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23 May 2016

To: Chairman – Councillor David Bard
Vice-Chairman – Councillor Kevin Cuffley
All Members of the Planning Committee - Councillors Anna Bradnam,
John Batchelor, Brian Burling, Pippa Corney, Kevin Cuffley,
Sebastian Kindersley, Des O'Brien, David McCraith, 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, 1 JUNE 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
JEAN HUNTER
Chief Executive

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AGENDA

PAGES

PUBLIC SEATING AND SPEAKING

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised June 2015) attached to the electronic version of the agenda on the Council's website.

PROCEDURAL ITEMS

1. **Apologies**
To receive apologies for absence from committee members.
2. **Declarations of Interest**
 1. **Disclosable pecuniary interests ("DPI")**
A DPI is where a committee member or his/her spouse or

partner has any kind of beneficial interest in the land under consideration at the meeting.

2. Non-disclosable pecuniary interests

These are interests that are pecuniary involving a personal financial benefit or detriment but do not come within the definition of a DPI. An example would be where a member of their family/close friend (who is not their spouse or partner) has such an interest.

3. Non-pecuniary interests

Where the interest is not one which involves any personal financial benefit or detriment to the Councillor but arises out of a close connection with someone or some body /association. An example would be membership of a sports committee/ membership of another council which is involved in the matter under consideration.

3. Minutes of Previous Meeting

1 - 6

To authorise the Chairman to sign the Minutes of the meeting held on 11 May 2016 as a correct record.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

4. S/2510/15/OL - Caldecote, (Land East of Highfields Road)

7 - 62

Outline planning permission for up to 140 residential dwellings, (including up to 40% affordable housing), removal of existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works. All matters to be reserved with the exception of the main site access.

5. S/3190/15/OL - Orwell (Land at Hurdleditch Road)

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Outline planning application for up to 49 dwellings, community car park and coach drop-off facility, pumping station and associated infrastructure.

6. S/2830/15/OL - Balsham (Land at 22 Linton Road)

111 - 128

Outline application for residential development and details of means of access up to 29 dwellings.

7. S/2689/15/FL - Haslingfield (115 New Road)

129 - 142

Erection of two-storey dwelling following demolition of existing bungalow.

MONITORING REPORTS

8. Enforcement Report

143 - 150

9. Appeals against Planning Decisions and Enforcement Action

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OUR LONG-TERM VISION

South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.

OUR VALUES

We will demonstrate our corporate values in all our actions. These are:

- Working Together
- Integrity
- Dynamism
- Innovation

GUIDANCE NOTES FOR VISITORS TO SOUTH CAMBRIDGESHIRE HALL

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"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'.

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Agenda Item 3

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 11 May 2016 at 10.30 a.m.

PRESENT: Councillor Lynda Harford – Chairman
Councillor David Bard – Vice-Chairman

Councillors: Anna Bradnam Pippa Corney
Kevin Cuffley Sebastian Kindersley
David McCraith Charles Nightingale
Deborah Roberts Tim Scott
Robert Turner

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Julie Baird (Head of Development Management), Andrew Fillmore (Principal Planning Officer), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Paul Sexton (Principal Planning Officer (West)), David Thompson (Principal Planning Officer) and Alison Twyford (Senior Planning Officer)

Councillors Henry Batchelor and John Batchelor were in attendance, by invitation.

1. APOLOGIES

Councillors Brian Burling, Des O'Brien and Ben Shelton sent Apologies. Councillors Charles Nightingale and David McCraith substituted respectively for Councillors O'Brien and Shelton. No further substitute was available.

2. DECLARATIONS OF INTEREST

Interests were declared as follows:

Councillor Lynda Harford

Non- Pecuniary Interest in respect of Minutes 6 and 7 in Cottenham (S/1952/15/OL and S/1818/15/OL) as having been present at meetings of Cottenham Parish Council where these applications had been discussed. She was considering the matters afresh.

Non-pecuniary interest as a Cambridgeshire County Councillor, particularly in relation to Minute 9 in Over (S/2870/15/OL) as County Councillor for the Electoral Division of Bar Hill, which includes the Parish of Over. She was considering the matter afresh.

Councillor Sebastian Kindersley

Non-pecuniary interest as a Cambridgeshire County Councillor, particularly in relation to Minute 11 in Gamlingay (S/0078/16/FL) as County Councillor for the Electoral Division of Gamlingay. He had been present at Gamlingay Parish Council meetings at which this application had been discussed, but was

Councillor Deborah Roberts considering the matter afresh.
 Non-pecuniary interest in respect of Minute 12 in Fowlmere (S/2403/15/FL) as a member of Fowlmere Parish Council having attended the meeting at which the application had been discussed. Councillor Roberts was considering the matter afresh.

Councillor Tim Scott Non-pecuniary interest in respect of Minute 5 in Toft (S/2294/15/OL) as a member of the Parish Council in the adjacent parish of Comberton. Councillor Scott was consider in the matter afresh.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 22 April 2016.

4. S/2833/15/OL - WILLINGHAM, (LAND OFF ROCKMILL END & MEADOW ROAD)

Iain Hill (applicant’s agent) addressed the meeting. He presented what he described as a viable and deliverable proposal, which was compliant with policy. The Case Officer read out a statement from Willingham Parish Council. The statement said that the Parish Council strongly opposed the application, pointing out that Willingham was a Minor Rural Centre, suitable only for developments up to a maximum of 30 dwellings.

The Committee unanimously gave officers **delegated powers to approve** the application, subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 requiring
 - (a) A financial contribution of £9,896.10 towards the improvement of library services
 - (b) The financial contributions listed in an appendix to the report
2. Safeguarding Conditions and Informatives including those referred to in the report from the Planning and New Communities Director.

5. S/2204/15/OL - TOFT (BENNEL FARM, WEST STREET)

Julie Horne (objector), Nicky Parsons (applicant’s agent), Councillor Nick Taylor (Comberton Parish Council), and Councillor Martin Yeadon (Toft Parish Council) addressed the meeting. Julie Horne described the application as premature. The proposal was inappropriate and even the affordable housing, which would be welcome, was in the wrong location. Nicky Parsons presented the outline application in the context of the Green Belt, and describe the measures taken to mitigate the effects of flooding. Councillor Taylor consider the siting of the proposal to be poor, and highlighted the danger to vehicular and pedestrian traffic. Drainage was also a concern. Councillor Yeadon argued that there were no special circumstances that might otherwise allow such development to take place in the Green Belt. Healthcare and cycling provision were other factors.

One concern for Members was the loss of village identity should the proposal be granted planning permission. Another was overdevelopment. The applicant’s agent had argued that there were many small factors which, when added together, constituted very special

circumstances for permitting development in the Green Belt. The Committee did not find this argument persuasive.

However, the application was very finely balanced, and the Committee gave officers **delegated powers to approve** the application subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 requiring
 - (a) A contribution of £8,718.84 towards the improvement of library services
 - (b) a contribution of £30,300 to provide an additional 15.15 square metres of floorspace to accommodate the additional 221 anticipated population increase
 - (c) the financial contributions listed in an appendix to the report
 - (d) the affordable housing thereby secured being for those with a connection to Toft and Comberton only, subject to statutory exceptions and “staircasing” provisions
2. The Conditions and Informatives referred to in the report; and
3. It being referred to the Secretary of State in advance of the decision being issued as the proposal represents a significant departure from the Local Plan and a major development on Green Belt land.

6. **S/1952/15/OL - COTTENHAM (36 OAKINGTON ROAD)**

David Henry and John Hopkins (for the applicant) and Councillor Frank Morris (Cottenham Parish Council) addressed the meeting. Parish Councillor Tony Nicholas read out a statement from Mr Stableford, who had registered to speak as objector but was now unable to attend the meeting. The statement highlighted concerns relating to the rapid expansion of the village, an increase in the volume of traffic and number of accidents, vehicle speeds, and the dangerous nature of the access road. Mr Henry and Mr Hopkins commended the application in the context of five-year housing supply, deliverability, the lack of objections from the Local Highways Authority, and benefits of the scheme. Councillor Morris said that the site was located in an inappropriate part of Cottenham, and expressed concern about the safety of the access road. He also doubted the robustness of a Travel Plan relying on the Citi 8 bus service, and sustainability of the proposal in general. The Chairman read out a statement from Councillor Simon Edwards (a local Member). Councillor Edwards made the following points

- Impact outweighs the benefit
- Traffic concerns
- The cumulative effect of this application and application S/1818/15/OL

The Chairman, speaking as a local Member, highlighted traffic issues as a major concern.

Tam Parry (Cambridgeshire County Council) explained how the traffic assessment was carried out.

A number of Members expressed their misgivings about this application.

It was requested that affordable housing should be distributed throughout the development rather than grouped together, and should be for Cottenham residents in perpetuity.

The Committee gave officers **delegated powers to approve** the application subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990
 - (a) Securing affordable housing
 - (b) Requiring the construction of a footpath along the northern side of OPakington Road to connect with an existing footpath
 - (c) Requiring the widening of the existing footpath between the site and Rampton Road junction
 - (d) Requiring the widening of the existing footpath along the southern side of Rampton Road between its junction with Oakington Road and the B1049
 - (e) Securing the upgrade of bus stops
 - (f) Securing an education contribution
 - (g) Securing public open space
 - (h) Requiring a financial contribution towards the provision or improvement of community facilities
2. The Conditions set out in the report from the Planning and New Communities Director
3. The application being advertised as a Departure from the Development Plan and not being called in for determination by the Secretary of State.

7. S/1818/15/OL - COTTENHAM (LAND OFF RAMPTON ROAD)

Councillor Frank Morris (Cottenham Parish Council) addressed the meeting. He raised concerns relating to traffic congestion, the lack of sustainability, and inadequacy of the Section 106 Agreement. The Chairman read out a statement from Councillor Simon Edwards (a local Member). Councillor Edwards made the following points

- Impact outweighs the benefit
- Traffic concerns
- The cumulative effect of this application and application S/1952/15/OL

The Chairman, as a local Member, supported the Parish Council.

The Committee **refused** the application unanimously for the reason specified in the report from the Planning and New Communities Director, and for reasons of demonstrable and significant harm, the lack of sustainability, and conflict with Policies DP/3 and NE/4 of the South Cambridgeshire Local Development Framework 2007.

8. S/1969/15/OL - LINTON (HORSEHEATH ROAD)

Monica Poulter (objector), Robert Wickham and Francis Burkitt (for the applicant), Councillor Enid Bald (Linton Parish Council) and Councillors Henry Batchelor and John Batchelor (local Members) addressed the meeting. There ensued discussion as to whether it was appropriate for Francis Burkitt, a Member of South Cambridgeshire District Council) to address the meeting on behalf of the applicant. While there was some concern, it was pointed out that Francis Burkitt was not a Planning Committee member and did not have a vote. He explained that his motive in addressing the Committee in person was to make sure that everything was in the public domain. It was agreed that Francis Burkitt should address the meeting in his personal capacity, and that it be clearly understood that statements made by him were made as a representative of the applicant, not as a district Councillor.

Monica Poulter's concerns related to the alleged lack of consultation and the reliance on out-of-date traffic data. The bus service was under threat and there were issues about drainage, flooding, schools and play areas. Mr Wickham said that the development had been designed so that the archaeology known to be present would be underneath the proposed allotments. Other issues could be overcome. Mr Burkitt agreed, highlighting the 40% affordable housing element and the outline-only nature of the current application. Councillor Bald said that the emerging Local Plan had rejected this site, which was outside the village framework. The proposal would cause traffic congestion. It would neither enhance nor preserve this site of historic significance. Councillor Bald described the proposal as undeliverable and said the housing was of an inappropriate design. Other concerns related to an infrastructure deficit, flooding, the pressure on local schools, and the fact that allotments did not make the application acceptable. In conclusion, Councillor Bald described the proposal as an unsympathetic neighbour. Councillor Henry Batchelor's main concern related to cumulative effect, given a development proposal in the adjacent field. Councillor John Batchelor fully supported the recommendation of refusal and urged the Committee to consider the weight to be given to various policies.

Members clarified the impact of "out of catchment area" children on local school capacity.

The Committee unanimously gave officers **delegated powers to refuse** the application for the reasons set out in the report from the Planning and New Communities Director, subject to it being referred to the Secretary of State in advance of the decision being issued as the proposal represents a departure from the Local Plan.

9. S/2870/15/OL - OVER (LAND TO THE WEST OF MILL ROAD)

Councillor Geoff Twiss (Overpc) addressed the meeting. He reminded Members that the Appeal Inspector had said that Over was not sustainable. The current application was still inappropriate.

Had the Committee still had powers formally to determine the application, it would have **refused** it unanimously for the reasons set out in the report from the Planning and New Communities Director.

10. S/2689/15/FL - HASLINGFIELD (115 NEW ROAD)

Members noted that this application had been **withdrawn** from the agenda.

11. S/0078/16/FL - GAMLINGAY, (FOUNTAIN FARM, PARK LANE)

Kirstin Rayner (Clerk to Gamlingay Parish Council, acting as its agent) read a statement to the meeting. An approval could set a precedent, and would be harmful to the open countryside.

In another statement, Councillor Bridget Smith (a local Member) agreed with the Parish Council.

Councillor Sebastian Kindersley (speaking as the other local Member) urged the Committee to protect the character of the area.

The Committee **approved** the application subject to the Conditions and Informatives referred to in the report from the Planning and New Communities Director.

12. S/2403/15/FL - FOWLMERE, (DEANS FARM, LONG LANE)

Councillor Lawrence Wragg (Fowlmere Parish Council) addressed the meeting. His concern related to the increase in traffic: the site was accessible only by car as there was no footpath.

Councillor Deborah Roberts (local Member) agreed with the Parish Council.

Councillor Kevin Cuffley questioned the application's viability.

A proposal to grant consent subject to a personal Condition was defeated.

The Committee **approved** the application subject to the Conditions referred to in the report from the Planning and New Communities Director.

13. ENFORCEMENT REPORT

The Committee **received and noted** an Update on enforcement action.

14. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action. There had been a 20% increase in the number of appeals in 2015-16 compared with 2014-15.

The Chairman noted that only one of the applications allowed on appeal and listed in the report related to a Committee decision.

The Meeting ended at 3.55 p.m.

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 June 2016

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2510/15/OL
Parish(es):	Caldecote
Proposal:	Outline planning permission for up to 140 residential dwellings (including 40% affordable housing), removal of existing temporary agricultural structures, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road, and associated ancillary works. All matters to be reserved with the exception of the main site access.
Site address:	Land East of Highfields Road, Highfields, Caldecote
Applicant(s):	Gladman Developments Ltd
Recommendation:	Minded to Refuse
Key material considerations:	The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development and impact on character and landscape, residential amenity, drainage issues, services and facilities, access and transport, heritage assets and ecology.
Committee Site Visit:	Tuesday 31 May
Departure Application:	Yes
Presenting Officer:	Paul Sexton, Principal Planning Officer
Application brought to Committee because:	The application is a significant departure to planning policy.
Date by which decision due:	28 December 2015

Executive Summary

1. This proposal, as amended, seeks outline permission (access only for approval) for a residential development of up to 140 dwellings outside the framework of a Group village and in the countryside, on a greenfield site, as identified in the adopted and emerging plans. The development would not normally be considered acceptable in

principle when set against current adopted policy as a result of its scale and location. It is recognised that the district does not currently have a 5 year housing land supply, and therefore the adopted LDF policies in relation to the supply of housing are considered not up to date. The local planning authority must determine the appropriate weight to apply to relevant development plan policies even where out of date. The NPPF states there is a presumption in favour of sustainable development, and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. It is considered that Caldecote is not a sustainable location for the scale of development proposed, having regard to the level of services and facilities in the village and the accessibility to necessary services and facilities by sustainable modes of transport.

2. In this case, the location and scale of the development are such that officers are of the view that the harm resulting in terms of the unsustainable location significantly and demonstrably outweighs the benefits of the proposal. These include a contribution of up to 140 dwellings towards the required housing land supply, including the provision of 40% affordable dwellings, and the potential surface water drainage improvements proposed by the applicant.

Site and Proposal

3. The site comprises 7.17 hectares of agricultural land on the east side of Highfields Caldecote, at the north end of the village. The site is bounded on the east by Highfields Road, on the opposite side of which are residential properties. To the south the site adjoins the boundaries existing residential properties in Clare Drive and Damms Pastures.
4. To the north the site adjoins an unadopted roadway leading from Highfields to St Neots Road, which serves a number of residential properties. It is also the line of Public Footpath No.1 Caldecote. To the west is agricultural land.
5. There is a tall mature hedgerow and ditch on the west boundary of the site fronting Highfields, and a hedgerow on the south boundary with existing properties. There is also a hedgerow on the western section of the north boundary, with a block of woodland planting on the eastern section of that boundary. The block of woodland planting extends along part of the east boundary, with the remainder of that boundary being more sporadically planted.
6. The outline application, with all matters reserved with the exception of access, proposes development of the site by up to 140 dwellings (including 40% affordable dwellings, removal of existing temporary agricultural structures and debris, introduction of structural planting and landscaping, informal public open space and children's play area, community orchard and allotments, surface water flood mitigation and attenuation, vehicular access points from Highfields Road and associated ancillary works.
7. Vehicular access will be from Highfields Road in two locations.
8. The application includes an illustrative masterplan, which includes an area of public open space, incorporating an existing pond in the south west section of the site, with a community orchard and allotments in the south east corner.
9. The application is accompanied by a Planning Statement, Design and Access

Statement, Landscape and Visual Assessment, Transport Assessment, Travel Plan, Ecological Report, Arboricultural Report, Phase 1 Site Investigation Report, Flood Risk Assessment, Heritage Assessment, Archaeological Assessment, Noise Assessment, Statement of Community Involvement, Sustainability Appraisal, Socio-Economic Sustainability Assessment, and Foul Drainage Report.

Planning History

10. On Friday 9 May 2016, officers received confirmation that the applicant has lodged an appeal against the Council's failure to determine this application. As such the Planning Committee cannot formally determine the application. It is, however, required to make a recommendation, to inform the Council's stance when the Secretary of State considers the appeal.
11. There is no relevant planning history for the site.

Planning Policies

12. The following paragraphs are a list of documents and policies that may be relevant in the determination of this application. Consideration of whether any of these are considered out of date in light of the Council not currently being able to demonstrate that it has an up to date five year housing land supply, and the weight that might still be given to those policies, is addressed later in the report.
13. **National Planning Policy Framework
Planning Practice Guidance**
14. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
ST/2 Housing Provision
ST/6 Group Villages
15. **South Cambridgeshire LDF Development Control Policies, adopted July 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
SF/6 Public Art and New Development
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Light Pollution
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land

CH/2 Archaeological Sites
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 – Non-motorised Transport

16. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*
Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010
Health Impact Assessment – Adopted March 2011

17. **Draft Local Plan**

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New jobs and Homes
S/7 Development Frameworks
S/10 Group Villages
S/12 Phasing, Delivering and Monitoring
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
HQ/1 Design Principles
HQ/2 Public Art and New Development
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/6 Green Infrastructure
NH/14 Heritage assets
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
SC/8 Open space standards
SC/11 Noise pollution
T/I Parking provision

Consultation

18. **Caldecote Parish Council** - objects strenuously to this application, and recommends that it be refused.
19. *Policy* – Housing development outside the village framework is not permitted.
20. This is a Greenfield site that was still used for arable farming up until 2014. The site is not within the development framework of the village as indicated in the 2007 Local Plan's Adopted Proposals Map published February 2012, and the Proposed Submission Policies Map of July 2013.
21. Policy DP/7 of the 2007 Local Plan says: Outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.
22. Policy S/7 of the emerging Local Plan (proposed submission with illustrated changes, March 2014) states: Outside village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
23. The application is not in line with the current Local Plan (2007) and Core Strategy DPD which states: ST/6 Group Villages includes Highfields Caldecote. Development or re-development up to a maximum of 8 dwellings, with a maximum of 15 dwellings where this would make best use of a Brownfield site.
24. The status of Caldecote as a Group Village is repeated at Policy S/10 of the emerging Local Plan.
25. Both the 2007 and the emerging Local Plan say that Group Villages are less sustainable than Rural Centres and Minor Rural Centres because they have fewer services and facilities. This indicates that growth beyond that permitted for Group Villages would not be sustainable in Caldecote.

