Totternhoe stone hard-band which Spring Lane follows.

They gave me the following information regarding Spring Lane hydrogeology which is relevant to this proposal. It reads as follows:-

Hydrogeology of the springs located around Spring Lane, Bassingbourn

The site of these springs is located on the Lower Chalk geology, with no overlying drift. The edge of the Chalk is 3km to the North, where the Gault Clay outcrops. The spring-line occurs where the Totternhoe Stone hard-band of the lower Chalk, due to greater fissuring, provides a preferential pathway for groundwater flow, and therefore discharge. Below the Totternhoe Stone, the Chalk is more putty-like, and less permeable. Groundwater level from the nearest contour on the British Geological Survey Hydrogeological Map of the Area between Cambridge and Maidenhead, which uses data from Autumn 1976, is 30 m AOD, which is similar to the ground surface elevation, as might be expected. Groundwater flow is Northwards.

A number of Environment Agency Chalk monitoring boreholes exist to the South around Royston. Water level in these boreholes is often below 30 m AOD, and if the hydraulic gradient on the BGS mapping, approximately 0.00364, is applied, levels would be around 10 m below this at spring line 2.9 km to the North. Autumn 1976 was a period of low groundwater levels, and it is assumed that this hydraulic gradient is inaccurate, or does not reflect the usual situation, otherwise the springs would almost never flow. However, it is possible that spring flow is intermittent, and will generally stop when groundwater levels reach a low point in late summer and autumn.

The Lower Greensand aquifer at this location is confined by 70 m of Gault Clay, and will not contribute to spring flow. Borehole TL/34/011 monitors the Greensand.

As can be seen by this report the geology around Spring Lane is less permeable which agrees with the Test pit findings.

The topographical survey undertaken in February 2016 shows that there is a fall from the north-east of the site towards the south-west entrance of the site at Spring Lane. The highest point which is just at the north-east corner of the site is 32.931 metres. The lowest point is located at the south-west corner at the site entrance and is 29.026 metres. The fall from the north-east to the south-west equates to 3.905 metres over a length of approximately 320 metres from boundary, edge to edge, east to west. The average drop is between 2.5 and 3 metres. Surface water will therefore generally drain towards the south-west.

The northern boundary is higher than the southern boundary which indicates that run-off will also flow towards the southern boundary. The southern boundary though is slightly higher which would indicate that the run-off flow would continue towards the south-west until you approach the area around the first set of power lines (coming from the north-east towards the south-west) where the southern boundary is lower. This continues for a little way before the level rises again and stays higher all the way to the site entrance. The lower level would result in the flow continuing flowing towards the south-west but at this area could also flow towards the south when the run-off is higher.

The topography is different however when in the area to the rear of 41 Elm Tree Drive. The level before the direction change in the northern boundary line

coming from east to west at 41 Elm Tree Drive is 29.715 metres and as it goes southwards it drops to 29.176 metres and then rises to 29.346 metres, drops again to 29.082 metres before the boundary line turns again towards the north-west. It rises up to 29.155 metres, gradually drops to 28.496 metres, rises to 29.061 metres, and falls again to 28.645 metres and at the northern boundary rises to 28.841 metres. From this point along the wooden boundary fence the level starts rising from the 28.841 metres previously mentioned to 29.277 metres at the corner of the electricity substation.

The south western boundary is higher and although the flow from the north-east would flow towards the south-west the flows would also flow towards the lower levels of 28.645 and 28.851 metres to the rear of 41 Elm Tree Drive. The remains of a drainage ditch can be seen to run along the northern boundary fence from south-west to north-east but it disappears at the wooden fence that runs from the edge of the boundary at 41 Elm Tree Drive and 43 Elm Tree Drive.

There is a visible drop in level between the land to the rear of 43 Elm Tree Drive and the electricity substation in Spring Lane. There is a gravelled area surrounding the electricity substation and the substation and the various parts are sitting on concrete plinths about 4-6 inches above the gravelled areas. However, the substation's ground level is below the level of Spring Lane. The topographical survey at the southern side of the road in front of the Doctors Surgery has levels of 29.026 metres (lowest point at the site entrance) then 28.975 metres and finally 28.905 metres. However on the northern side of the road the levels are 29.046 metres, 28.956 metres and 28.855 metres. These levels are not directly opposite each other and as the land on the southern side is higher than that on the northern side this means that water will run towards the substation. The height of the plinths is not sufficient to protect this essential service from damage.

The Drainage Strategy site plan which can be seen in Appendix G of the Flood Risk Assessment dated September 2016 shows assumed impermeable areas outlined in pink.

It shows permeable paving coloured blue at each property all the way along the northern boundary. Test Pits TP1 and TP2 (20/4/16) show that these areas are impermeable. The plan also shows a large permeable area located near to the site entrance which was proven to be impermeable at Test Pits 2 and 3 and

with a 43 hours 45 minutes infiltration rate at Test Pit 1 (31/8/16). These areas are impermeable.