Need

26. In South Cambridgeshire: The current Local Plan and the emerging Local Plan together demonstrate sufficient 5 year housing land supply for South Cambridgeshire, without the need for additional *ad hoc*, unsustainable developments of this nature.
27. There is no need for this housing in the village. There are already two potential other developments in the village that will bring approximately 68 homes, which is a 7% increase.
28. Total increase for the village if the Application is approved: 21%. There will be a corresponding 21% increase in pressure on all of the infrastructure and services for the village, all of which are already at capacity due to the huge growth in the size of the village (more than 300%) before the adoption of the 2007 Local Plan.
29. The Cambridge Acre Survey of housing need for Caldecote Village published in 2013 advises that there is need for only 13 more affordable homes. The Housing Statistical Information Leaflet published by SCDC in December 2014 increases this by 6 to 19. These can be provided either on the two existing planning applications or in the areas to be developed nearby such as West Cambourne. 40 affordable homes are clearly not needed for the village and sufficient supply will be created when other

developments in South Cambridgeshire are built in the near future.

30. Houses built to be sold into private ownership are not needed due to ongoing development of Cambourne West (3 miles away; 1,200 dwellings, Bourn Airfield (less than 1 mile away; 3,500 dwellings) and Northstowe.

Lack of sustainability

31. The NPPF outlines the three dimensions for sustainable development which are economic, social and environmental (page 2, para 7). This document, and in particular the issues outlined below, provides evidence that the proposal is not sustainable by any of these three dimensions.

Highways

32. One main entrance and exit way is provided. A secondary access road for emergency purposes is included. The plans do not indicate that safety of those using the development, or Highfields Road and pathways adjacent to it, has been considered.
33. A 14% increase in cars in the village, particularly using the junctions in the Access Solution will:
- Increase danger on Highfields Road to pedestrians and other vehicles
 - Cause significant congestion through the village particularly in the morning when the majority of vehicles use the northern exit from the village to access the A428 to go to work
 - There are already significant safety issues along that part of Highfields Road – blind turnings at several points – and the development will exacerbate those problems.

34. *Drainage – surface water*

35. In August 2014 Highfields Caldecote experienced a serious flash flood which caused 11 houses on Highfields Road to be flooded internally and rendered uninhabitable for a period of months.
36. There have in the last 30 years been other flooding events that have affected homes and the northern and southern parts of the village regularly flood in times of heavy rainfall.
37. The plans as they appear on the SCDC planning website indicate a poorly thought through drainage system as it is reliant on ditches adjacent to the boundaries of existing properties. Further the boundary ditch system does not take account of:
- The contouring of the land
 - The composition of the soil
 - The waterlogged nature of the land for the majority of the year
 - The volume of flow that will be generated during heavy rainfall on waterlogged soil
 - The run off via streams through the neighbouring village of Toft and into Bourn Brook which is known to suffer from flooding on a regular basis
 - The need to permanently maintain the system so that it does not silt up
 - The need to ensure against flood risk to houses in wider village and beyond

38. The proposed surface water system will lead to greater risk of flooding to houses surrounding the development, the remainder of Caldecote lying to the south of the site, and to Toft and outlying houses.

Foul water drainage

39. Bourn sewage works are at capacity and need to be upgraded to cope with increase in volume
40. The pumping station at the southern end of Highfields Caldecote is not working properly and more pressure on this is likely to lead to further leakage of sewage on to the road which may affect nearby homes. This already happens periodically, particularly when there has been a lot of rainfall.
41. No attempt to deal with these issues has been made by the applicant.

42. *School places*

School capacity – 210 current population -197

43. At least one new class would be added to the estimated influx of new children living on the development.
44. If the children living on the other two developments are added that would be a further 21 children, meaning closer to two classes will be needed. In practical terms this would require the school moving to a two form entry, i.e. a capacity of 420 pupils. The school site is clearly not large enough to cope with this expansion.
45. There is nowhere for parents to park at the school so Highfields Road will become more congested and dangerous.

46. *Water and Gas supplies*

47. The existing supplies of water from Bourn Reservoir Distribution Zone and the water towers that serve Cambourne may not be sufficient to supply the new development.
48. The plans propose taking gas supply from the existing supply on Highfields Road. There is no evidence the pressure will be sufficient for the new homes.

49. *Doctor's surgeries*

50. Comberton Surgery in Little Eversden has only 2 GPs and 9,214 patients
51. Bourn Surgery in Bourn has only 4 GPs and 5,936 patients.
52. There is no surgery in Caldecote
53. The development will add further pressure to these surgeries by increasing the patient numbers by 336 at least. Adding the residents from the other two developments this swells to 500.

54. *Public transport*

55. Caldecote is served by a once a day bus service at the two stops on Highfields Road. On St Neots Road, villagers can catch the Citi 4 (every 20 minutes Monday-Friday) or the 1/3 (every hours Monday to Friday). Villagers report difficulty boarding the buses

in rush hour because they are full before they arrive at the stop. There is no employment in Caldecote so those living on the development would need to travel to work outside. If they worked in Cambridge they would be faced with a choice of trying to catch a bus, which will probably be full; cycling 10km on roads without cycle paths, or driving. The majority will drive because of the poor alternatives available to them. This will increase traffic danger and congestion in the village.

56. *Conclusion*

57. i. The proposed development:
58. ii. Is not within the development framework under either existing of the emerging Local Plan and therefore should not be permitted.
59. iii. Is not sustainable in Highfields Caldecote.
60. iv. Would not be in line with decisions of the Planning Committee of SCDC over the last 10 years.
61. v. Is not needed or warranted by local residents (69 assertions of objection via the village Facebook page; 23 written objections; unknown number of objections to Gladman's webpage; consensus of opinion of the public (approximately 15 people) and full Parish Council at the meeting held on 5 November 2015 at which Gladmans were present.
62. vi. Will seriously increase flood risk to properties within the village and neighbouring settlement of Toft.
63. vii. Is not necessary in view of the fact that :
64. viii. There will be 3,500 new homes built on Bourn Airfield, less than a mile away
ix. There are multiple locations where planning is already being considered to comply with the Council's need to fulfil its 5 year housing supply – Northstowe, West Cambourne for example ;
65. x. It is on greenfield land, designated for agricultural use. Is out of character with the remainder of the village because of its high density housing.
66. **Cambridgeshire County Council Highways Development Control** – has no objection to the proposed accesses to Highfields Road, subject to conditions.
67. However, it strongly recommends that the applicant engages with the Council to progress a suitable internal arrangement prior to submitting a reserved matters application.
68. Originally commented that it did not accept the 'proposed' site access and more details was required i.e. written dimensions, radii, and with sufficient detail to be able to carry out a stage II Road Safety Audit, and not just suggested dimensions within a key at the side of the drawing.
69. Manual for Streets is not acceptable in this location and the Design Manual for Roads and Bridges be used.
70. It states that it has severe reservations with regards connectivity within the site as shown on the indicative master plan. The Highway Authority has a hierarchy which

places pedestrian at the top of that hierarchy, and this is not addressed at all within the submitted drawing. It is strongly recommended that the applicant engage with the SCDC Urban Design Team and the Highway Authority to progress a more suitable internal arrangement.

71. **Cambridgeshire County Council Transport Assessment Team** – originally lodged a holding objection.
72. It did not accept the information in respect of existing traffic conditions, person trips, access by foot, cycle and public transport, impact assessment, accident data. It states that it did not review the Travel Plan given the other outstanding issues.
73. Following the receipt of additional information the Transport Assessment Team questions the low number of trips made by parent walking from the development to the primary school estimated by the report. Given the number of early years and primary school children identified as part of the education contribution calculation, would expect to be higher, and the figure is therefore not accepted. However, it states that it will be for the Travel Plan to encourage those travelling to the school to do so by sustainable modes.
74. The County Council is concerned by the connectivity of the site to the Sustrans recognised local on-road cycle route on St Neots Road and onward routes to Cambridge. The development does not propose any mitigation measures to encourage journeys by cycle. Therefore the developer will be required to provide a shared pedestrian/cycle facility on the west side of Highfields Road from the site entrance to the St Neots Road/Highfields Road roundabout through direct implementation prior to occupation of the development. This is to encourage residents from this development and existing residents in Highfields to travel by cycle in place of car, and further improve access and the attractiveness of the route to the bus stops on St Neots Road.
75. The developer is required to upgrade the two closest unmarked bus stops in Highfields Caldecote prior to occupation of the development through direct implementation. The design of the stops should be agreed with the County Council and Parish Council. It is recommended that the stops include flags, bus timetable information and bus shelters, subject to agreement with the County Council. A commuted sum will be secured towards the maintenance of any bus shelters installed.
76. The developer should provide a contribution of £27,000 to the County Council for the installation and maintenance of real Time Passenger Information at the Cambridge bound bus stop on St Neots Road.
77. The Travel Plan should be secured through planning condition or Section 106 for agreement prior to occupation of the development.
78. It confirms that its holding objection has been overcome subject to the above obligations

SCDC Urban Design

Layout and scale

79. Officers acknowledge that this is an outline application and the layout is indicative. However, it is important that it demonstrates how the 6ha site can satisfactorily accommodate up to 140 dwellings taking into account the site's immediate and wider

context. Some of the proposed grouping of dwellings is not considered satisfactory, and may result in poor quality private amenity space to most dwellings. Therefore it is important that at reserved matters stage the applicant work closely with officers on the layout to ensure that the standards set out in the SCDC District Design Guide SPD is achieved.

80. To achieve the 140 dwellings as shown several of the 'dwellings' will be apartment blocks. There is a need to ensure that as the design progresses, there is sufficient space for car parking and communal amenity space for the apartment blocks.
81. Page 39 of the DAS states that the proposed development would comprise of three main character areas: Primary Route, Green Lanes and Village Green, however, officers do not consider Primary Route and Green Lanes to be appropriate areas as these are merely road networks. Character areas should relate to the site's immediate landscape or historic features.
82. In terms of building heights, Page 40 of the DAS states that the proposed dwellings will be 2-3 storeys in height. However, there are little precedents locally for 3-storey buildings. Therefore 3-storey buildings should be limited to a few key locations to form landmark buildings. It is important to note that the site remains a rural village edge and the scale of buildings must be appropriate to the location.

Public open space

83. The rationale of including a large area of informal open space incorporating a natural play space is supported. Officers also welcome the inclusion of Greenways to enhance the connectivity of the proposed development.

Public art

84. Preliminary information on Public Art should also be provided at Reserved Matters stage to show the types of public art that can be incorporated within the proposed development.

Design standard

85. The rationale of referring to Building for Life 12 in the design and layout of the proposed development is supported. However, to maintain impartiality, it is important that at Reserved Matters stage, and independent BfL assessor is engaged to score the development. In addition, at detailed design stage, the applicant should refer to the District Design Guide SPD which sets out design standards that new developments should aim to achieve, e.g. the minimum back-to-back distances between dwellings and minimum private garden standards.

Design review

86. It is disappointing that the applicant rejected the offer of presenting the proposed scheme to the Council's Design Enabling Panel at the pre-application stage in order to obtain an independent review of the design merits of the scheme. The applicant is encouraged to refer the scheme at detailed planning and design stage.

Conclusion

87. Officers do not object to the approval of the proposed outline planning application. However, it is recommended that a condition be placed to require the applicant to

submit a design code at reserved matters stage to ensure that the aspirations for quality and quantity for the proposed development, as set out in the DAS, are actually realised in the final scheme

SCDC Landscape Officer

88. It is noted that the applicant has addressed points raised at the pre-application stage. These include retention of the Highfields Road frontage hedge, enhancement and thickening of boundary hedges, green connections across the site linking with the central green/public space and green footpath connections to the Public Right of Way to the east. However, there are still some areas that require further attention.
89. The allotments and community orchard are awkwardly sited. These would be better located on the eastern boundary where they can provide better access to residents, some screening to the development, and help integrate the proposed development into the wider landscape.
90. The attenuation pond is remote from the proposed development and the space in which it is set is not sufficiently large to develop and appropriate landscape setting. This pond will be better integrated with the landscape closer to the development.
91. The proposed development must allow sufficient space to provide a SuDs system in the form of swales or other open green areas. Piped drainage and storage crates should be avoided.
92. There appears to be limited space for street trees within the proposed development, especially large native trees which would link visually with surrounding woodland and hedgerows.
93. The proposed layout of the dwellings, particularly those facing the 'village green', appears over-complicated and will create a number of difficult spaces.

Conclusion

94. In principle, development would be possible on this site providing that a strong and comprehensive landscape scheme is provided. This must include sufficient space for screening and filtering planting on the boundaries, and space within the proposed development for large native trees.

SCDC – Ecology Officer

95. The development is near to a number of ponds, some of which have been identified as providing breeding habitat for the protected great crested newt. The applicant's ecologist has concluded that (with regard to great crested newt conservation)
96. Given the location and proximity of the ponds to the proposed development area it is likely that the very difficult to prevent an offence occurring under the Habitats Regulations in the absence of mitigation. It is therefore considered that a Natural England derogation licence will be required in order to comply with the relevant legislation.
97. Due to the clearance of terrestrial habitats that could be used as resting/hibernation places by GCN's, it is considered that a Natural England European Protected Species (EPS) licence will need to be secured for the proposals to proceed. A detailed mitigation strategy (Method Statement) will also need to be produced in support of the

licence application. The mitigation approach will be to avoid killing or injuring GCNs and to minimise the impact on the GCN population in order to maintain their 'Favourable Conservation Status' in their natural range.

98. The following condition should be used to address this issue:
99. Where an offence under Regulation 41 of the Habitats and Species Regulations 2010 is likely to occur in respect of this permission, hereby granted, no works of site clearance, demolition or construction shall take place which are likely to impact upon any great crested newt (*Triturus cristatus*) unless a licence to affect such species has been granted in accordance with the aforementioned Regulations, and a copy thereof has been submitted to the local planning authority.
100. It is the intention that the existing on-site pond will be retained and enhanced, and incorporated into a scheme which provides habitat connectivity to the wider landscape. Enhancements in this area will include the thinning of over-shading vegetation and removal of silt and litter. Terrestrial habitat enhancement will include gapping-up of hedgerows, planting of native scrub species and provision of hibernacula and refuge piles.
101. An important question needs to be answered before we can consider natural habitat enhancement to the pond. What is the current water source? If it is supplied by local land drainage then that supply of water will need to be maintained. There is a serious risk that as land is built-up around the pond it will lose its supply water. A holding objection is raised until this matter is resolved.
102. Numerous field signs of badgers were recorded within the site, including a latrine, snuffle holes, paths, and a single main sett. The sett was recorded adjacent to the pond within dense scrub. Given the evidence of regular and continuous use, the sett is considered to be an active main sett. The current proposal is to retain the sett in situ. This matter should have a greater degree of consideration at this stage so that the applicant is clear as to how they will retain the badger sett amongst a residential development. A holding objection is raised as it is considered that this issue has yet been properly resolved. For example, what direction do badgers currently go when leaving their sett; how can this habitual route be maintained; what habitat connections/underpasses are to be provided so that the badgers can still have access to open countryside and areas for foraging; what forage area is to be retained for the badgers; what measures are to be put in place to stop badgers becoming a nuisance in people's back gardens of the properties nearest to the sett; what is the extent of undeveloped buffer zone adjacent to the sett? We should not allow this development to enclose this main badger sett without retaining meaningful feeding areas and connection to the wider landscape.
103. If this information cannot be provided then there is no reassurance that is required to conserve a main badger sett and we should refuse the application.
104. If the above matters can be addressed then it will be necessary to attach a pre-commencement condition as such:
105. Prior to any ground investigation, ground preparation works or development, a repeat badger survey of the site shall be undertaken. The results of the badger survey shall be provided to the Local Planning Authority for approval. If a new sett is discovered it may be necessary to propose specific mitigation measures. Such mitigation measures shall be agreed in writing with the Local Planning Authority prior to undertaking any activity likely to disturb badgers.

106. Trees within the site were mainly restricted to hedgerows. The hedgerows are a large size both in height and width. These hedgerows should be retained and not incorporated into private gardens so as to retain the rural feel to the edge of Caldecote, and to maximise the ecological value of the hedgerows. Has this been achieved in the layout?
107. Trees T1 and T2 have low bat roost potential but as they are expected to be retained they have not been surveyed in detail. Can it be confirmed that T1 and T2 will be retained and are not subject to disturbance (inc lighting) in any way?
108. The standard condition with regard to the control of vegetation removal during bird nesting season should be used.
109. A condition should be attached requiring a scheme of ecological enhancement to be submitted for approval. This scheme would clarify the extent of works to the retained pond, the scope of bird and bat box erection on retained hedgerow trees, and the extent of wildflower meadow habitats to be provided.
110. The indicative drainage strategy (within the DAS) shows the use of a remote off-site attenuation pond, Why is the pond located so far from the development? Why is the pond not integrated within the development so as to deliver biodiversity gain and landscape enhancement?
111. Furthermore, so as to further enhance green corridors through the site can it be confirmed that open ditch systems will be used as opposed to piped systems so as to provide habitat connectivity and to reduce the risk of great crested newts becoming trapped within piped systems as they move towards water bodies. Further clarity is needed on this matter otherwise GCN may come to harm when the issue could be designed out.

Cambridgeshire County Council Education

Early Years need

112. The development is expected to generate a net increase of 22 early years aged children. There is insufficient capacity in the area to accommodate these places, and only 10 can be accommodated. The identified project by the education team is to expand the existing facilities at Caldecote Primary School by 12 places. This work will involve the relocation of the boiler and internal modifications of walls, materials etc. The project, which is at a very early stage, will cost £240,000, hence the price per place is higher than the tariff which is used when the project is unknown.
113. The trigger point for the payment should be 50%. It confirms that there are not 5 signed S106 Agreements in place for this project.

Primary need

114. The development is expected to generate around 49 primary school places.
115. The County Council does not consider that there is a need to extend Caldecote Primary School, and that it can accommodate the pupils generated by this development within the school. It confirms that the current and future capacity has been looked at in more detail as a result of this application.

116. It states that Caldecote Primary School has a Published Admission Number (PAN) of 30 and a capacity of 210. The pupil role was 196 in January 2015 and 197 in September 2015. It is forecast to fall to around 180 by 2019/20. The school is recognised as good by Ofsted at its last inspection in September 2011.
117. In January 2015, there were 198 children aged 4-10 living in the catchment compared to 196 on roll. 172 of the 196 pupils on roll came from within the catchment. The school took 10 children from Cambourne, but 6 children from Caldecote attended Cambourne schools. 13% of children from the catchment attended other schools. The catchment population is forecast to fall to around 175 by 2023/24.
118. The development is expected to increase the primary-aged population to around 210-215. Therefore, allowing for the forecast fall in the catchment population and out-catchment options, there should be sufficient space in the school to accommodate the children from this development. The situation will be tight, and there may be a need to plan to accommodate some year groups bigger than 30. Some children, who move into the development older than reception age, may not be able to gain a place if the school fills to its admission number with out-catchment options.
119. The additional primary aged pupils which the development will generate mean that neither the school nor County Council would look to provide an additional classroom. This would require a very complex class organisation, which would be financially unviable.

Secondary need

120. The development is expected to generate a net increase of 35 secondary school places. The catchment area is Comberton Village College, and it has been confirmed that there is sufficient capacity over the next five years to accommodate the places generated by this development

Libraries and Lifelong Learning

121. The proposed increase in population from this development (140 dwellings x 2.5 average household size = 350 new residents) will put significant pressure on the library and lifelong learning service in the village, which is currently served by 1 mobile library stop.
122. The County Council's proposed solution to mitigating this impact would be to enhance the existing mobile stop to serve the residents of the proposed development. A contribution of £4.08 per increasing population towards the cost of this project is required (total £1,428).
123. There are not 5 signed S106 Agreements in place for this project.

Strategic Waste

124. This development falls within the Cambridge and Northstowe HRC catchment area for which there is currently insufficient capacity. The development would require a contribution of £25,200. However, as the HRC already has 5 S106 contributions pooled the County Council is unable to seek a further S106 Strategic Waste contribution. The County Council H&CI Committee decision on 7 July 2015 is to depart from the existing policy that commits the County Council to providing new sites around Cambridge and at Northstowe, and instead use developer contributions to provide one new site to cover the Northstowe development and act as a replacement

for Milton.

Monitoring Fees

125. The County Council will agree a monitoring charge by negotiation with the developer having regard to the complexity of development/resources e.g. multiple/different triggers, size of development, ongoing monitoring etc. The basis of the charge would be an officer rate of £50 an hour. The monitoring fee for this S106 would be £700.
126. **Cambridgeshire Archaeology** – comments that the site is located in an area of high archaeological potential. Archaeological investigations to the south have consistently revealed evidence of Iron Age and Roman settlement and agriculture, as well as evidence of medieval and post medieval settlement and occupation. An archaeological evaluation along the A428 also revealed evidence of Iron Age and Roman settlement, and medieval and post-medieval occupation. In addition, within and surrounding the application area is evidence of medieval and post-medieval cultivation, present as ridge and furrow.
127. It is therefore recommended that the site is subject to an archaeological evaluation to be carried out prior to the granting of planning permission. The results should allow for fuller consideration of the presence/absence, nature, extent, quality and survival of archaeological remains in the development area. An informed judgement can then be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of important archaeological remains *in situ*.
128. The applicant has now carried out an archaeological evaluation and Cambridgeshire Archaeology has confirmed that it has identified that there is significant evidence for Late Iron Age settlement in the northern part of the site, but nothing that would prevent the development from occurring.
129. In view of this evidence it recommends that further archaeological work is required in advance of construction, which can be secured by a pre-commencement condition.
130. **Cambridgeshire County Council Flood and Water (LLFA)** – originally objected on the grounds that the applicant had not demonstrated that the storage volume required to attenuate surface water run-off from the critical 1 in 100 chance in any year storm event, with appropriate allowance for climate change, can be provided on site.
131. Additionally it was not demonstrated that the correct number of SuDS treatment stages would be provided before discharge into a watercourse. Under the Water Framework Directive it is important that no activities such as development could cause detriment to the water quality or geomorphological status of a waterbody.
132. The applicant needs to demonstrate through its surface water strategy that the proposed development will not cause an increased risk of flooding from surface water. The surface water strategy should be carried out in accordance with the NPPF, giving preference to infiltration over discharge to a watercourse, which in turn is preferable to discharge to surface water sewer.
133. The surface water strategy should clearly show that surface water for up to the 1 in 100 chance in any year storm event, including an allowance for climate change, can be safely contained on site. It is acceptable to partially flood the site during this event, ensuring that buildings are not affected by flooding and the site can be safely navigated by users. Where this flooding will be within roads or pathways, the applicant

must ensure that safe access and egress is still available. For residential developments a climate change allowance of 30% should be added to the peak rainfall intensities for the purpose of sizing the attenuation features.

134. It is strongly recommended that the applicant uses linear SuDs features such as swales to discharge water into the attenuation pond instead of a surface water drain. Alternatively it is advised that the applicant provides source control upstream e.g. through the use of rain gardens, and then discharge into the attenuation pond via the proposed surface water drain. If these options are not practicable then the applicant should look to options such as dividing the attenuation pond into multiple ponds or wetland systems.
135. Under the requirement of the Water Framework Directive and as detailed in The SuDs Manual (CIRIA C697) the applicant must provide at least two levels of water treatment stages for the site prior to it entering the watercourse. This will improve the water quality of the water entering the pond and the watercourse.
136. The applicants approach to the site in relation to where the surface water outfall is located in the south-east corner of the site is supported. This will help to reduce pressure on the watercourse which runs along Highfields Road. The LLFA is aware of multiple incidents of surface water flooding to properties in this vicinity. The measures to further improve the drainage system around the site boundary, and to adjust levels on the Highfields Road watercourse to allow overtopping into this ditch system are also welcomed.
137. Following receipt of additional information/clarification from the applicant the LLFA initially confirmed that the applicant had met the minimum requirements of the NPPF, and its objection was removed, subject to a condition being included in any consent requiring submission of a detailed surface water drainage scheme. Before the scheme is submitted an assessment should be carried out of the potential for disposing of surface water by means of a sustainable drainage system, which should be designed such that there is no surcharging for a 1 in 30 year event and no internal property flooding for a 1 in 100 year event, plus a 30% allowance for climate change. The condition should require information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site, the measures taken to prevent pollution of the receiving groundwater and/or surface waters, and provide a management and maintenance plan for the lifetime of the development.
138. However, following the receipt of new information relating to potential drainage issues at the site, which were unrelated to its previous objection, the LLFA requested that a holding objection was re-imposed.
139. It commented that a number of large, shallow trenches had been excavated across the site which were, in places, filling with water. It was unclear what the precise source of the water was, however it could have been due to high groundwater levels in the area. Of those trenches inspected, the water level was estimated to be in the region of 0.6m below ground level. This was of particular concern as the proposed surface water drainage system includes an attenuation basin which is likely to be in excess of 0.6m deep. High groundwater levels across the site have the potential to compromise the adequate functioning of the proposed surface water drainage system.
140. A water table that is near to the surface has the potential to cause flooding or damage to deep SuDS features. An appropriate assessment (e.g. an intrusive site investigation) should be undertaken to determine groundwater levels across the site,

and evidence should be provided to demonstrate that the proposed development and its associated drainage system will have no adverse impact on local flood risk either on or off the site (including from groundwater).

141. The presence of high groundwater levels does not preclude the use of SuDS altogether, however it must be ensured that features that are selected are appropriate based on site specific conditions.
142. The LLFA has now advised that following further discussion with the applicant's drainage consultant, and the submission of a geological statement, it has been agreed that in addition to the proposed ditches along the north east boundary, the proposed development will provide land drainage as required to ensure any residual flows are safely conveyed through the development to the boundary ditch system.
143. Based on the above agreement, and the detail within the geology statement, the LLFA confirms that it is again satisfied that the applicant has met the minimum requirements of the NPPF and its holding objection is removed.
144. Any consent should include the condition referred to at paragraph 137 above.
145. **Drainage Manager** – supports the comments of the County Council as the Lead Local Flood Authority. It has thoroughly assessed the proposed surface water layout and investigated the concerns at local level. The Drainage Manager is happy that the application has been given due consideration and has no further comments.

Environment Agency

Foul water drainage

146. No objection to the proposed development in isolation. However, connection of foul drainage into the Bourn WRC may prejudice other allocated development sites which have been identified for connection into the STW.
147. Joint Position Statement on foul water and environmental capacity in relation to proposed development with South Cambridgeshire District issued by the EA and Anglian Water in Jan 2014, states that there is limited capacity at Bourn WRC.
148. Standard informatives are provided in respect of surface water drainage, potential ground contamination, and pollution prevention.
149. **Anglian Water** – The foul drainage from this development is in the catchment area of Bourn Water Recycling Centre, which currently does not have capacity to treat flows from the development site. Anglian Water are obligated to accept the flows from development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should planning consent be granted.
150. The sewerage system at present has available capacity for these flows
151. **Environmental Health (Contaminated Land Officer)** – comments that the Phase 1 Geo-environmental assessment (desk study) makes recommendation for an intrusive site investigation and this should be secured by condition, and should include any contamination remediation measures required.
152. **Environmental Health Officer** – states that on balance there are no objections in

principle to the development, but the following issues need to be considered and effectively controlled in order to protect the quality of life/amenity and health of existing and proposed residential uses/premises and the wider community/environment, and which are paramount in facilitating a sustainable high quality development.

153. Conditions should be imposed in respect of hours of operation of power driven machinery during the period of construction, noise attenuation measures for the new properties, artificial lighting details, no bonfires and burning of waste during the period of construction, and the use of driven pile foundations, and control of any noise generated by potential renewable energy technologies employed, should be included in any consent.
154. **Housing Development Officer** – comments that the proposed site is located outside of the village framework and should therefore be considered as an exception site for the provision of 100% affordable housing for the purposes of meeting the local housing need in Caldecote. This is in accordance with H/10 of the emerging Local Plan.
155. However, should this application not be determined as an exception site, then the council will seek to secure 40% affordable housing. The developer is proposing up to 140 dwellings, including 56 affordable properties, which complies with the 40% requirement.
156. There are approximately 1,700 applicants registered on Homelink who are in housing need in South Cambridgeshire. The greatest demand in South Cambs is for 1 and 2 bedroom units, however for such a large affordable housing scheme there should be a good mix of housing to ensure that the development is sustainable.' In order to ensure sustainable communities affordable housing should be integrated with market housing in small group or clusters between 6 - 8 units' as stated in Chapter 3, Paragraph 3.25 of the Affordable Housing SPD.
157. The preferred mix and tenure split is rented 14x 1 bed, 20 x 2 bed, 5 x 3 bed and shared ownership 10 x 3 beds and 7 x 2 beds. The district wide tenure split is 70/30 in favour of rented.
158. Properties should be built in accordance with the DCLG Technical Housing Standards and the national space standards.
159. A registered provider will need to be appointed to take forward the affordable housing. We would appreciate being notified once an RP has been appointed so that we can have further discussions with them over the delivery of the Affordable Housing and to ensure that the mix is in accordance with housing need.
160. The rented properties should be available to all applicants registered on Homelink in South Cambs and the shared ownership properties should be advertised through the homebuy agent operating in this region which currently is (Bedfordshire Pilgrims Housing Association)
161. The applicants have mentioned in accompanying information that they would consider providing a commuted sum in lieu of some on site affordable housing. This approach does not comply with policy. This is stated in Chapter 5, paragraph 5.21 of the Affordable Housing SPD 'It will not be appropriate for major developments (10 or more dwellings) to provide financial contributions in lieu of on-site provision.'

162. Therefore, full on site provision of the affordable housing should be provided.
163. **NHS Property Services** – comments that due to capacity levels in the area, current priorities, and the size of this development, there is not an intention to seek a contribution on this occasion.
164. NHS England would therefore not wish to raise an objection to the proposed development.
165. Future applications in the area will be considered as and when they arise.
166. In the light of consultation response received to other application sin the area, where it has been identified that there is a lack of capacity at Comberton Surgery, and contributions towards improvements have been sought, officers have asked NHS England to confirm its position and an update will be given.
168. **Environmental Health (Public Health Specialist)** – comments that the submitted Health Impact Assessment has been assessed as grade A, which meets the required standard of the Health Impact Assessment SPD.
169. **Environmental Health (Air Quality)** – has no objection in respect of air quality. However, for the purpose of ensuring that the sensitive receptors within the vicinity of the development are not affected by the negative impact of the construction work, such as dust and noise, as well as ensuring that the applicant complies with the Council's policy on Low Emission Strategy for a development of this magnitude, conditions should be imposed requiring a Construction Environmental Management Plan/Dust Management Plan, and an electric vehicle charging infrastructure strategy and implementation plan.
170. **Cambridgeshire County Council – Asset Information Definitive Map Officer** – comments that the site is adjacent to Public Footpath No.1 Caldecote, It runs in an approximately north-easterly direction from Highfields Road along the northern boundary of the application site to St Neots Road. The Public Footpath must legally remain unobstructed and open for public access, Informatives should be included in any consent regarding the footpath.
171. **Crime Prevention Design Team, Cambridgeshire Constabulary** – no objection at the outline stage.

Representations

172. 42 letters have been received from occupiers of properties in Caldecote, and combined representation from 62 residents (some of whom have written individually and are included in the 42 letters), objecting to the application on the following grounds:
173. a) Site is outside the village framework. It is a greenfield site and productive agricultural land. It is not included in the Draft Local Plan.
174. b) Contrary to the status of Caldecote as a Group Village – far greater than the 8 dwellings permitted. It is an unsustainable proposal. The 2013 SHLAA listed Caldecote as unsustainable for further development. Caldecote has suffered from continual piecemeal development and has grown too far too fast.
175. c) Too many dwellings on a small site. Density is too high. With an average of 2.4

persons per household it will result in an extra 330 people and may also mean 280 more vehicles. Density is higher than that of surrounding developments.

176. d) Represents a 14% increase in the population, which would cause a similar increase in demand for school places, waste, and traffic.
177. e) The Caldecote Local Housing Needs Survey 2013 only found a need for 13 new affordable homes in the village
178. f) Will adversely affect the character of the village which will change from relatively small one to a medium/large one overnight, and the surrounding developments. It is out of scale and character with existing development.
179. g) The representation on behalf of 140 local residents contains a detailed assessment of surface water drainage and flooding issues, and these are produced in full in Appendix 1. A summary of other drainage comments is set out below.
180. h) Flooding – high water table – area prone to flooding. Extra drainage was installed in the form of a balancing pond and a powerful pumping station when the village was expanded previously, but this still does not cope in times of very heavy rainfall. In August 2014, houses along Highfields Road opposite the site suffered flooding both of their gardens and in many cases the houses themselves. Had this development existed the flooding would have been much worse. A development of this size on land which floods, and with additional hard landscaping, will make further flooding in the village more likely.
181. i) The drainage system will be unsustainable and unmanageable with the current mains drainage being under Highfields Road, and partly in private ownership.
182. j) Much of the existing flooding problems in the village is caused by the site being waterlogged due to its composition of heavy border clay, with the field to the east being the same. It is understood that archaeological digs on the site had to be aborted as the trenches filled with water, which is indicative of the existing situation. New hardstandings will create faster run-off and more flooding to properties downhill in Clare Drive and Damms Pasture.
183. k) The applicants plans for a new ditch system on the southern boundary include a 90 degree bend which will inhibit flow, and the proposed system requires water go uphill towards the attenuation pond. As a result water will pool behind the north east corner of Clare Drive/Damms Close, causing flooding problems to adjoining properties
184. l) The proposed attenuation pond may flood if it is not properly maintained. The Parish Council has carried out extensive investigations into the Award Ditch which runs north to South through the village, and established that there are a number of blockages and inadequate piping. This cannot be relied on to take any more water which will come from this development. There is no evidence that the proposed flood mitigation will mitigate the risk of flooding, and existing houses near the proposed new ditch will be at higher risk.
185. m) The local pumping station requires pumping out regularly. It frequently breaks down, causing considerable leakage and nuisance. During flooding, or even heavy rain, sewerage overflows from the drains and from the pumping station. The Bourn treatment works is at capacity. The plans mention providing a

pumping station, but it is not shown on the plans.

186. n) When the village expanded in 1990's it was concluded that 400 extra houses were the maximum the village infrastructure could cope with. Anglian Water increased the supply of water to the village to cope with the increased demand in line with the agreed maximum expansion, however water pressure is still low
187. o) Impact on local road systems, which are already at capacity. There is only one exit from the site. It is at the north end of the village – people commuting to work in the morning are likely to block traffic down through the village as they leave the development. There is no evidence that the entrance and exit to the site will be safe for those using that road or Highfields Road. The access road should not be placed directly opposite and existing driveway.
188. p) There is insufficient room for the pavement/walkway from the site along Highfields Road because there is a ditch where they want to place it. There are no proper cycleways from the village to Cambridge.
189. q) Policies TR/1 and TR/2 of the adopted Local Development Framework state that permission will not be granted for developments likely to give rise to a material increase in travel demands unless the site has (or will attain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport, or other non-car travel modes, and that development must be located and designed to reduce the need to travel, particularly by car. The submitted Transport Assessment (TA) estimates only 3 occupants will use the bus. The TA and Travel Plan suggest that in future many more people may use the bus, but refers to a survey of Suburban Areas and Edge of Town users. This usage stops at Hardwick, and the fare to Cambridge from Caldecote is twice that from Hardwick. Buses at peak times are full. There may be scope to increase the bus availability, but it is not in place, and in fact the timetable has been reduced, with fewer evening buses, and none on Sundays.
190. r) Lack of parking provision.
191. s) The Primary School is at capacity, and further expansion would be difficult.
192. t) Impact of health services in the area. It is already to very hard to get an appointment in less than two to three weeks.
193. u) There is no doctor's surgery, library, post office or public house in the village, and only one shop. The bus only operates twice daily.
194. v) Other village amenities are very limited – there is a social club and the village hall is already too small so that many events have limitations on entry. There will also be an impact on other local amenities such as play and youth activity, child care and the village hall. There are no proposals to expand these. Lack of facilities for younger persons will result in an increase in vandalism
195. w) Currently the only S106 requirements for this development is to enhance the mobile library stops
196. x) There are no places at the dentists in the area.
197. y) Loss of privacy to adjoining houses due to increased noise and disturbance,

overlooking and overshadowing.

198. z) Adverse impact on quality of life for existing and proposed residents.
199. aa) Adverse visual impact on the area/surrounding countryside. This will be severe, contrary to the conclusion in the Landscape and Visual Impact Assessment. The application refers to 2.5/3 storey high properties which are out of keeping with the village.
200. bb) The scheme does not satisfy Building for Life criteria.
201. cc) The amount of open space claimed (40.5%) is misleading as this includes all roadways, hedges, and drainage areas. The attenuation pond and drainage ditch, which are not suitable for public use.
202. dd) Lack of local employment opportunities. People will have to travel outside the village for work.
203. ee) Loss of hedgerow along Highfields Road to provide access will decrease attractiveness of the village, and affect habitat for the local wildlife. Great Crested Newts have been identified in the immediate area
204. ff) Impact on badger sett in the middle of the site. The Ecological Report fails to identify a latrine on the immediately adjacent land.
205. gg) Impact on other wildlife in the area
206. hh) Archaeological site – Highfields Caldecote was likely the site of a Roman settlement and there may be a need for the land to be investigated before it is developed
207. ii) Impact on social and police services in the area. Increase security risk to existing properties
208. jj) There is already a play area for under twelves, a recreation and sports field, as well as a multiple use sports facility. Any additional area would be superfluous. It is proposed to put the play area close to houses, which will result in noise disturbance, and there are no security measures to prevent vandalism
209. kk) There have been planning applications refused for development in Highfields since the development of Caldecote started for reasons of sustainability, drainage, lack of infrastructure, excessive growth in the village, and the traffic generated. An appeal was rejected in 2010 and included reasons of housing density; development in a group village contrary to the LDF Core Strategy; and “the lack of essential services and facilities within the village already mean that residents need to travel outside the village for their day-to-day needs.....proposed development would therefore amount to unsustainable development....”
210. ll) Applicant’s Arboricultural Report refers to trees being retained which are within the gardens of adjoining properties, which are out of its control.
211. mm) Flooding problems will affect property values and result in difficulties obtaining insurance.

212. nn) Internet speed in the village is slow
213. oo) There are other sites in the village that could be developed i.e. land between Clare Drive and Blythe Way. There are also sites at West Cambourne, Bourn Airfield and Northstowe that could be developed
214. pp) 50% of residents who responded to the survey for the Parish Plan said that they did not want more houses.
215. qq) The retained agricultural land will be less viable as arable fields, being not large in modern farming terms and the access proposed through the development may prove impractical.
216. rr) Only reason for this application is the District Councils lack of a 5 year housing land supply, and delays in the Local Plan process. Residents have a right to feel aggrieved by this process, which is now having a direct impact on villages like Highfields Caldecote.
217. ss) Loss of view
218. 33 letters (21 from households in Caldecote and 11 from households in Hardwick) have been received supporting the application on the following grounds:
219. a) The scheme includes 40% affordable housing element on site
220. b) The development would make the community more self-sufficient/sustainable
221. c) Established hedgerow and trees will be retained and improved to screen the site and reduce any visual impact.
222. d) The entire site being developed for housing is within flood zone 1 (lowest probability of flooding). The proposals will provide a significant level of betterment to the surface water flooding situation in and around Highfields Caldecote. The application proposals provide a ditch system to the northern and eastern boundaries, allowing incoming land drainage flows to be directed away from the village into a watercourse system to the south east. This will lead to betterment in the village, particularly in an area of historical surface water flooding, which is a significant benefit.
223. e) The development proposals provide 40.5% new public open space and a new equipped children's play area.
224. f) A new public right of way will be provided across the site, improving connectivity with the existing footpath network.
225. The Headteacher, Caldecote Primary School in a letter to Cambridgeshire County Council, is concerned about the response of the Education Authority. The playgroup is on the school site, and there is no capacity for it to expand or use any other space on site. The current prediction for the reception class going forward is that it will be up to capacity (30) for the next four years. It is queried how the additional 12 places required will be accommodated.
226. There is concern about the additional 49 primary school places predicted, as for many years the demographer's predictions have been inaccurate. Caldecote is rated as 'good' at its last Ofsted, and more recently has been deemed to be outstanding by the

Local Authority. The school is also within the catchment of Comberton Village College, and a high number of parents choose to send their children to Caldecote for that reason. Both these factors have an influence on the numbers. Admissions have informed the school that the classes that are “full” all have at least one child on the waiting list for that class. Some of these families have appealed and the school has been forced to go over the PAN of 30.