The plan shows permeable roads coloured yellow located mainly along the southern part of the site. The only test pits along the southern boundary were TP3 and TP4 (20/4/16) outside the site. TP4 was too slow and TP3 took 6 hours to fall to 25% effective depth. There were no test pits along the southern boundary so there is insufficient data to assume that the area is permeable.

The drainage strategy is to channel the run-off from all the houses, roads etc. to go to the underground cellular storage tank located to the north-east area of the site which would contain 699 cubic metres of water. They also stated that excess run-off in an exceptional storm would channel towards the drainage ditch located on the land to the east of the site. In order to achieve this they would raise the level of the road from the south-west so that the flow would be gravity fed via the surface water drains towards the storage tank. However despite the interception of water from the houses via the drainage system, the level of the ground would still mean that excess runoff would naturally flow from the north-east towards the south-west. If the land is re-levelled throughout the site and all the flow is then channelled towards the north-east then any excess flow would travel towards the drainage ditch. This is totally unacceptable as it is passing the flood risk to another area. If the topography in the adjacent field follows the same trend as that of the site then the water from the east would naturally flow towards the drainage ditch. This small drainage ditch would be expected to cope with run-off from the proposed site and all the run-off from the field adjacent to the site with flooding as a consequence.

The area adjacent to the site on the western side floods which can be seen on the Environment Agency map. The area is classified as Flood Zone 3. This area is close to the Test Pits 1 and 2 which confirmed that the land is impermeable. Any excess water from the site which would naturally drain to the south west which would make the flooding far worse and as a result the site entrance would be flooded.

There have been reports of water discharging from Elm Tree Drive into the proposed site which do not appear to have been considered by this report. There appears to be the remains of a drainage ditch that ran through the property at 41 Elm Tree Drive northwards through the property at 34 Elm Tree Drive. The topography survey should have considered surveying the levels in Elm Tree Drive as the drop in levels can be seen very clearly by looking at the difference in height at the steps that lead from Elm Tree Drive to Pepper Close.

Conclusions

This proposal should be rejected as the area is unsuitable for housing and the risk of flooding is too high.

There is only one access road into and from the site and any flooding would in effect cut off the estate from the village.

The electricity substation would be in danger of flooding.

The proposal to allow flood water to drain into the drainage ditch on property adjacent to the site when necessary increases the flood risk for others especially when the topography shows that water from the adjacent site would drain into the same drainage ditch.

27.10.16

Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

02 November 2016

AUTHOR/S: Planning and New Communities Director

Application Number / type of application:	S/1566/16/OL / Outline planning application
Parish(es):	Bassingbourn
Proposal:	Outline planning permission for development of 26 dwellings, with associated vehicular access, pedestrian links, public open space, parking and landscaping
Recommendation:	Approval subject to a Section 106 Agreement covering the issues detailed in the main report and conditions based on the draft list in paragraph 155 of the report.
Material considerations:	Five year supply of housing land Principle of development Sustainability of the location Density of development and affordable housing Character of the village edge and surrounding landscape Ecology Highway safety Residential amenity of neighbouring properties Surface water and foul water drainage Provision of formal and informal open space Section 106 Contributions
Site address:	Land to the west of the Cemetery and North of the Causeway, Bassingbourn
Applicant(s):	Mr R. Scott, M. Scott Properties Ltd and Parker Farms
Date on which application received:	01 July 2016
Site Visit:	01 November 2016
Conservation Area:	No
Departure Application:	Yes
Presenting Officer:	David Thompson, Principal Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Bassingbourn Parish Council and approval would represent a departure from the Local Plan

Date by which decision due: 02 November 2016 (agreed extension)

A. Update to the report

Paragraph 9 of the main report details the comments made by Bassingbourn Parish Council in relation to the initial consultation. Since that time the Parish Council were included in the re-consultation on the additional information received in relation to drainage and transport.

On 27 October 2016, the Parish Council submitted additional comments which are as follows:

The emerging Local Plan is now in its final stages, being examined by an Inspector and the policies within the document demonstrate a five year supply of housing land. Significant weight should therefore be attached to this in the decision making process. The site lies outside of the village framework as defined in the emerging Local Plan and should be refused.

Despite the development of Windmill Close, the site still forms a significant part of the green separation between the development frameworks of Bassingbourn and Kneesworth defined in both the previous and emerging Local Plan, particularly on the northern side of the Causeway. Applications for similar development have been refused due to the landscape harm of reducing this landscape gap and this applies in this case.

The site is approximately 30 metres from the Grade II Listed Chapels in Bassingbourn. Whilst the revision to retain the hedge on the full length of the western boundary is recognised, the proposal would still have an adverse impact on the setting of the adjacent listed building.

The proposal would result in further adverse impact on the capacity of the foul sewage network. There have been times when raw sewage has overflowed on the Causeway and the erection of more dwellings increases the likelihood of this happening again.

C. Conclusion

It is considered that the issues raised in these comments have already been addressed in detail in the main report. As such, officers consider that there is nothing further to add and the recommendation remains to approve planning permission, as per the committee report.

Additional Background Papers: the following background papers (additional to those referred to in the agenda report) were used in the preparation of this update:

No additional papers

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