227. Even if the Year 1 and Year 5 classes were full to capacity this would only mean an additional 14 children, and the school would be extremely short of space. In 2012, when there were 207 children on the roll, it was a struggle to have the whole school assembly in the hall. The school only just managed to accommodate all its school lunches, and that was prior to the Universal Infant Free School Meals. Since then it has to extend its lunch breaks in order to accommodate the increase in meal uptake.
228. A 20% increase in school numbers is unrealistic and unmanageable for many reasons:
229. a) Space around the school for group or individual work.
230. b) A hall that is unable to accommodate over 200 children
231. c) Office capacity, including physical space, to accommodate the additional administration
232. d) Playground space as the field can only be used in the summer time
233. e) Car parking is a major concern; the increased pupil numbers would result in more traffic and congestion, resulting in increased probability of accidents
234. f) Increased numbers will require extra staff, and there is not sufficient parking for the staff already employed. Many have to park on the road causing a nuisance to residents and a hazard for children who have to cross to school between parked cars
235. g) Increase traffic will add to congestion that it contact outside the school, and will increase the potential of a serious accident.
236. Flooding – although the school has not suffered from a ground flood, the playground is constantly under water during the autumn and winter months. An engineer’s report and investigations have been undertaken, but the conclusion is that it is a problem which is not easily solved, and is caused by the wider issues of flooding in the village. To address this issue would involve major engineering and reconstruction of the village drainage. More housing is going to increase the risk of flooding – how will this be addressed?
237. Sewerage – this is a problem across the village and the school is no exception, It regularly has problems with the toilets and sewerage backflow.
238. There are many other smaller building proposals around the village. If these are successful then the possible numbers of primary aged children far exceeds 49. There is no possibility that the school in its current form could contemplate accommodating this increase. It needs a substantial building programme, which is not feasible on the current site.
239. Councillor Tumi Hawkins urges the District Council to refuse the application on the

following grounds:

240. a) The proposal is for 140 dwellings in a village that is classified as a Group Village, Policy ST/6. Development allowable is up to an indicative maximum size of 8 dwellings on new sites, and up to 15 on brownfield sites.
241. Group villages are by definition “less sustainable locations” for new development, having fewer services, allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village.
242. Highfields Caldecote currently comprises circa 600 dwellings, no shop, no doctor’s surgery, a primary school that is full to capacity, no bus transport through the village, long-standing drainage problems, and a sewerage pumping station that is not fit for purpose.
243. Therefore, it is evident that adding a further 140 dwellings, an increase of 23% on the current numbers, will be extremely detrimental to the well-being of all residents due to the lack of services and facilities.
244. b) The proposed development site is outside the development framework of Highfields Caldecote. Policy DP/7. Whilst the District Council may not currently have a 5-year housing land supply, the Council should be doing its best to preserve the integrity of the current policy.
245. c) There is insufficient infrastructure capacity to support such a development
246. i) The primary school is full to capacity. The neighbouring schools in Bourn and Hardwick are also full to capacity. There is no space in the school grounds to extend the school (it has already been extended significantly when the three new housing estates were built).
247. ii) Residents of the village share the doctor’s surgeries at Bourn and Comberton respectively. Both of these are already full to capacity. Comberton is facing having a development of up to 90 houses and will require the surgery to be relocated as there is no space to extend it. Likewise, Bourn surgery has no room to expand, and is prone to flooding.
248. iii) Poor Drainage has been a long standing problem in the village. The village was severely flooded in August 2014, and the ditches cannot cope with the surface water run-off when heavy rains occur. The subsoil is clay, which is impervious, and so rain water does not drain down into the soil. The land being proposed for development has a low water table and has standing water in most parts for most of the winter. Therefore, building on this land will only shift the water elsewhere and it is apparent from the submission that the mitigation proposal is not workable.
249. iv) In conjunction with the above drainage issue, the sewerage pumping station is not fit for purpose and has not been for several years. Anglian Water is well aware of the problem, and although pump parts have been replaced from time to time, the station is usually overwhelmed especially when incidents of heavy rain occur.
250. v) Transport – there is no bus service that runs through the village. The only available service being the No.4 bus that travels along the old St Neots Road. Residents have to walk anything from 10-20 minutes from their houses, just to

get to the bus stop. The service is also expensive and unaffordable for some, who end up cycling or walking to Hardwick to take the bus as it is cheaper from there.

251. vi) There are no recreational facilities for young people (aged over 10). This means that parents end up having to take these children out of the village for leisure purposes. This adds to the traffic going in and out of the village.
252. vii) There are no employment opportunities in the village. It is expected that those who will be living in this development will be commuting to work, either to Cambridge and the surrounding business parks, or to the nearest train stations to commute to London. The road infrastructure going into Cambridge is currently seriously deficient, especially along the A1303 Madingley Rise, and adding cars from this new development will only make that matter worse. The village in effect is being turned into a dormitory village.
253. viii) Cumulative development – there is an ongoing attempt by Banner Homes to build on the site 18-28 Highfields Road, and it is expected that this will be a development of at least 60 houses. Therefore, the prospect of a cumulative 200 houses being built in the village will swamp it and change its character.
254. d) The proposal for this site will result in an overdevelopment of Highfields Caldecote, especially in the light of the points made in c) i)-vii).
255. e) The proposed plan will materially change the character of the village. Highfields Caldecote has seen the size of the village trebled in the past decade and a half, from around 200 dwellings to the current 600 plus dwellings with the development of three new housing estates (Blythe Way, Clare Drive and Strympole Way). Any further development will be detrimental to the cohesiveness that is important to villages such as this.
256. f) Taken all together, it is my view that the proposal will create a development that is
- i) Contrary to policy
 - ii) Will result in overdevelopment of Highfields Caldecote
 - iii) Is not sustainable due to insufficient infrastructure
 - iv) Does not enhance the character of the village
 - v) Is severely detrimental to the amenity of existing residents
257. Cambridge Past Present & Future – does not support the application on the grounds of building outside the development framework. The overall shortage of new homes, including ones that are within reach of first time buyers is acknowledged, however the following concerns are expressed.
258. The site is outside the village framework; the site is not included in the Local Plan SHLAA nor is it included in the Errata; the proposal is speculative; there are considerable concerns about transport and infrastructure impact, especially in the light of the City Deal proposals.
259. A plan-led approach that includes sustainable development based on the adopted Local Plan is welcomed. However, in this particular case the proposal does not accord with this and should be refused.

Planning Assessment

Housing Land Supply

260. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.
261. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.9 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory November 2015). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.
262. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF. However, even where policies are considered 'out of date' for the purposes of NPPF paragraph 49, a decision maker is required to consider what (if any) weight should attach to such relevant policies.
263. In the case of this application policies which must be considered as potentially influencing the supply of housing land include ST/2 and ST/6 of the adopted Core Strategy and adopted policies DP/7, HG/1, HG/2, NE/2, NE/6 and NE/17 of the adopted Development Control Policies. Policies S/7, S/8, S/10 and NH/3 of the draft Local Plan are also material considerations but are also considered to be relevant (draft) policies for the supply of housing.
264. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans for instance).

Principle of development

265. The site is located outside the Caldecote village framework, although adjacent to it on its south and west boundaries, and in the countryside, where Policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of up to 140 dwellings would therefore not under normal circumstances be considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5 year housing land supply as set out above.

266. It falls to the Council as decision maker to assess the weight that should be given to the existing policies. The Council considers this assessment should, in the present application, have regard to whether the policies continues to perform a material planning objective and whether it is consistent with the policies of the NPPF. Caldecote is identified as a Group Village under Policy ST/6 of the LDF and Policy S/8 of the Draft Local Plan. These are the third of four categories of rural settlement and are less sustainable settlements than Rural Centres and Minor Rural Centres, having fewer services and facilities and allowing only some of the day-to-day needs of residents to be met without the need to travel outside the village. As noted later in this report Caldecote has only relatively limited facilities and services, with no secondary school, doctor's surgery, very limited employment opportunities.
267. Development in Group Villages is normally limited to schemes of up to 8 dwellings, or in exceptional cases 15, where development would make best use of a single brownfield site. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a limited range of services to meet the needs of new residents in a sustainable manner.
268. An appeal decision on another site in Caldecote in 2011 concluded that it was correctly identified as a Group Village when considered against the hierarchy of other villages in the District, and that the development proposed (97 dwellings) would conflict with that status, as Caldecote was considered to be a relatively minor and unsustainable settlement. That appeal pre-dates the Waterbeach appeal decisions referred to in paragraph 261 above and the NPPF, so can carry out little weight in the determination of this application, which must be assessed against current criteria.
269. Policy TR/1 states that planning permission will not be granted for developments likely to give rise to a material increase in travel demands, unless the site has (or will obtain) a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or other non-car travel modes. This policy is not considered to be out of date as it does not relate to the supply of housing, and is consistent with the aims of the NPPF.
270. The NPPF requires that 'planning policies and decisions should actively manage patterns of growth to make fullest use of public transport, walking and cycling, and focus development in locations which are or can be made sustainable.'
271. In this case the proposal to develop a scheme for up to 140 dwellings is not considered sustainable due to the relatively low level of services and facilities in the village and lack of employment opportunities, as highlighted later in the report. Therefore existing Policies ST/6 and DP/7 which form part of a suite of policies to control the distribution and scale of new housing can be afforded considerable weight since it contributes to ensuring that development is sustainably located and unsustainable locations are avoided. When set against the NPPF the proposal also therefore fails as it cannot be considered to be a sustainable location capable of supporting a development of this size. These facts therefore are considered to outweigh the need for additional housing land in this instance.
272. Caldecote was not one of the villages reviewed in The Local Plan Village Classification Report June 2012, informed by the Village Services and Facilities Study, which looked at the settlement hierarchy in the adopted Core Strategy 2007, and as part of this considered where individual villages should sit within the hierarchy, as it has a population of under 2000, which was the lower threshold for the Report.

Deliverability

273. The applicant has stated it is likely that, subject to market conditions, on average around 25 to 30 market dwellings per annum would be completed. The affordable housing would be delivered alongside the market dwelling completions. Taking into account infrastructure delivery, it is anticipated that the development of the site would take around four to five years to complete.
274. If outline consent were to be granted, following the completion of a Section 106 Agreement, a reserved matters application would then need to be prepared and submitted along with an application to discharge any other conditions. The result will be that work is not likely to commence on site for some time following the granting of outline consent.
275. However, officers are of the view that the applicant has demonstrated that the site can be delivered within a timescale whereby significant weight can be given to the contribution the proposal could make to the 5 year housing land supply.

Sustainability of development

276. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental. The aspects are considered in the assessment of highlighted issues below.
277. Policy DP/1 of the adopted Local Development Framework and Policy S/3 of the Draft Local Plan set out the principle of sustainable development. Although in respect of DP/1 1a. the policy relates to the supply of housing, in that it refers to the sequential approach to development, and therefore in this respect can be considered out of date, the remainder of the objectives of the policy are consistent with the aims of the NPPF in promoting sustainable development. Officers are therefore of the view that this policy can be given significant weight in the determination of this application.

Economic

278. The provision of up to 140 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

Social

279. The NPPF states that the social role in achieving sustainable development is to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of current and future generations, and by creating a high quality built environment, with accessible local services that support the community's needs and support its health, social and cultural well-being.

Provision of new housing

280. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to 140 residential dwellings. 40% of these units will be affordable (up to 56 units). The applicant indicates that the mix of market housing will be in accord with Policy HG/2, and this can be conditioned

as part of any approval. Both Policy HG/2 and emerging Policy H/8 are considered to be policies for the supply of housing, and are therefore to be considered as being out of date. However, one the aims of the policy is to deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities, which is consistent with the aims of the NPPF. Officers are therefore of the view that these policies can still be given considerable weight.

281. The affordable housing can be secured through a Section 106 Agreement. Officers are of the view the provision of up to 140 houses, including the affordable dwellings, is a benefit and significant weight should be attributed this in the decision making process.
282. Public open space, a community orchard and allotments are shown on the indicative layout plan, and this will need to be secured through a Section 106 agreement, along with off-site and maintenance contributions where appropriate. It is likely that the open space will be mainly utilised by occupiers of the proposed development, although it has the potential to be used by other existing residents, particularly those at the northern end of Highfields.

Services and Facilities

283. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising *'housing should be located where it will enhance or maintain the vitality of rural communities'*, and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.
284. Highfields Caldecote is served by relatively few services and facilities. In the Village Services and Facilities Study, it is identified as having a Primary School, village store, hairdressers, social club, village hall/community. It has a Church although this is in the older part of Caldecote, 3km south of the site. There is no secondary school, doctor's surgery or post office. There is a mobile library service once a month. Residents are therefore required to commute outside the village to access many day-to-day services. The Primary School is within 800m of the site
285. Officers are aware that the village shop has very recently closed, and given the current uncertainty as to whether it will re-open, the weight to be given to this as a local facility is substantially reduced when considering current application. It could be argued that the introduction of an additional 140 houses into the village will aide the viability of the village store. However, there is currently no evidence to demonstrate that this additional level of development would secure the long-term viability of the store, and given the period of time that will elapse between the granting of any outline planning permission and built development on the site (and then at the suggested rate of 25-30 market dwellings per annum), the future of the village store is likely to determined prior to any impact of these new dwellings. In addition to the now closed village store there is a shop at the petrol filling station on the old St Neots Road, which sells foodstuffs, which is 850m from the centre of the site.
286. There are very limited employment opportunities within the village itself, although there is some employment activity on Bourn Airfield to the west. However, it should be noted that one of the former larger employment premises is currently closed and semi-derelict.
287. The 2011 census date indicated that 74.7% of the working population travelled to work by car or van, which is above the District figure of 67.87%. Only 4% travelled to work by bus, 3.3% by train, 3.1% by bicycle and 3.0% by foot.

There is bus service along Highfields Road, once a day Monday to Friday in each direction, from Boxworth to Cambridge (via Cambourne), with the bus stop located 300m south of the site entrance. In addition the Citi 4 service operates along St Neots Road. This provides a service every 20 minutes Monday to Saturday, hourly on Sundays, and runs between Cambridge and Cambourne. The bus stops are located at the junction of Highfields Road and St Neots Road, and are approximately 800m from the centre of the site.

288. Officers are of the view that the limited bus service through Highfields, and the distance of bus stops on St Neots Road from the site (twice the recommended maximum walking distance) is such that it will not encourage residents of the new development, although closer to the St Neots Road stops than most of Highfields, to use the bus as an alternative to the private car for most day-to-day journeys.
289. As outlined below County Council's Transport Assessment Team is suggesting the introduction of shelters at the existing bus stops in Highfields, and the provision of a footpath/cycle link on the east side of Highfields, from the site entrance to St Neots Road. Whilst this will improve accessibility and usability of the existing services officers are of the view that it will not materially increase numbers choosing to travel by bus.

Education

290. Cambridgeshire County Council is seeking a contribution towards the early years contribution, however no contribution is sought for either the Primary School in Caldecote, or secondary facilities at Comberton Village College, where it states that adequate capacity exists to cater for the additional number of pupils expected as a result of this development.
291. In respect of the capacity of Caldecote Primary School this position is contested locally, however the justification for the County Council's position is set out in paragraphs 114 – 119 above. It states that currently there is a forecast fall in the catchment population and out-catchment options, and that therefore there should be sufficient space in the school, although it recognises that the situation will be tight.
292. As such officers are of the view that a contribution towards Primary School infrastructure cannot be required. Appendix 2 provides details on planning obligation requirements.

Access and Transport

293. The County Council's Highway Control Officer has not objected to the principle of development, and has agreed the details of the proposed accesses to Highfields, which are submitted for approval at the outline stage. The conditions requested can be included in any consent
294. The County Council's Transport Assessment Team has considered the application in terms of traffic generation and impact on the existing highway network in the vicinity, and has raised no objection to the scale of development proposed.
295. In order to improve connectivity of the site it is seeking mitigation in the form of the provision of a shared pedestrian cycle facility on the west side of Highfields from the site entrance to the junction of Highfields with St Neots Road. This can be secured by condition.

296. Improvements to the two closest bus stops to the site in Highfields are requested by provision of shelters. Again this can be secured by condition.
297. A condition should be included in any consent requiring submission of a Travel Plan for approval.

Environmental

Impact on character of the village and landscape

298. The application proposes new housing at a density of approximately 33 dwellings per hectare (dph). Policy HG/1 requires new developments to make best use of the site by achieving average net densities of at least 30 dph unless there are exceptional local circumstances that require a different treatment. Policy H/7 of the Draft Local Plan confirms that density requirement, but states that it may vary on a site where justified by the character of the locality, the scale of the development or other local circumstances.
299. Both Policy HG/1 and H/7 are considered to be policies that relate to the supply of housing, and are therefore to be considered as being out of date. However, one the aims of the policy is to the need to respond to local character, which is supported by the aims of the NPPF as identified below. Policies DP/2 and DP/3 are not considered to be housing supply policies and are not therefore considered to be out of date. Officers are of the view that considerable weight can therefore be given to Policy HG/1 and H/7 where the proposed density of a particular development compromises local character and the aims of paragraph 58 of the NPPF which states that it should be ensured that developments respond to local character, and history, and reflect the identity of local surroundings and materials.
300. Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area; conserve or enhance important environmental assets of the site; and be compatible with its location in terms of scale, mass and form.
301. Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character, the countryside and landscape character.
302. The site currently has a very rural character with the mature planting and grass verge along the Highfields from frontage, which contribute significantly to this character.
303. The northern section of the site is well screened on the west, north and east boundaries by existing planting, such that any long distance views of the proposed development will be softened. The retention and reinforcement of existing planting can be secured by condition
304. Development of the site will require the provision of two access points to Highfields, which will result on the loss of sections of the existing frontage planting. This, coupled with the need to provide footpaths along the Highfields frontage, both to connect to the existing footpath on the east side of the road, which currently ends just north of Clare Drive at the south end of the site, and north from the site to provide improved pedestrian and cycle access to St Neots Road, will detract from the existing rural character of the site frontage, introducing a more urban form.
305. The existing footpath on the west side of Highfields is narrower than the width now

sought by the Highway Authority, with a equal width of grass verge separating it from the carriageway. This helps to retain a more rural character, but which could not be repeated on this east side of road within the available width of the public highway.

306. The Landscapes Officer has not objected to the principle of development of this site for the number of dwellings proposed, although there are a number of areas highlighted where further thought is required to the layout at the reserved matters stage.
307. The land to the east of the site does slope away to the south east, and it will therefore be important that there is sufficient space allowed for new planting on the east boundary of the site, particularly along the southern section of the east boundary, where there is less existing planting, in order to mitigate impact of the new development on the adjoining countryside. The ridge heights of proposed dwellings should be lower closer to the boundaries of the site.
308. The Urban Design Team has indicated that the site can accommodate the number of dwellings proposed, and has not objected to the outline application. It recommends that a condition is included in any consent requiring submission of a design code for the site.

Residential amenity

309. The application is in outline only and therefore the layout plan submitted is for illustrative purposes only. However, officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of occupiers of adjacent properties.
310. In this case the main direct impact of the proposed dwellings on residential amenity in terms of overlooking, overbearing, or loss of light, will be to existing properties to the south in Clare Drive and Damms Pastures, and officers are of the view these matters could be addressed at the reserved matters stage. Drainage issues are considered later in the report

Surface water drainage

311. The site lies in Flood Zone 1. However, there is a history of surface water flooding problems in Highfields, which have been well documented in the local representations received.
312. In considering the planning application the Local Planning Authority has to be satisfied that the applicant has demonstrated that any surface water from the development site can be appropriately dealt with within the site, and will not result in an increase in the existing greenfield run-off from the site. An applicant cannot be required to include within a scheme additional measures that might help alleviate existing flooding problems in the area, but is required to demonstrate that any new development will not exacerbate any existing problems in the area.
313. In this case the applicant has outlined a surface water drainage strategy for the site to deal with projected surface water from the site, whilst at the same time providing potential improvements to existing surface water drainage and flooding problems in the area. This is however disputed in the local representations, as detailed in Appendix 1 and in Representations above.

314. The applicant has submitted a Flood Risk Assessment. The applicant states that, in addition to dealing with surface water run-off from within the site by directing greenfield run off from the site, a ditch system is proposed along the northern and eastern boundaries, allowing incoming land drainage flows to be directed away from the village into a watercourse system to the south east. An attenuation pond is proposed on land to the south east of the main body of the site. The applicant states that this will lead to floor betterment, particularly in an area of historical surface water drainage flooding, which it considers to be a significant benefit.
315. The Lead Local Flood Authority has twice raised holding objections to the application, but following the receipt of further information/clarification from the applicant it has withdrawn these. It is of the view that the applicant has carried out the minimum requirements of the NPPF at the outline stage, but states that surface water drainage can be dealt with but condition, which should include maintenance.
316. The Council's Drainage Manager accepts that the application demonstrates that surface water from the proposed development can be dealt with, and supports the position of the LLFA.
317. The local representations express concern that additional development in this area of Caldecote is going to exacerbate the existing flooding problems in the village, and have questioned whether the mitigation scheme suggested by the applicant will work in practice.
318. The local concerns regarding flooding are well founded as there are well documented instances of flooding problems to existing properties in Highfields. Both the LLFA and the Council's Drainage Manager are aware of these concerns when considering the application.
319. Officers are therefore of the view that an objection on drainage grounds cannot be sustained, and that weight should be given in the planning balance to the applicant's position that the scheme has the potential to deliver drainage betterment for Highfields.
320. A detailed surface water drainage scheme can be secured at the reserved matters stage. However, given the local concerns the wording of the condition should set out the drainage measures that scheme should include, as well as providing a management and maintenance plan for surface water drainage system for the lifetime of the development.

Foul water drainage

321. Anglian Water has stated that there is insufficient capacity to deal with foul drainage from this development at Bourn Water Recycling Centre. However, it states that it is obligated to accept the flows from development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should planning consent be granted. This can be dealt with by condition.

Heritage Assets

322. The archaeological investigation of the site, requested by the County Council, has been undertaken, and the results submitted for further consideration. The further comments of Cambridgeshire Archaeology will be reported.

Ecology

323. The application is accompanied by an Ecological Report. The Ecology Officer has lodged a holding objection on the basis that the applicant has not adequately address the potential impacts of the proposed development on the badger sett within the site. Additional information has been provided by the applicant and an update will be provided
324. The Ecology Officer is of the view that matters relating to the protection of Great Crested Newts, bats and breeding birds can be addressed by condition. Conditions should include a scheme of ecological enhancement. Thus while policy NE/6 is to be regarded as a housing supply policy and is therefore considered to be out of date, no harm has been identified in this instance, which would prevent the application from being approved.

Renewable Energy

325. The applicant has indicated that a number of potential measures to ensure that the development complies with the Council's Renewable Energy requirements will be explored and detailed as part of a reserved matter application.
326. Officers are of the view that this matter can be dealt with by condition, however the detailed layout and orientation of dwellings should seek to maximise energy saving possibilities.

Protecting High Quality Agricultural Land

327. The site is classified as Grade 3 agricultural land. Policy NE/17 states that planning permission should not be granted or development that would result the irreversible loss of Grades 1, 2 or 3a, unless the land is allocated for development, or sustainability considerations and the need for development are sufficient to override the need to protect the agricultural value of the land.
328. Policy NE/17 is considered to be a policy that restricts the supply of housing, and is therefore considered out of date. However, as the site is shown as Grade 3 land Policy NE/17 does not apply

Planning Obligations

329. From 6 April 2015, the use of 'pooled' contributions toward infrastructure projects has been restricted. Previously, LPAs had been able to combine planning obligation contributions towards a single item or infrastructure 'pot'. However, under the Community Infrastructure Levy Regulation 123(3), LPAs are longer be able to pool more than five planning obligations together if they were entered into since 6 April 2010, and if it is for a type of infrastructure that is capable of being funded by the CIL. These restrictions apply even where an LPA does not yet have a CIL charging schedule in place.
330. The Council can confirm that there have been 5 Section 106 agreements in respect of developments in the village of Caldecote since 6 April 2010 contributing towards (i) offsite open space and (ii) offsite indoor community space improvements. As such the CIL Regulations prevent the LPA from lawfully securing further tariff style contributions towards unidentified offsite open space improvements in accordance with development control policies and the open space in new development SPD.

331. The LPA recognises that the Planning Practice Guidance requires that 'In all cases, including where tariff style charges are sought, the local planning authority must ensure that the obligation meets the relevant tests for planning obligations in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind'. It goes on to say that 'Planning obligations must be fully justified and evidenced' and as such the LPA take the view that a project should be identified in order to ensure CIL compliance.
332. Appendix 2 provides details of the developer contribution required to make the development acceptable in planning terms in accordance with Policy DP/4 of the LDF and paragraph 204 of the NPPF.

Benefits of the development

333. The applicant considers that the following benefits will arise from the proposed development.
334. Delivering market housing to meet an identified need, in an area where there has been historical substantial under delivery.
335. The application would deliver 40% affordable homes and provide a full range of affordable housing at a time when other schemes might be unable to deliver a policy compliant level of affordable housing. In circumstances where there is a chronic shortage of affordable housing in the Cambridgeshire area (as confirmed by both the SHMA and EIP Inspectors preliminary conclusions) this should be regarded as a significant benefit which weighs heavily in favour of the application proposals.
336. The site will provide 40.5% open space for the benefits of new residents and the existing wider community.
337. Allotments – the proposal will provide an area of allotments, something which the Parish Council has expressed a wish to see.
338. Accessibility – the proposal site is within both walking and cycling distance to the main facilities and services within the village.
339. Highways – the development will provide an appropriate contribution towards the highway improvement works, identified by the Parish Council.
340. New homes bonus of £1.3m and the wider economic benefits associated with construction and job creation.
341. Ecological benefits through the protection and enhancement of existing wildlife corridors and provision of new green infrastructure within the development.
342. Flood alleviation – The site will alleviate existing problems in Highfields Road with surface water drainage and will also discharge surface water from the site into a SuDS at less than greenfield rate. This will provide significant benefits to the local community immediately surrounding the site. An appropriate contribution towards a flood alleviation scheme of Highfields Road will also be made.
343. The applicant considers that there are no significant and demonstrable impacts that would outweigh the benefits of granting planning permission when assessed against the NPPF as a whole. The proposals constitute sustainable development in the

context of the three dimensions of sustainable development; environmental, social and economic.

Conclusion

344. In considering this application, the following relevant adopted development plan policies are to be regarded as out of date while there is no five year housing land supply:
345. ST/6: Group Villages – indicative maximum scheme size of 8 dwellings
DP/1 – Sustainable Development
DP/7: Village Frameworks
HG/1: Density
HG/2: Housing Mix
NE/6: Biodiversity
NE/17: Protecting High Quality Agricultural Land
CH/2: Archaeological Sites
346. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.
347. For the reasons outlined in paragraphs 265 – 271 and 276 above, officers are of the view that significant weight can be given to Policies ST/6, DP/7 and HG/1 in this case. Officers have identified in the report the areas where they consider that significant and demonstrable harm will result from proposal, in terms of the unsustainable location for a development of the scale proposed, given the relatively low level of services and facilities available. Officers have based the first part of this conclusion on the specific circumstances of Caldecote, taking into account that Caldecote is not considered a sustainable location for development of this scale as outlined in the planning assessment.
348. In making the planning balance any adverse impacts must be weighed against the potential benefits of the development outlined in the preceding section of this report.
349. In this case the adverse impacts of the development are considered to significantly and demonstrably outweigh the benefits of the development (which in this case are summarised in paragraphs 333 – 343 above) when assessed against the policies in the NPPF taken as a whole.
350. Planning permission should therefore be refused because material considerations do not clearly outweigh the substantial harm identified, and conflict with out of date policies of the LDF. Officers have outlined in paragraphs 265-271 and 276 why Policies ST/6, DP/7 and HG/1 should still be given significant weight in this case.

Recommendation

351. Officers recommend that had the Planning Committee still had powers to formally determine the application that it should have been refused for the following reasons.
352. That the Members are minded to refuse for the following reason:
1. Caldecote is identified as a Group Village in the Adopted Core Strategy DPD 2007, where Policy ST/6 states that development is normally restricted to groups of a maximum scheme size of 8 dwellings within the village framework.

The proposed site is outside the village framework of Caldecote where DP/7 of the adopted Development Control Policies DPD development restricts development to uses which need to be located in the countryside. The Council recognises that the aforementioned policies are currently considered out of date, and that the application therefore needs to be determined in accordance with paragraph 14 of the National Planning Policy Framework, with the presumption in favour of sustainable development, unless the development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. However, the Council is of the view that considerable weight can be given to Policies ST/6 as it continues to fulfil a planning objective in and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a limited range of services to meet the needs of new residents in a sustainable manner. Some weight can also be given to Policy DP/7 as it continues to fulfil a planning objective of limiting development, and is also consistent with the NPPF presumption in favour of sustainable development. The Council also recognises that Policy DP/1 is out of date in so far as DP/1 1a. relates to the supply of housing, however in all other respects the Council is of the view that Policy DP/1 is consistent with the aims of the NPPF in respect of the presumption in favour of sustainable development, and therefore significant weight can be given to Policy DP/1 as it continues to fulfil a planning objective consistent with the NPPF.

In this case the scale of the development proposed is not considered to represent a sustainable form of development as Caldecote has been identified as not being a sustainable location for the scale of development proposed. Although some local community and social facilities are available, the services in Caldecote have been found deficient in several areas, which are likely to generate regular journeys, which are not likely to be made other than by the private car. These are the lack of significant sources of employment in the vicinity, the nearest secondary school being Comberton Village College, lack of a doctors surgery and that anything other than the most basic shopping trip not being able to be fulfilled other than by use of the private car. On this basis the proposal is considered to materially and demonstrably conflict with the aims of the NPPF as it fails to meet the environmental role of sustainable development and Policies ST/6, DP/1, DP/7 and TR/1 of the adopted Local Development Framework 2007, which are all policies which are considered to fulfil a planning objective in terms of securing development is located sustainably. Any benefits arising from the development are considered to be significantly and demonstrably outweighed by the identified harm.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/2510/15/0L

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S/2510/15/OL – CALDECOTE – APPENDIX 1

Resident's drainage objections (taken from document submitted on behalf of 63 residents)

Site Description and Flooding History

Site is on an approximate plateau at the north end of Highfields and the land slopes generally downhill to the south, so that water flows down from a slight plateau through Highfield, Old Caldecote and into Bourn Brook, upstream of Toft. There is an existing ditch system beside Highfields Road, which takes almost all of the surface water, and historically has repeatedly flooded. There is another parallel ditch system to the east, which takes water past Highfields down to the old part of Caldecote, which again has historically flooded. This ditch system flows directly into Bourn Brook, which again floods, cutting off the B1046 and flooding Toft.

The flooding has been worse since the development of Highfields since 1999. Properties have been flooded and uninhabitable in events in 2002 and 2014. In August 2014 11 houses were flooded and uninhabitable; a nursing home had to be evacuated; roads were closed at Bourn Brook, St Neots Road, Caldecote Main Street, and the upgraded A428. Many more gardens were flooded, with houses at risk. Drains and sewers overflowed. Flooding incidents were recorded all around the site.

Flood Risk Assessment (FRA)

The FRA states that its objectives are to drain the site; not to increase the risk to Highfields; and potentially alleviate flood risk in Highfields

It is believed that the plan as stated will not alleviate flood risk to Highfields through the existing ditch system; will increase flood risk to Damms Pasture, Clare Drive, Highfields through overloading the Clare Drive drainage system, old Caldecote and Toft.

History

There have been variations of the flood alleviation plan which are; an initial leaflet advising residents of the proposed development showing internal drainage through 8m deep piped system; FRA showing improvements to ditches surrounding the site, with internal drainage through SuDS; Parish Meeting to present 'updated' plan showing additional relief to overtopping Highfields Road ditch.

Consultation

At a meeting in January 2016 between residents, SCDC, the Flood Authority, the applicant and its drainage consultant the following points were made:

The extent of local flooding was considerably greater than previously realised by the applicant of Flood Authority

The applicant intended the drainage system to be considered in the FRA, with no updates to alleviate the Highfields Road ditch system

The proposed new southern boundary ditch system would be 1m wide at the base, and 1.3m deep at the south eastern corner of the site (the deepest point)

The south western corner of the proposed site is at risk from flooding from Highfields Road.

The soil is extremely absorbing. The type used to calculate the expected runoff should be type 4 or 5, not type 3. This will result in the requirement for much larger pipes on the site and significantly larger SuDS (it should be noted that the SuDS pond location has recently been under 1ft of water).

It is not clear whether the ditch beside Highfields Road is within the site.

Ownership of the Highfields Road ditch is unclear. Information has been requested.

No plan has been made for maintenance of any of the boundary ditches.

The Parish Council will not adopt the ground between the site and the SuDS system, so will not maintain the ditch carrying surface water away to the east.

Concerns

Pooling

The lowest point on the site is the south western corner. The lie of the land means that all natural drainage is towards this point. That is right next to the vulnerable Highfields Road ditch.

Any plans to alleviate this by adjusting ground levels will increase the risk to neighbouring properties.

Influx

Study of the flooding in August 2014 shows that houses on Highfields Road, directly opposite the site, were flooded. Water levels were augmented by flows along the track bordering the northern edge of the site. Two houses directly opposite the proposed main entrance to the development were flooded.

To provide road access into the site, the existing protective verge will be cut away. Without this verge, water will flow along the new access roads into the site, increasing risk of flooding to the development.

If this flood water enters the site it will overwhelm the planned SuDS system and the proposed new southern ditch.

Risk to Clare Drive and Damms Pastures

The plans call for the unrestricted ditch systems along the southern and eastern boundaries of the site to meet at the south eastern corner. This is the highest point on the boundary.

Because the ditches meet at the high point, in times of high flow, or when the outflow to the east is poorly maintained, there is a very high risk of backflow along the southern ditch, leading overflow into Clare Drive and Damms Pastures. This would put at least six properties at very much increased risk of flooding.

Any extra water entering the Clare Drive ditch would flow into the vulnerable Highfields Road ditch system.

Any extra water overflowing into the roads (rather than properties) of Dams Pastures or Clare Drive would drain into a matrix which already fails to cope with existing flows and contributes to flooding lower in Highfields.

Risk to Highfields

The current proposal will not alleviate flooding in Highfields, there is no plan to alleviate overtopping from the Highfields Road ditch.

As stated above there is a risk of increased flooding through backflow along the southern boundary ditch.

Risk to Caldecote

Improvements to the site boundary ditches will cause increased (and faster) flow into the ditch on the east side of the site.

It is unclear whether the increased flow through the eastern ditch will flow east, into the Toft catchment, or south through another ditch system which runs to the west of Wood Barn Farm into old Caldecote.

Currently there is little flow into the poorly maintained Caldecote ditch at this point, but any increase in flow would significantly increase the risk flooding to old Caldecote and Bourn Brook.

If, as planned, the increased flow into the eastern ditch system runs away to the east, this would run into the Toft catchment, with corresponding risk to Toft.

Risk to A428

House along the old St Neots Road have historically flooded. Since the A428 has been updated, it has been re-routed with an underpass at the Hardwick roundabout. In the 2014 incident, this underpass filled, closing this main trunk road. Redirection of any extra water away from the north will increase this risk.

New Information

Ditch state

In January 2016, the eastern ditches were walked. This was about a week after any significant rainfall, so showed a normal winter water load. The ditch to the east of the site is very poorly maintained – in some sections it was not visible through overgrowth of brambles.

The eastern ditch forks just south of the site. The applicant expects any flow to be directed away to the east at the fork. This is currently the case. However the flow is along a smaller ditch (approx. 0.5m deep and 0.5m wide).

The ditch which runs south from the fork (towards old Caldecote) is partially blocked about 5m south of the fork. This is where an active badgers sett immediately beside the ditch has caused the ditch side to collapse, blocking the ditch to a depth of about 10cm. This has been enough to redirect the current flow to the east.

Increased flow would wash away this obstruction (including the badgers?) and allow the water to flow south, carrying the accumulated litter from the unmaintained ditch to block any culverts.

SuDS Pond

The site of the SuDS pond does not drain. The area was visited in January 2016, about a week after any significant rainfall, so showed a normal winter water load. The site of the SuDS pond was under water to a depth of about 1ft. This means that it will not work as planned.

Where can the water go?

The Environment Agency flood risk map shows that the site is surrounded by areas of high flood risk. There is no direction in which water can be taken away.

Currently this risk is mitigated by the area of open land, which slows the flow into the risk areas.

NPPF P6 recognises that open land can perform the function of flood risk mitigation. It is believed that this land is necessary to mitigate the risk of flooding to Highfields, Caldecote and Toft.

Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Number Pooled obligations
Cambridgeshire County Council									
CCC1	Early years	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 22 early years aged children.</p> <p>County education officers have confirmed that there is insufficient capacity in the area to accommodate the 22 places being generated by this development and will be only able to accommodate 10.</p> <p>The early year's project that has been identified is to expand the existing space by 12 places at Caldecote Primary School.</p> <p>This work will involve the relocation of the boiler and internal modifications of walls, materials, etc.</p> <p>The total cost of this project is £240,000.</p> <p>Contributions are sought on the basis of £20,000 per place (£240,000/12). Therefore a contribution of £240,000 (£20,000 x 12) is sought.</p>	£240,000	Fixed	YES		
CCC2	Primary School	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 49 primary school places.</p> <p>The catchment school is Caldecote Primary School. County education officers have confirmed that there is sufficient capacity over the next five years to accommodate the primary school places being generated by this development.</p>	£0				

			<p>District officers have pressed the local education authority on this matter on the basis that there was a perceived issue with primary school capacity based on historic applications.</p> <p>Education officers have responded with further information as follows.</p> <p>Caldecote Primary School has a PAN of 30 and a capacity of 210.</p> <p>The pupil roll was 196 in January 2015 and 197 in September 2015. It is forecast to fall to around 180 by 2019/20.</p> <p>In January 2015, there were 198 children aged 4-10 living in the catchment compared to 196 on roll.</p> <p>172 of the 196 pupils on roll came from within the catchment. The school took 10 children from Cambourne, but 6 children from Caldecote attended Cambourne schools.</p> <p>13% of children from the catchment attended other schools. The catchment population is forecast to fall to around 175 by 2023/24.</p> <p>The development is expected to increase the primary-aged population to around 210-225.</p> <p>Therefore allowing for forecast fall in the catchment population and out-catchment options, there should be sufficient space in the school to accommodate the children from this development.</p> <p>The situation will be tight and there may be a need to plan to accommodate some year groups bigger than 30.</p>					
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				<p>Some children, who move into the development older than reception age, may not be able to gain a place if the school fills to its admission number with out-catchment options.</p> <p>The additional primary aged pupils which the development will generate mean that neither the school nor County Council would look to provide an additional classroom. This would require a very complex class organisation, which would be financially unviable.</p>					
CCC3	Secondary school	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 35 secondary school places.</p> <p>The catchment school is Comberton Village College. County education officers have confirmed that there is sufficient capacity over the next five years to accommodate the places generated by the development.</p>	£0				
CCC4	Libraries and lifelong learning	DP/4	YES	<p>The proposed increase in population from this development (140 dwellings x 2.5 average household size = 350 new residents) will put significant pressure on the library and lifelong learning service in the village which is currently served by 1 mobile library stop.</p> <p>The County Council's proposed solution to mitigating the impact on the Libraries and Lifelong Learning service arising from this site would be to enhance the existing mobile stop to serve the residents of this new development.</p> <p>A contribution of £4.08 per increasing population towards this project is required; a total of £1,428 (350 new</p>	£1,428	Fixed	YES		

				residents X £4.08) is sought					
CCC5	Strategic waste	RECAP WMDG	NO	Pooling limit reached such that no further contributions may be secured					
CCC6	Transport	TR/3	NO	<p>Cambridgeshire County Council has requested the payment of £27,000 as a contribution to cover the cost of the installation and maintenance of Real Time Passenger Information displays at Cambridge bound bus stop on St Neots Road.</p> <p>Cambridgeshire County Council has requested the payment of £7,000 per bus shelter towards the costs associated with maintaining bus shelters that are to be secured through a planning condition.</p>	£27,000 £7,000 per bus shelter	Fixed	YES		
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified Caldecote as needing 2.75 ha of outdoor sport whereas it had 5.67 ha resulting in a surplus of 2.92 ha of sports space.</p> <p>The audit went on to say that this consisted of a large recreation ground with 3 adult football pitches 3 mini football pitches 1 cricket pitch 2 tennis courts and informal MUGA and grass kick about area.</p> <p>Although the village has the relevant level of sports space, the pavilion is not of sufficient size and as such Caldecote Parish Council have identified the mitigation as being an extension to Pavilion and which will also provide a bigger community meeting room.</p> <p>The Parish Council would also intend using sports contributions to fund a</p>	£150,000 (circa)	Tariff	YES	TBC	None

				<p>new outdoor gym.</p> <p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open space in new developments SPD as follows:</p> <p>1 bed £625.73 2 bed £817.17 3 bed £1,150.04 4 bed £1,550.31</p>					
SCDC2	Open space (children's play)	SF/10	YES	<p>The recreation study of 2013 identified Caldecote as having a deficit of 1.22 ha of children's play space.</p> <p>The open space and new developments SPD provides a 'guide for when on-site provision will be sought' in terms children's space facilities (i.e. LAPs, LEAPs and NEAPs). For example the SPD suggests that a LAP is required at 10 dwellings, a LEAP at 50 dwellings and a NEAP at 200 dwellings.</p> <p>On this basis the development will be required to provide an onsite LEAP and which will comprise a minimum activity zone of 500m2 consisting of 9 pieces of play equipment (which will comprise at least 6 pieces of play equipment for 4- 8 year olds and at least 3 pieces of equipment for toddlers).</p> <p>Although the SPD may at first glance imply that the formal open space requirement is met through the provision of LAPs, LEAPs and NEAPs the SPD did not intend that a LEAP on its own is sufficient to satisfy the formal children's play space needs of a development alone, where (for example) less than 200 dwellings are proposed.</p> <p>A LEAP only caters for a target age</p>	£30,000	Fixed contribution	YES	TBC	None

				<p>group of 2-8, whereas a NEAP target age group 8-14. If the developer only provides a LEAP the development is not providing a range of facilities or mitigating its impact on the basis that it is lacking in infrastructure for 8-14 years olds.</p> <p>The SPD goes on to say that 'Where full provision of outdoor play space is not made on site, additional land or funding will be secured through the Section 106 Agreement or via planning obligations / conditions for improvements and / or extension to existing recreation facilities. This will be based on considerations within the village or adjoining area and will be determined in consultation with the Parish and District Councils'. Logic would therefore suggest that an offsite contribution is needed to provide children's play equipment for those age ranges not being provided for onsite.</p> <p>Caldecote Parish Council have requested a contribution of £30,000 such that they can provide a BMX and skate park elsewhere in the village and which would provide play activities for the age group 8-14 year olds.</p> <p>The request is supported by the Caldecote Parish Plan (2010 – 2015) and which highlighted the need for recreational amenities for the older youths (over 12 yrs), specific mention was given to a skate-park and / or activity course.</p>					
SCDC3	Open space (informal open space)	SF/10	YES	Onsite public open space to be provided and offered to Caldecote PC for adoption with a commuted sum payment	£TBD			TBC	None

SCDC4	Offsite indoor community space	DP/4	YES	<p>Caldecote is served by Caldecote Village Hall which is described as a good quality facility built in 1998 as part of a wider residential development in the village, which has been well maintained and is in good order throughout. Features a separate meeting room, although storage space is limited. The facility shows evidence of good levels of usage.</p> <p>The community facilities audit of 2009 said that Caldecote needed 182 m2 of indoor meeting space but was served by 118m2 resulting in a deficit of 64m2.</p> <p>Caldecote is defined as a Group Village in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for a Group Village is as follows:</p> <ul style="list-style-type: none"> • Group Villages should offer a facility of reasonable size which offers access to community groups at competitive rates. • The facility should feature a main hall space which can be used for casual sport and physical activity; theatrical rehearsals/ performances and social functions, however, it is recognised that one use may be favoured depending upon demand. • All new facilities, including toilets, should be fully accessible, or retro-fitted if viable to ensure compliance with Disability Discrimination Act legislation wherever possible. • Facilities should include an 	£75,000	Tariff	YES	TBC	None
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				<p>appropriately equipped kitchen/ catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol.</p> <ul style="list-style-type: none"> Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage. Likely measures include light sensors/timers, Cisternisers, improved insulation etc. Facilities should be functional spaces, designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p> <p>Caldecote Parish Council have put forward a proposed extension to the pavilion on the sports ground and which will also include additional meeting space capacity.</p>					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£10,150 (circa)	Tariff	YES	TBC	None
SCDC6	S106 monitoring		YES	A fee of £1,300	£1,300	Fixed fee	YES	TBC	
Non standard requirements									

OTHER1	Health	DP/4	NO	<p>NHS England (East) have now had a chance to review this application and can advise that due to capacity levels in the area, current priorities, and the size of this development, there is not an intention to seek contribution on this occasion.</p> <p>NHS England would therefore not wish to raise an objection to the proposed development.</p> <p>Future applications in the area will be considered as and when they arise.</p>					
<p>TOTAL - £ (subject to final housing mix)</p> <p>PER DWELLING - £ (subject to final housing mix)</p>									

NB. This note covers only infrastructure that is to be secured via a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended). Planning applications are often required to also provide new or improvements to existing infrastructure including but not limited to highways, drainage and biodiversity. Such measures will be secured via a planning condition and details of these are set out in the planning committee report.

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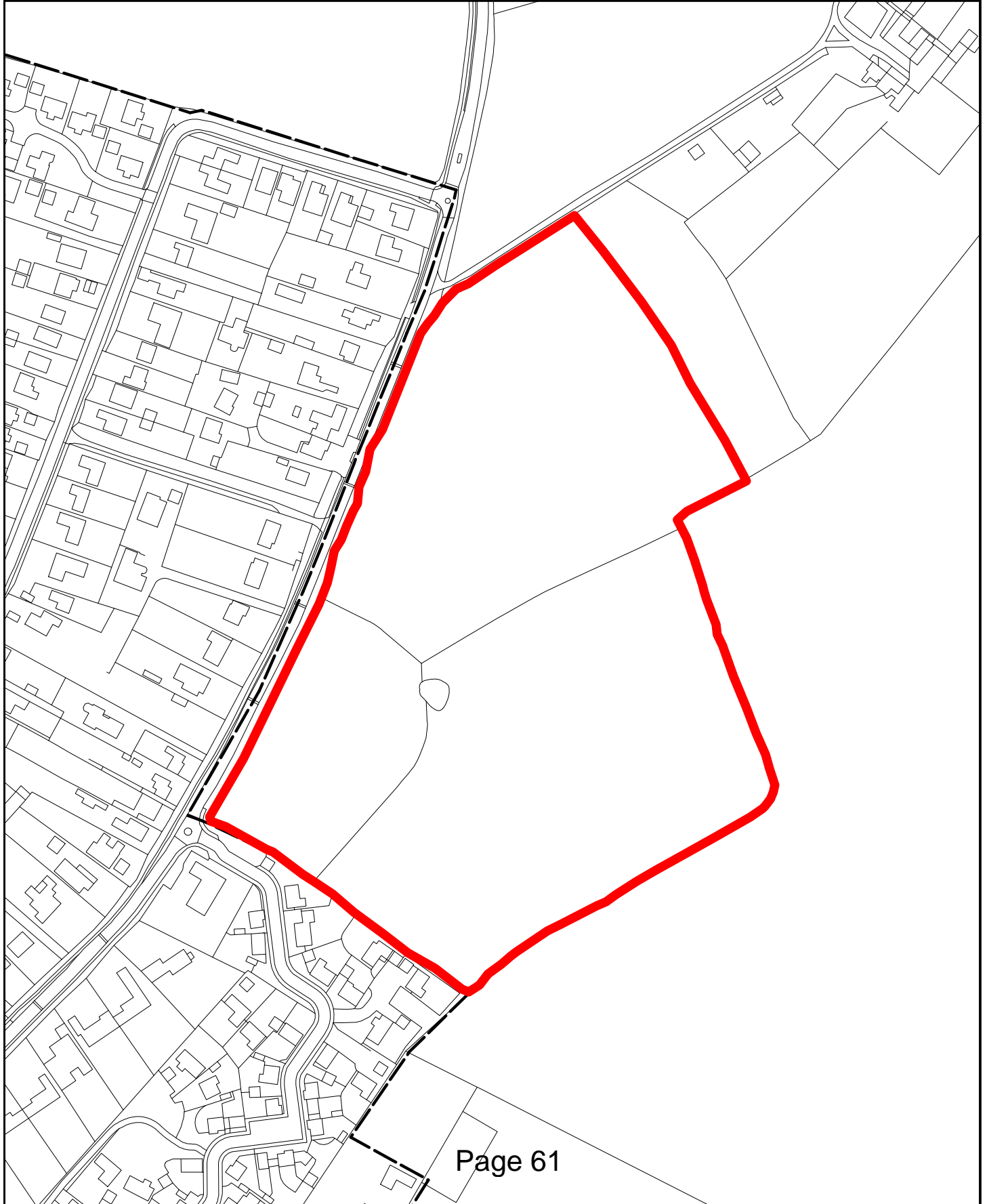
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District Council**

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Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 June 2016

AUTHOR/S: Planning and New Communities Director

Application Number:	S/3190/15/OL
Parish(es):	Orwell
Proposal:	Outline planning application for up to 49 dwellings, community car park and coach drop-off facility, pumping station and associated infrastructure.
Site address:	Land at Hurdleditch Road, Orwell
Applicant(s):	K B Tebbit and Davidsons Development
Recommendation:	Refusal
Key material considerations:	The main issues are whether the proposed development would provide a suitable site for housing, having regard to housing land supply, the principles of sustainable development, scale of development and impact on townscape and landscape character, drainage issues, services and facilities, access and transport, heritage assets and ecology.
Committee Site Visit:	31 May 2016
Departure Application:	Yes
Presenting Officer:	Rebecca Ward, Senior Planning Officer
Application brought to Committee because:	The application proposal raises considerations of wider than local interest.
Date by which decision due:	27 June 2016

Executive Summary

1. This proposal, seeks outline permission (access only for approval) for a residential development of up to 49 dwellings outside the framework of a Group village and in the countryside on a greenfield site as identified in the adopted and emerging plans. The development would not normally be considered acceptable in principle when set against current adopted policy as a result of its scale and location.
2. It is recognised that the district does not currently have a 5 year housing land supply, and therefore the adopted LDF policies in relation to the supply of housing are considered not up to date. The local planning authority must determine the appropriate weight to apply to relevant development plan policies even where out of

date. The NPPF states there is a presumption in favour of sustainable development, and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. It is considered that Orwell is not a sustainable location for the scale of development proposed, having regard to the level of services and facilities in the village and the accessibility to necessary services and facilities by sustainable modes of transport.

3. In addition officers are of the view that the application site, which forms an important gateway and approach into the village of Orwell, is not capable of accommodating a development of this scale without being detrimental to the character and appearance of the area and thus being harmful to the intrinsic character and beauty of the countryside which is contrary to the core planning principle set out in paragraph 17 of the framework.
4. In this case, the location and scale of the development are such that officers are of the view that the harm resulting in terms of the unsustainable location and harm to the rural character of the area, significantly and demonstrably outweighs the benefits of the proposal. These include a contribution of up to 49 dwellings towards the required housing land supply, the provision of 40% affordable dwellings, open space and the proposed coach and car park facility. The agents and applicants have also demonstrated their willingness to provide a parcel of land adjacent to the application site (but within the blue line location plan) for recreational use.

Site

5. The site comprises 3.03ha of arable farmland on the south west side of Orwell, north of Hurdleditch Road and south of the A603. To the south east, the site adjoins a private dirt track, beyond which are St Peters Primary School and the existing recreation ground. There is also a new affordable housing development on the opposite side of Hurdleditch Road, 'The Oaklands'. To the north and east are undeveloped fields/meadows.
6. Hurdleditch Road is a part of a wider cycle network that links onto the Wimpole Estate. The road is aligned by an avenue of small trees with views across the site of the Grade I Listed Church at the top of Town Green Road, beyond which is the Chalk Pits which are designated as a SSSI (Site of Special Scientific Interest).
7. There are existing hedgerows and trees on two boundaries of the site, with a ditch along the north eastern boundary. The immediate area surrounding the ditch is designated by the Environment Agency as a Flood Zone 2/3. There is an existing field access to the site from Hurdleditch Road in the southeast corner.

Proposal

8. The outline application, with all matters reserved with the exception of access, proposes development of the site by up to 49 dwellings with associated access, infrastructure, coach pick-up and drop-off point and open space. The agent and applicants have also indicated their willingness to provide recreational space to the side of site.
9. The agents/applicants have formally withdrawn the amended Masterplan (Ref CAM1060_003 SHEET NO: 3 REV: J) and Transport Statement (April 2016) submitted on Monday 25 April. Accordingly, they have re-submitted/reverted back to

the original Masterplan and an updated Transport Statement 2016.

10. Vehicular access would be from Hurdleditch Road via a new access, along with a secondary access for the coach pick-up/drop-off facility. Approval of access is sought in this outline application.
11. The application proposes 40% affordable housing (up to 20 dwellings). The application includes an illustrative masterplan and is accompanied by a Planning Statement, Design and Access Statement, Agricultural Land Assessment, Landscape and Visual Assessment, Geo-technical desk study, Transport Statement, Travel Plan, Ecological Report, Flood Risk Assessment, Arboricultural Impact and Draft Tree Protection Plan, Health Impact Assessment, Heritage Desk Based Assessment, Ecology Assessments, Utility Feasibility Report, RECAP waste design toolkit, Statement of Community Involvement, and Archaeological Desk Based Assessment.

Planning History

12. S/0928/88/O - 12 Houses - Refused (26 July 1988) for the following reasons:
 1. Outside the physical framework of the settlement and is for that reason contrary to the settlement policy of the structure plan
 2. The scale of the site is such and the number of units proposed, 12, is such that even were it within the framework it would be in excess of that appropriate to Orwell in the approved structure plan
 3. The sketch layout submitted would result in an unacceptable relationship between some of the dwellings proposed and that of Town Green Road

S/2379/13/FL - Erection of 15 affordable dwellings including associated external works, road and parking (land on the opposite side of the road to this application site) – Approved (30 April 2014) and now built.

Planning Policies

13. The following paragraphs are a list of documents and policies that may be relevant in the determination of this application. Consideration of whether any of these are considered out of date in light of the Council not currently being able to demonstrate that it has an up to date five year housing land supply, and the weight that might still be given to those policies, is addressed later in the report.

National Planning Policy Framework
Planning Practice Guidance

14. **South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007**
ST/2 Housing Provision
ST/6 Group Villages
15. **South Cambridgeshire LDF Development Control Policies, adopted July 2007**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks

HG/1 Housing Density
 HG/2 Housing Mix
 HG/3 Affordable Housing
 SF/6 Public Art and New Development
 SF/10 Outdoor Play space, Informal Open Space, and New Developments
 SF/11 Open Space Standards
 NE/1 Energy Efficiency
 NE/3 Renewable Energy Technologies in New Development
 NE/4 Landscape Character Areas
 NE/6 Biodiversity
 NE/9 Water and Drainage Infrastructure
 NE/10 Foul Drainage – Alternative Drainage Systems
 NE/11 Flood Risk
 NE/12 Water Conservation
 NE/14 Light Pollution
 NE/15 Noise Pollution
 NE/17 Protecting High Quality Agricultural Land
 CH/2 Archaeological Sites
 CH/4 Development in the curtilage or setting of a Listed Building
 CH/5 Conservation Areas
 TR/1 Planning for More Sustainable Travel
 TR/2 Car and Cycle Parking Standards
 TR/3 Mitigating Travel Impact
 TR/4 Non-motorised Transport

16. South Cambridgeshire LDF Supplementary Planning Documents (SPD)

Open Space in New Developments SPD - Adopted January 2009
 Affordable Housing SPD - Adopted March 2010
 Trees & Development Sites SPD - Adopted January 2009
 Landscape in New Developments SPD - Adopted March 2010
 Biodiversity SPD - Adopted July 2009
 District Design Guide SPD - Adopted March 2010
 Health Impact Assessment – Adopted March 2011

17. Draft Local Plan

S/1 Vision
 S/2 Objectives of the Local Plan
 S/3 Presumption in Favour of Sustainable Development
 S/5 Provision of New jobs and Homes
 S/7 Development Frameworks
 S/10 Group Villages
 S/12 Phasing, Delivering and Monitoring
 CC/1 Mitigation and Adaptation to Climate Change
 CC/3 Renewable and Low Carbon Energy in New Developments
 CC/4 Sustainable Design and Construction
 CC/6 Construction Methods
 CC/7 Water Quality
 CC/8 Sustainable Drainage Systems
 CC/9 Managing Flood Risk
 HQ/1 Design Principles
 HQ/2 Public Art and New Development
 NH/2 Protecting and Enhancing Landscape Character
 NH/3 Protecting Agricultural Land
 NH/4 Biodiversity
 NH/6 Green Infrastructure

NH/14 Heritage assets
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
SC/8 Open space standards
SC/11 Noise pollution
T/I Parking provision

Consultations

Orwell Parish Council – Recommends refusal for the following reasons:

18. It prevents the village Recreation ground from been expanded as is needed. Our established recreation ground is already about 80% smaller than the agreed national standard re the number of homes in the village. Because of the success of the village football team, it has been promoted three times in the last few years; this has resulted in more strenuous sizing of the football pitch. To accommodate the large size in line with Football Association rules the pitch has had to be twisted to fit it on to the recreation ground. This is far from ideal. N.B. As a SHLAA site (No.020) provision was included to extend the Recreation ground into that site.
19. If it proceeds then the village would have to have a second recreation ground, which would require financial resources to establish in the first place and put a life long extra cost which would need to be provided for by the Parish Precept. As of 29 Feb we received notification that the developer was offering land to the west of the development to extend the Parishes Sport area. However the proposal would still leave the village 0.52 Hectares below (28% shortfall) the recommended national standard based on the existing size of the village plus the extra homes if this development is approved. N.B. The land used for the Primary School & the Recreation ground was given to the Parish, in the early 20th Century, solely for Village Facilities and the covenants on that land restrict its use and therefore options which might otherwise be available to the village are not available. For example, to monetise the current recreation ground and use the resultant resources to establish a new recreation ground elsewhere in the village. Therefore, any new recreation facility will require additional funding to establish it and maintain it, whilst at the same time the village will have to maintain the existing recreation facility as a separate and disconnected amenity.
20. It also would prevent the school from expanding. The school is one of the village's key assets and its future is of paramount concern to the Parish Council and many people who live in the village. There is a general consensus that nothing should be done now that would put at risk its future. The school is currently well positioned to become a Primary School Academy in the short to medium time period and if it did become an academy it would require space to expand. This would be less easy to achieve if the proposed development went ahead. If the proposed development did not proceed there would remain the option of the school being able to expand into that site (assuming of course it could be acquired for that purpose) should it need to do so, and likewise the recreation ground. N.B. The recreation's ground pavilion is not in a position where it could reasonably be expected to service the newly proposed additional recreation space, so a second pavilion would be required on the new space.
21. The development would totally obliterate the view of the village church tower from about 40% of the length of Hurdleditch Road, a point totally omitted from Davidson's lengthy Landscape assessment. NB the church tower is illuminated at night, and night

and day it dominates the village and most of its approaches, and to lose this view on the immediate approach to the village would be a serious loss to the village's historic context and visual setting. Further, the view of the recreation ground from Hurdleditch Road would also be lost. The Proposed development has very harsh landscaping on this it's west side which is felt to be sub-optimal. The proposition to erect a life long sign attributing the development to Davidson's is also felt to be in bad taste and further evidence of the lack of sympathy the developers have for the village and the community.

22. In 2015 the village completed an Exception Site of 15 affordable homes and this site is expected to double. There would then be no further village need for rented affordable homes.
23. A development of an area of agricultural land that has flood risks rating of 1-3 is not the wisest action when climate change is causing more and more heavy rainfalls. The management and ownership of the "Attenuation Pond" is yet another additional cost which neither SCDC or OPC could afford nor there is no other practical and sustainable solution.
24. There is also a very serious concern that the extra volume of surface water from this development, even with the "Attenuation Pond". Many residents feel it would be the last straw for the bridge over the brook where it flows under Town Green Road. There have already been a number of occasions when the brook flow has exceeded the bridge capacity. Add to this the safety issue for children, if the brook is more often at capacity, or exceeding capacity, and together with the proposed Attenuation Pond being so close to the village, the risk increases of children getting into difficulty.
25. CPRE letter to Ms R Ward of SCDC Planning dated 26th Feb 2016
26. All the Questionnaires replies, letters and emails from Residents. These are about 82% against the development. Over 34% of the village's 468 households have sent to the Clerk questionnaire replies, letters, and emails. (Over 160 replies). This contradicts very strongly the assessment of Davidson's developments after their open day: If the response they received just criticised the development it was categorised as just a comment, the residents feel this is a misrepresentation.
27. Please study the minutes of the Village Public meeting held on 11 Feb. 2016-02-27
28. Please study the detailed comment re the application attached.
29. As requested by SCDC attached is our S106 proposals related to this application.
30. Update on amended plans to the school parking: Please see attached Parish Council and St Peters School comments in Appendices 2 and 3 of this report.
31. **Highways England** – No objections
32. **Cambridgeshire County Council Highways Development Control** - The main issues raised were as follows:
33. The applicant has failed to provide a drawing showing the required visibility splays. The Highway Authority requests that a plan showing the visibility splays is provided prior to determination of the application.
34. Please could the applicant also confirm who will manage and maintain the proposed

car park for the school as it is not a responsibility that the Highway Authority will want to adopt.

35. Please request that the applicant show the tracking for a domestic car and the largest coach that will utilise the car park to demonstrate that such a vehicle may enter and leave the proposed development in a forward gear shall be constructed surfaced and made available for use and shall be retained for that sole purpose.
36. The Highway Authority can confirm that they have severe reservations with regards to connectivity within the site as shown on the indicative masterplan, the Highway Authority has a hierarchy which places pedestrians at the top of that hierarchy and this has not been addressed at all within the submitted drawing. The Highway Authority therefore strongly recommends that the applicant engage with South Cambridgeshire District Councils Urban Design Team and the Highway Authority to progress a more suitable internal arrangement.
37. A list of standard conditions was also imposed covering the following areas:
 - Traffic management plan
 - Access built of a bound material
 - No private surface water run-off
 - Pedestrian visibility splays (2.0mx2.0m)
38. Update: Following the above comments a revision was made on the application dated 28 April 2016 to address concerns raised. The following comments were made on this revision:
39. I can confirm that the visibility splays as shown on drawing number 110637/1001 Rev C are acceptable to the Local Highway Authority.
40. Although the Highway Authority would question the proposed loop as shown on the submitted drawing to facilitate the coach for the school and replacement car parking spaces for the parents /carers collecting pupils from the school.
41. The Highway Authority believes that this design is unacceptable and would suggest that the proposed car/ coach parking area be removed from the proposed scheme which I understand to be indicative only and to formalise the existing layby (length to be determined) to the front of the site. I would also like to highlight that the vehicles parked within the bays numbered 1-20 would require a 6m reversing space and not 5.5m as shown.
42. Update 19 May 2016 : In respect to the proposed access for the car park for the school please see below the suggested wording in relation to the car park which we would request that the implementation of the car park be tied to the school travel plan therefore the car park would need to be required as a part of the school travel plan and not implemented as a matter of course.

Suggested condition wording:

“Please add a condition to any permission that the Planning Authority is minded to issue with regards to this proposal requiring that the proposed car park shown on drawing numbers..... only be implemented as a specific requirement of the revised Orwell primary School Travel Plan.”

Reason: To prevent unnecessary reliance on the private motor vehicle for traveling to or from school.

43. **Campaign to Protect Rural England (CPRE)** – Raise an objection to the application for the following reasons:
- A proposal of this scale should come forward when a local plan is reviewed. It was noted that this site was rejected at issues and option stage of the 2014 local plan. Reasons for this are in the SHLAA report.
 - Despite the local plan 2014 being suspended for a few months, we regard the plan as emerging local plan and great weight should be given.
 - Orwell is classified as a group village where 'residential development and redevelopment up to an indicative size of 8 dwellings will be permitted within development frameworks of Group Villages (Policy S/10). The quantity of housing (up to 49) is far in the excess of this number.
 - Although the applicant tries to show there is an overall need for housing in SCDC, the SCDC and CCC have published a report for the local plan inquiry inspector, which justifies their original figures, and have only increased the number by 500. Also the applicant in the Design and Access Statement states that the application (under opportunities, page 21) will meet local housing need.
 - Local Plan Policy S/7 (Development Frameworks) states that development and redevelopment of unallocated land and buildings within development frameworks will be permitted provided, at para.1(c), 'There is the necessary infrastructure capacity to support the development'. We note that the applicant in the Planning Statement claims (at para.2.5 in Planning Statement) the Orwell possesses a range of shops, services and community facilities. We dispute that there are sufficient shops. There are only two retail outlets – the village stores and post office (incorporating an ATM) and hairdressers.
44. **Cambridgeshire County Council Transport Assessment Team** – Having reviewed the information submitted in support of the application the County Council has requested that additional information is provided, therefore a holding objection is recommended at this stage.
45. The development proposes to remove the layby on the north side of Hurdleditch Road and replace this with a car park to be used for pick up and drop for the primary school, as well as for coach parking for school use. The applicant is asked to explain further regarding the reasoning behind the inclusion of the car parking and coach parking in the proposals.
46. It is noted in para 2.13 that the speed of vehicles on Hurdleditch Road is 42mph. It is noted that the applicant proposes to seek a Traffic Regulation Order (TRO) for the relocation of the 30mph signs, road markings and gate features to the west of the site access. The development is not predicated on whether or not it is possible to relocate the 30mph speed limit; however, the principal of extending the 30mph speed limit to the western boundary of the site is accepted.
47. A travel plan containing the welcome pack for future residents should be included in the TS with any measures identified.
48. The contents of the welcome pack as outlined in para 5.13 are acceptable. Should approval be given a condition should be included for the details of the Travel Plan to be approved by the Local Planning Authority and Cambridgeshire County Council prior to occupation of any dwelling.
49. The vehicle mode share in TRICS assessment is considered to be low, however, as noted in Table 6.1 the assessment has been undertaken for 60 dwellings rather than

49 of the application. The applicant is requested to apply the census mode share to the trip rates and apply this to the modelled flows. This will model a higher flow at the junction of Hurdleditch Road with the A603 and will illustrate the capacity of this junction in a worst-case scenario.

50. It is accepted that most traffic from the development will seek to access the A603 via Hurdleditch Road. The distribution of 63% of traffic turning towards Cambridge has been derived from census data. The applicant is asked to outline the calculation behind this distribution.
51. Some analysis has been undertaken of the collisions at the junction of Hurdleditch Road with the A603 as requested. This will be considered in further detail when the above comments have been resolved.
52. Provisions to extend the footway between the site entrance and the existing footway on the northern side of Hurdleditch Road are acceptable. The below measures are requested to be installed as part of S278 works by the applicant should approval be given, the County Council will comment further on mitigation :
 - Installation of two bus stops in the vicinity of the development.
 - Payment for the advertisement of an extension to the 30mph speed limit on Hurdleditch Road to the western boundary of the site through CCC.
53. Update following the revised Transport Statement (TS) February 2016 produced by Fairhurst : The Transport Assessment Team are content for the holding objection to be removed subject to the following provisions :
 - Condition should be included for the details of the Travel Plan
 - That the applicant funds as part of a S106 agreement the associated costs of advertisement of a Traffic Regulation Order (TRO) for the relocation of the 30mph signs, road markings and gateway features to the west of the site access to a location to be agreed with CCC. Should the advertisement of the TRO not be contested and / or be approved, to relocate the 30mph signs, road markings and gateway feature to the agreed location under works as part of a S278 agreement.
 - Installation of two bus stops in the vicinity of the development. These to have a flag and for the Cambridge bound stop a shelter. This is to reduce the distance to the nearest bus stop and encourage residents to use the bus. Details of the bus stop locations to be submitted and agreed with the Local Highway Authority and Orwell Parish Council and installed as part of S278 works by the applicant. A commuted sum would be required for maintenance of a bus stop shelter and agreed as part of a S106 agreement. Works to be installed prior to occupation of any dwellings.
 - Installation of additional signage, road markings or other minor works at the junction of Hurdleditch Road with A603 to increase the prominence of this junction and reduce the potential for further collisions involving right turning vehicles into Hurdleditch Road.
 - Details of this minor scheme with a cost cap if required to be agreed with the Local Highway Authority and installed as part of S278 works by the applicant. Works to be installed prior to occupation of any dwellings.

- Should approval be given a condition should be included for the details of the Travel Plan to be approved by the Local Planning Authority and Cambridgeshire County Council prior to occupation of any dwelling.
54. **Anglian Water** – The foul drainage from this development is in the catchment of Foxton Water Recycling Centre, which currently does not have capacity to treat the flows from your development site. Anglian Water are obligated to accept the foul flows from development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the planning authority grant planning permission.
 55. Foul sewerage network:
Development will lead to an unacceptable risk of flooding downstream. However a development impact assessment has been prepared in consultation with Anglian Water to determine a feasible mitigation solution. We will request a condition requiring compliance with the agreed drainage strategy.
 56. Requested condition - No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
 57. **Lead Local Flood and Water Authority (Cambridgeshire County Council)** – The applicant has demonstrated that surface water can be dealt with on site through the use of an attenuation pond; the pond will provide storage up to and including the 1 in 100 year event (including a 30% allowance for climate change). The applicant has therefore met the minimum requirements of the NPPF.
 58. We recommend the following conditions are imposed requiring the following details.
 59. 'The development hereby permitted shall not commence until details of the detailed design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority and Lead Local Flood Authority (LLFA)'
 60. **Environment Agency** – No objection in principle to the proposed development.
 61. **SCDC Urban Design** - The application is for an outline application for 49 units, at the edge of Orwell, adjacent to the existing primary school. The density is below that required in our District Design Guide, but that is acceptable on this edge of village location. The perimeter block concept is supported, and the mix of streets/provision of the wider green corridor is welcomed. The site is outside the village framework, and would create a new edge to the village that would be visible from the west and the north.
 62. The site is very poorly connected/ integrated into the village, with only one vehicular and pedestrian access point onto Hurdleditch Road. Cul-de-sac development should be avoided wherever possible. The DAS mentions the potential to create a link over the farm track to the recreation ground and the centre of the village was explored, but that the land falls outside the applicant's control. All efforts should be made to try and create this link to try and at least create an additional pedestrian link to the village amenities to increase permeability.
 63. The coach park is too close to the houses, there needs to be some meaningful

separation between the two. The LAP is in an isolated location, and needs to be provided with improved natural surveillance. The layout provides a frontage to Hurdleditch Road, but the houses are set back behind a private access road, it would be better if this “double road” arrangement could be designed out to prevent the creation of large areas of hard surfacing close to each other and would not contribute positively to the streetscape. Housing mix needs to be confirmed.

64. Due to the scale of this application, and its sensitive village edge location, this application should be presented to the Design Enabling Panel.
65. **SCDC Landscape Officer** - The features that will be introduced include residential development of up to 49 dwellings, new highways infrastructure and internal road layout, a community car park and coach drop off, pumping station, open space, green infrastructure and area for flood attenuation.
66. Landscape effects - The development site of up to 49 dwellings stretches from Hurdleditch Road to the existing ditch. It is located within an open arable field adjacent to the boundary of the village settlement. It is not an exceptional or a brown field site. The size and scale of the development would be more than 15 dwellings and not conserve the existing settlement character of the group village.
67. The development would create a new village edge outside the Development Framework. The relationship between the village and the surrounding countryside is crucial. Although the applicant has suggested a native hedge line with trees upon the western boundary the proposed dwellings and roof tops would still be visible on the important western approach to the village.
68. The site has rural characteristics within the area. It is a medium sized, open and exposed arable field. There are no existing natural boundaries particularly to the west of the site, again an important approach to the village settlement. Although the applicant has suggested mitigation works the change is likely to result in a significant change in valued character inclusive of the removal of arable farmland and the rural character.
69. Visual effects - I agree with the applicant that the available views to the site from the wider landscape are limited. Views from Toot Hill, located to the north of the site, are also limited due to the trees and woodland running along the existing drainage ditch situated to the north east of the application site. The visual effects are not likely to be significant.
70. I would not support this application because of the unacceptable adverse impact (m) on the countryside and landscape character as per policy DP/3 Development Criteria, Development Control Policies DPD.
71. **SCDC Historic Buildings Officer** - The approach to Orwell along Hurdleditch Road provides good, uninterrupted views of St Andrews Church until the site of the primary school. The view of the church is an important character of Orwell and the appreciation of the heritage asset. The LVIA does not include views towards the village to the northeast, when approaching from Hurdleditch Road. This will be important to understand the full impact of the proposal on the setting and views of the church and should be included in any subsequent applications. If the outline application is supported, for any development it will be important to retain some views of the church from Hurdleditch Road.
72. **Historic England** - The application should be determined in accordance with national

and local planning policy guidance and on the basis of your specialist Conservation advice.

73. **SCDC Tree Officer** – The Tree Officer is generally satisfied that the illustrative layout takes into account the existing trees that are located around three of the four sides of the site boundary. The proposal retains the vast majority of trees and the juxtaposition of trees with dwellings / gardens / amenity areas is suitable. Given proper safeguards the proposal will not result in harmful tree loss or unacceptable nuisance to future occupiers. I would like to be consulted on any substantial changes to this layout.
74. The tree report detail submitted with this outline application is suitable for this type of application however, any forthcoming reserved matters or full application will be expected to provide higher resolution data on tree protection measures within a tree protection plan (it is not possible to scale off the plan submitted with the current arb report). If this application is approved I recommend the addition of a planning condition requiring the submission of a tree protection plan of 1:250 or 1:200.
75. **SCDC Ecology** - No objection is raised to this development on ecology grounds. However, the development has the potential to have indirect impacts upon a number of species if tight constraints are not put in place.
76. Bats – the Eversden and Wimpole Woods Special Area of Conservation (SAC) is less than 2km away and it is reasonable to assume that the barbastelle bats may use features such as the stream as flight paths. The provision of the undeveloped 25m corridor alongside the stream will ensure that a flight path for bats is retained. However, it is absolutely important that this corridor is not lit in any way. IF the applicant needs to put any form of lighting near the stream I will require a full bat activity survey in order to ensure that we do not allow any action that could be detrimental to the colony of bats for which the SAC is designated.
77. Otters and water vole – the survey has identified that a low level of otter and water vole activity exists on the stream just downstream of the site. The provision of the undeveloped 25m corridor alongside the stream will ensure that undisturbed habitat is retained for otters and water voles to continue to use the stream. However, it is absolutely important that this corridor is not lit in any way.
78. White clawed crayfish – the surveys did not find the species in the stream immediately in the vicinity of the development site. However, the stream does support the native crayfish (a globally threatened species) a short distance downstream. The site will be discharging its water to the stream; native crayfish requires very good water quality that is high in dissolved oxygen levels. It is therefore important that no direct discharge of water occurs to the stream where it could result in the delivery of poor water during storm event (especially in the summer when stream levels are low and less able to dilute any discharge). The approach to water discharge must include a suitably designed wetland balancing ponds that ensure that all reasonable effort is undertaken in order to filter out particulates and to ensure that the discharged water is of as high a quality as can be achieved. I would wish to be involved in the design of solutions to this issue, what is the current proposal, is it a standard balancing pond with an over to the stream?
79. Reptiles – none were found so no specific mitigation is required at present. Although the survey did consider there to be potential for reptiles to colonise the site in the future.
80. Badgers – no setts were found in the area of the development. A low level of activity

was recorded to the north of the site but at present they present no constraint to development. If the development is not taken forward in the near future regard should be had to the potential for badgers to colonise the site. The actual layout of the site appears to be quite interesting in so far of the green spaces that it provides will allow a network of trees and shrubs to be planted thus diversifying a landscape that was previously quite open and barren.

81. Conditions should be used to secure:
 - Scheme of ecological enhancement to provide a range of bird and bat boxes.
 - Full details of the means of water attenuation and how it will ensure that any water discharge to the stream is of a high standard.
 - Full details of all external lighting
 - Measures to ensure that badgers do not come to harm during the course of the development
 - Details of protective fencing to be erected to maintain the undeveloped 25m buffer zone adjacent to the stream.
82. **SCDC Affordable Housing Officer** - The proposal is for 49 dwellings on a site that is located outside the development framework of Orwell. Therefore, in accordance with policy H/10 of the Local Plan the development should be treated as an exception to normal planning policy and should only be brought forward as an exception site to meet local housing need and provide 100% affordable housing.
83. However, should this site not be treated as an exception site, then Policy H/9 Affordable Housing would apply, which would mean that 40% of the housing on this site should be affordable. Therefore this requirement would mean that 20 of the properties should be affordable. The district wide tenure split is 70/30 in favour of rented.
84. There are currently approximately 1,600 applicants registered on home link the council's choice based lettings housing register in South Cambridgeshire, of these 26 applicants have a local connection to Orwell. The highest demand for dwellings is for 1 and 2 bedroom accommodation this is both true for South Cambs as a whole and the local need in Orwell. Based on this our preferred mix is:
85. Rented Intermediate/Shared Ownership
8 x 1 beds 3 x 2 beds
6 x 2 beds 3 x 3 beds
86. There is no doubt of the need for good quality affordable housing in South Cambridgeshire. If this site is not treated as an exception site, then it should be available to applicants with a local connection to South Cambs. However, as there is a relatively high local housing need, even after full occupation of the recent BPHA exception site, we could consider priority being given to those with a local connection to Orwell on first lets only, as this has been agreed on sites such as this elsewhere in the district.
87. The properties should be built in accordance with the DCLG National technical housing and space standards.
88. **SCDC Environmental Health Officer** – Approve, subject to the imposition of the conditions.
89. On balance we have no objection in principle to the proposals, but the following environmental health issues / health determinants need to be considered and

effectively controlled in order to protect the quality of life / amenity and health of proposed and existing residential uses / premises and the wider community / environment and which are paramount in facilitating a sustainable high quality development:

90. Noise / Vibration: Whilst existing nearby residential premises will be exposed to construction noise that will be transitory in nature the impact should be considered and controlled by the imposition of conditions, including the following :
- Restriction of construction work to 8am-6pm and 8am-1pm on Saturday
 - In the event of the foundations for the proposed development requiring piling, prior to the development taking place 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 noise and or vibration.
 - No development shall commence until a programme of measures to minimise the spread of airborne dust
 - No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase
 - 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.
 - Condition requiring an artificial lightning scheme
 - Noise mitigation scheme on properties that are adjacent to the coach pick up and drop-off points
91. Health Impact Assessment: As per the Council's Supplementary Planning Document (SPD) on Health Impact Assessment (HIA) I have reviewed the outline application using the HIA Review Package checklist contained in Appendix 3 of the SPD. The outcome of my review is that the HIA as submitted has been assessed as grade A, which the required standard of the HIA SPD policy (Grade A or B is acceptable).
92. Renewable Energy: To meet renewable energy requirements it is concluded that the technologies considered viable for the site are:
- Solar photovoltaic panels
 - Solar hot water heating
 - Ground source heat pumps
 - Air Source Heat Pumps (ASHPs)
93. It is stated that these technologies may be considered in isolation but may also be considered as part of a mix of technologies used on-site. We have no objection to these technologies but if air source heat pumps and or micro-wind turbines are considered then further noise impact assessment and or a noise insulation scheme may be required.
94. In terms of ASHPs the assessment of noise impact can be a grey area. Under The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 they may be considered permitted development subject to very specific requirements / conditions.
95. **SCDC Contract Officer (Waste Management Team)** - The developer will be required to purchase all the domestic bins and caddy boxes as part of their s106 planning obligation. This includes both for single houses and communal bin stores at

the flats. This is an obligation detailed in the design guide toolkit, page 55, Basis for Conditions and Agreements, Waste Storage Containers and within chapter 4, paragraph 4.8 of the design guide.

96. However it is understood that the draft heads of terms for s106 obligations currently include a financial contribution for the provision of domestic waste storage containers.
97. The council will consult with the developer over their proposals for street furniture, litter bins, dog bins, recycling bins and the use of tree guards and pits. The council will be seeking solutions to enable segregation of waste into public bins. There is standard provision for these items within section 106 obligations and these will be subject to further discussion.
98. **SCDC Air Quality** - I wish to confirm that I have received a copy of the above application, and have considered the implications of the proposals in relation to potential impacts on local air quality. In particular, I have reviewed the Health Impact Assessment (Pegasus Group dated December 2015), submitted in support of the planning application.
99. I have no objection to the proposed development in respect of Air Quality and I do not consider it necessary to require any further air quality impact assessment through planning conditions attached to this planning permission.
100. As this is a moderately large development, for the purpose of ensuring that people within the vicinity of the development are not affected by the negative impact of the construction work such as dust and noise as well as ensuring that the applicant complies with the councils Low Emission Strategy for a development of this magnitude, the following conditions are recommend to be attached to the application should planning permission be granted.
 - Electric Vehicle Charging - Prior to the commencement of works on the development hereby permitted, full details of an electric vehicle charging infrastructure strategy and implementation plan that 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, to be submitted to and approved in writing by the LPA. The electric vehicle charging points shall be implemented prior to occupation and maintained in accordance with the approved strategy / plan and details.
 - Construction Environmental Management Plan (CEMP)/Dust Management Plan condition
101. **SCDC Contaminated Land Officer** - I wish to confirm that I have received a copy of the above application, in particular Fairhurst's Phase 1 geo environmental and geotechnical report dated August 2015, and have considered the implications of the proposals. The above site is part of former arable land. Whilst contamination is considered to be a low risk, it cannot be ruled out. The report has identified this and proposes further Phase 2 investigation, with which we agree. Part 'a' of the following condition has been met, and suggestions have been made for Phase 2 investigation across the site. We would also like to see slightly targeted consideration of the ground conditions in proposed garden areas as a site layout has been provided. Therefore I recommend that no development approved by this permission shall be commenced, unless otherwise agreed, until:

a) 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

102. **Archaeology Officer, County Council** - A desk based assessment supported by aerial archaeological evidence has been submitted with this application, the results of which I discussed with the archaeological consultant last year (Cotswold Archaeology report 660504).
103. In view of the distance of known archaeological assets to this site, none of which are designated remains, it is our opinion that evaluation fieldwork would best be conducted post-consent at this site. A trench-based evaluation is required here owing to the proximity of Roman settlement features at Hoback Farm and Iron Age occupation evidence in the village (HER ref MCB20117) and more extensively at Cracknow Hill and in the wider Barrington landscape (MCB17723).
104. We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition, such as the example condition approved by DCLG
105. No demolition/development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.
106. Developers will wish to ensure that in drawing up their development programme, the

timetable for the investigation is included within the details of the agreed scheme.

107. **Natural England** – Initial objection raised to the application - Further information required
108. Updated comments: Further to our response of 12 February 2016, this letter is to provide an update on Natural England's position following a recent meeting with the applicant's planning consultant, Pegasus Group.
109. We understand from our meeting with Pegasus Group that, in addition to the provision of approximately 1.14ha of on-site green infrastructure, the applicant has proposed that a proportional financial contribution towards the management and maintenance of the SSSI could offer a solution to Natural England's outstanding objection to the current planning application. Natural England welcomes this proposal and believes that a proportional contribution towards SSSI management measures, in conjunction with proposed on-site open space provision, is likely to provide suitable mitigation to address residual impacts from the development.
110. Securing this approach through a relevant planning condition and s106 agreement would provide an acceptable alternative to our recommendation that the developer undertake a visitor survey to inform the planning application.
111. We believe that an appropriate and proportionate developer contribution could be calculated based on the cost of implementing agreed management measures. In this case Natural England believes that suitable measures to address the residual impacts of recreational pressure could include a baseline visitor survey, new signage, education packs for residents of the scheme and dog waste bins. We have contacted the Clunch Pit Management Trust (part of the Parish Council) for their advice on the most appropriate measures to be delivered through a proportional contribution. We will forward details of these, together with cost estimates, to yourselves and Pegasus Group in due course.
112. Natural England is therefore satisfied that if details of on-site open space provision can be agreed through a planning condition and a proportional contribution towards SSSI management measures are secured through a s106 agreement this proposal could be considered unlikely to have a significant adverse effect on Orwell Clunch Pit SSSI.
113. Updated following confirmation from Natural England 17 May 2016 : We believe that a contribution of £2,500 (c. £50/dwelling) through a section 106 agreement would be an appropriate and proportionate contribution to address the residual impacts of development on Orwell Clunch Pit SSSI.
114. We have liaised with the Clunch Pit Management Trust who have advised that the measures below are needed (with net costs estimates) to address pressures of public access at the site. The S106 contribution would be used to fund some of these measures:
 - a. To remove and replace old fencing as necessary, 200m @ £9.5 per metre.
 - b. Replace one large field gate and adjacent kissing gate £800.
 - c. To construct two sets of sleeper based steps £1,150.
 - d. At least two new "general" notice boards @ £350 ea.
 - e. Extend scrub clearance to provide sheep with a protected area away from the increased numbers of the general public £930.

115. **NHS Services England** – No comments received.
116. **Little Eversden Doctors Surgery** – No comments received
117. **Cambridgeshire County Council** - Education and Waste
118. *Early Years need:*
In catchment of Orwell. Sufficient spare capacity. No contribution sought.

Primary need

In catchment of Petersfield Primary School. 18 children generated (based on general multipliers). Sufficient spare capacity. No contribution sought.

Secondary need

In catchment of Bassingbourn Village College. 13 children generated (based on general multipliers). Sufficient spare capacity. No contribution sought.

Libraries and Lifelong Learning

Orwell is currently served by 3 monthly mobile stops (S. Cambs mobile). One of these is in Hurdleditch Road and therefore close to the proposed development. Officers consider the current provision sufficient to serve the proposed 125 new residents.

Strategic Waste

This development is within the Thriplow HRC catchment area for which Section 106 contributions would be £411.11 (£8.39 x 49).

Representations

119. The Local Planning Authority have received 7 representations from the occupiers of 7 Stocks Lane, 24 Lotfield Street, 14 Cross Lane Close, 14 Hurdleditch Road, 12 Fishers Lane, 11 Oatlands and St Peters Primary School objecting/commenting in respect of the application as originally submitted.
120. In addition the Parish Council sent through additional 18 representations that had been received from local residents between August 2015 and March 2016. Not all the representations contained an address point, however, the ones that did are as follows: 12 Leaden Hill, 17a Fishers Lane, 17 Brookside, 71 Town Green Road, 23a Lotfield Street.
121. The Parish Council also undertook a questionnaire, of which a summary of there findings is within there comments.

The following key material planning considerations have been raised:

- i. Site is outside the village framework.
- ii. Over is classified as a Group Village and does not have the infrastructure to support a development like this, and is therefore not a sustainable location for this scale of building.
- iii. The application should not be considered in isolation and should take into account recent applications in the area.
- iv. The school is full, with some classes over size and mixed year classes. There will be no space for quality expansion.
- v. The Doctors Surgery (Little Eversden) is fully subscribed.
- vi. Limited capacity of the recreation ground

- vii. Will add traffic to narrow roads. A603 junction is busy and dangerous. Improvements need to be made. Impact on safety of access to existing properties. Additional noise and fumes/noise. Access should not be close to junction.
- viii. The layout/use of the proposed coach/car park drop of point is unsuitable and would not work in reality
- ix. Capacity concerns raised to foul and surface water drainage.
- x. Proposal will determinate the long term expansion of the school
- xi. Restrict views of the listed church
- xii. Limited demand for affordable housing
- xiii. Flood risk zone and knock on impacts to surrounding properties and infrastructure
- xiv. Site was rejected as unsuitable in the SHLAA assessment
- xv. Management of the flood attenuation pond
- xvi. Internet and phone lines are slow
- xvii. Noise and disruption during construction
- xviii. Transport Assessment is unrealistic, being based on travelling times outside of those within which many people will leave the village for work and return to it.
- xix. Concern about additional surface water run-off, and impact on the Brook.
- xx. Impact on existing wildlife. Landscape impact.

Planning Assessment

Housing Land Supply

- 122. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.
- 123. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.9 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory November 2015). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.
- 124. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (*Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes*). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF. However even where policies are considered 'out of date' for the purposes of NPPF paragraph 49, a decision maker is required to consider what (if any) weight should attach to such relevant policies.
- 125. In the case of this application policies which must be considered as potentially

influencing the supply of housing land include ST/2 and ST/6 of the adopted Core Strategy and adopted policies DP/1(a), DP/7, HG/1, HG,2, NE/6, NE/17, CH/2, CH/4 and CH/5 of the adopted Development Control Policies. Policies S/7, S/10, NH/3 S/3,S/5, S/10, N/2,N/4, H/7, H/8 and NH/14 of the draft Local Plan are also material considerations but are also considered to be relevant (draft) policies for the supply of housing.

126. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans for instance).

Principle of development

127. The site is located outside the Orwell village framework, where Policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of up to 49 dwellings would therefore not under normal circumstances be considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5-year housing land supply as set out above.
128. It falls to the Council as decision maker to assess the weight that should be given to the existing policies. The Council considers this assessment should, in the present application, have regard to whether the policy continues to perform a material planning objective and whether it is consistent with the policies of the NPPF. Orwell is identified as a Group Village under Policy ST/6 of the LDF and Policy S/10 of the Draft Local Plan. These are the third of four categories of rural settlement and are less sustainable settlements than Rural Centres and Minor Rural Centres, having fewer services and facilities and allowing only some of the day-to-day needs of residents to be met without the need to travel outside the village. Orwell has only relatively limited facilities and services, with a primary school, small convenience store, public house, hairdressers, recreation ground and village hall. There is no secondary school, doctor's surgery, food store, areas of employment and very limited accessible public transport services.
129. Development in Group Villages is normally limited to schemes of up to 8 dwellings, or in exceptional cases 15, where development would make best use of a single brownfield site. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a limited range of services to meet the needs of new residents in a sustainable manner.
130. In this case the proposal to develop a scheme for up to 49 dwellings is not considered sustainable due to the relatively low level of services and facilities in the village. Therefore existing Policies ST/6 and DP/7 which form part of a suite of policies to control the distribution and scale of new housing can be afforded considerable weight since it contributes to ensuring that development is sustainably located and unsustainable locations are avoided. When set against the NPPF the proposal also therefore fails, as it cannot be considered to be a sustainable location capable of supporting a development of this size. These facts therefore outweigh the need for additional housing land in this instance.

131. The Local Plan Village Classification Report June 2012, informed by the Village Services and Facilities Study March 2012, reviewed the settlement hierarchy in the adopted Core Strategy 2007, and as part of this considered where individual villages should sit within the hierarchy. The NPPF requires that 'planning policies and decisions should actively manage patterns of growth to make fullest use of public transport, walking and cycling, and focus development in locations which are or can be made sustainable'. Whilst other group villages including Over, Hardwick and Longstanton were a part of this study (populations between 2000-3000 people), Orwell did not meet the criteria to be eligible for consideration as its population was and still is roughly 1000 people. As such, its status as a Group Village remains in the emerging Local Plan.

132. Notwithstanding this, when its location is tested taking into account the following key daily needs; public transport accessibility, accessibility of schools, accessibility to leisure facilities, village facilities and employment areas, officers consider it would score relatively low. The site was promoted during the call for sites for an indicative scheme of between 35 and 55 dwellings and tested in the SHLAA in August 2013. The site was considered to have limited development potential and was not allocated for development and therefore not taken forward as an option in the emerging local plan.

Deliverability

133. There are no known undue technical constraints to the site's delivery. Officers are therefore of the view that the site can be delivered within a timescale whereby significant weight can be given to the contribution the proposal could make to the 5 year housing land supply.

Sustainability of development

134. The NPPF states that there are three dimensions to sustainable development, economic, social and environmental. These aspects are considered in the assessment of highlighted issues below.

135. Policy DP/1 of the adopted Local Development Framework and Policy S/3 of the Draft Local Plan set out the principle of sustainable development. Although in respect of DP/1 1a. the policy relates to the supply of housing, in that it refers to the sequential approach to development, and therefore in this respect can be considered out of date, the remainder of the objectives of the policy are consistent with the aims of the NPPF in promoting sustainable development. Officers are therefore of the view that this policy can be given significant weight in the determination of this application.

Economic Dimension

136. The provision of 49 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

137. Social Dimension

Affordable Housing and Housing Mix

The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to 49 residential dwellings.

138. 40% of these units will be affordable (up to 20 units). The applicant indicates that the mix of market housing will be in accord with Policy HG/2 and this can be conditioned as part of any approval. Whilst policy HG/2 and emerging policy H/8 are considered to be policies for the supply of housing and are therefore to be considered as being out of date. One of the main aims of the policies is to provide a wider choice, type and mix of housing to meet the needs of different groups in the community. As such, weight can be attributed to the policy in this regard.
139. The affordable housing can be secured through a Section 106 Agreement on the terms as set out in the advice from the Affordable Housing Officer. The Affordable Housing Officer indicates there is a clear need within the district for affordable homes. Officers are of the view the provision of up to 49 houses, including the affordable dwellings, is a benefit and significant weight should be attributed this in the decision making process.

Services and Facilities

140. The National Planning Policy Framework (the Framework) seeks to significantly boost the supply of housing but also to ensure that new market housing is provided in sustainable locations that have service provision to support new housing.
141. One of the core planning principles, paragraph 17 of the NPPF, is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.
142. Paragraph 34 of the NPPF indicates that plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.
143. Policies DP/1 and TR/1 of the adopted Local Development Framework Development Control Policies Development Plan Document 2007 (the DPD) and Policies HQ/1 and TI/2 of the Emerging Local Plan 2013 (the ELP) seek amongst other things to reduce car dependency and provide convenient access for all users of all abilities to public buildings.
144. Orwell village is served by relatively few services and facilities but those that are there includes; a Primary School, Public House, Church, and Village Hall, post office/convenience store, hairdressers and a single recreation ground. As such, residents are required to commute outside the village to access many other day-to-day services including leisure and health facilities, food stores, places of employment and secondary education centres.
145. The closest 'Minor Rural Centre' to the village is Melbourn (adopted LDF) and Comberton (Emerging LP) which are both roughly 9km (6 miles) from the site. Orwell lies within the secondary school catchment area of Bassingbourn (Group Village) which is roughly 17km (11 miles) from the village. All these villages contain a number of services/facilities, larger food stores, more frequent public transport modes, areas of employment and leisure facilities. There are no frequent or direct bus or train services from Orwell to these village centres and given the distance, it is not reasonable to assume future occupants will walk/cycle to these services centres.
146. Smaller villages that surround Orwell include Arrington, Little Eversden (doctor's

surgery), Wimpole, Shepreth and Barrington, which are all classified as 'infill villages' with the exception of Barrington being a Group Village in the Core Strategy. Whilst they are closer to the village of Orwell they all have very few services.

147. The closest bus stop to the site is on Town Green Road with services (Route 75 and Route 15) to Cambridge and Royston. The bus runs through the villages of Barrington, Haslingfield, Harlton and Barton, which takes roughly 40 minutes according to the service timetable. There are five services in and out of the village per day with the last service out at roughly 3pm and return at 5.30pm. There are no frequent services on Sunday. The applicants have indicated willingness to pay for an additional bus stop to the front of the application site.
148. By virtue of the length of time it takes to get to Cambridge (in-direct service), only a 2 hourly service and the limited availability of services after 6pm on weekdays, officers do not consider it to be a high quality or more frequent transport service that can generally be found in elsewhere Minor Rural and Rural Centres elsewhere in the district. Furthermore, this bus service does not link up to the Shepreth or Foxton train stations that can be found in adjacent villages and as such they can only be realistically accessed by private car.
149. The Office of National Statistics (2011) and the Census Profile (2011) by the Cambridgeshire County Council conducted an assessment on the 'Method of Travel to Work' for the parish of Orwell. The results indicate that out of 532 that are employed within the village;
 - 8 people travel to their workplace via bus, mini bus or coach (1.5%)
 - 32 people opt to take the train (6%)
 - 12 people opt to cycle (12%)
 - 22 people opt to go on foot (22%)
 - 385 opt to take the car (75%)
150. In accordance with the Census, the movements by car to employment are above the district average of 68% for a village. Officers consider these numbers to reflect Orwell's limited access to a well served public transport modes to get to places of key places employment.
151. The County Council and St Peters Primary School have confirmed that there is capacity for students at both schools. The closest doctor's surgery to Orwell is Little Eversden. Whilst officers have not had any comments from the surgery or NHS England, we are mindful of these capacity issues from other sites in the district and through public consultation comments. As such, we are likely to require a contribution towards potential extension to the practice.
152. The limited services within the village, limited access to public transport, limited leisure facilities and limited employment opportunities in the area is reflected in Orwell being designed a 'Group Village' in the Core Strategy settlement hierarchy.
153. Whilst there does not seem to be any capacity issues at the local schools, by virtue of the limited range of services and facilities in the locality, officers consider a development of this size and scale would give rise to a material increase in travel demands. The limited bus service and the inability for residents to reasonably walk/cycle to other service centres would mean they would be largely reliant of the private car to get around. As such, officers consider the proposed scheme to be contrary to Core Planning Principles identifies in paragraph 17 of the NPPF, ParaGRph 34 of the NPPF, policies DP/1 and TR/1 of the adopted Local Development

Residential amenity

154. The application is in outline only and therefore the layout plan submitted is for illustrative purposes only. However, officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of occupiers of adjacent properties. The development of the site for residential purposes will result in the loss of outlook for some existing properties on the Oatlands and Brookside, and will significantly alter the current quiet and tranquil nature of the site. However, this in itself would not be a reason to object to the application.
155. Officers consider there is sufficient space on the site to allow the layout to be amended to meet Design Guide criteria. The Councils Urban Design Officer has not made any objections to the scheme on this basis. The proposal would therefore comply with policy DP/3 in this respect.

Open Space

156. The onsite public open space is shown on the indicative layout plan, and this will need to be secured through a Section 106 agreement, along with off-site and maintenance contributions where appropriate.
157. The Recreation and Open Space Study dated July 2013 identified Orwell as needing a total of 1.70 ha of sports space (or 1.696 ha to be exact). Orwell was said to have 1.33 ha of sports space therefore a deficit of 0.37 ha of sports space was identified. This assessment was based on the population of Orwell from the 2011 Census and it is accepted that some development has occurred since then adding perhaps 50 more people in the village. If 50 people were added to the equation at current time the sports space need for Orwell would be 1.776 ha (i.e. a 'new' deficit of 0.446 ha).
158. Here the application is for 49 dwellings and one could assume as a ballpark figure that some 120 people will live on the development (i.e. the sports space needs increases further to circa 2 ha of sports space with a deficit increasing to 0.64ha).
159. According to policy SF/11 the development itself gives rise to the need of less than 0.2 ha of sports space. Furthermore the Open space in new development supplementary planning document (Jan 2009) gives a guide of 200 dwellings for when onsite sports space should be provided.
160. The applicant is proposing an area of land to the side of the application site equivalent to 1.62 ha. This would be roughly 8 times what they would be required to provide by current planning policy. Officers consider this provision would be a benefit to the community.
161. Officers understand that the Parish Council have suggested that the proposed land for car parking should be excluded and therefore a total of 1.35 ha is being proposed for sports space. Whilst officers have a great deal of sympathy for this argument, unfortunately Officers are bound by the planning policy and Appendix 3 of the Open space in new developments supplementary planning document gives a definition for Outdoor Sport as follows:

'Facilities such as grass pitches for a range of sports, bowling greens, tennis courts,

athletics tracks and multi-use games areas plus ancillary facilities such as car park, changing and storage. Water can only be included if it is in the form of a formal water sports lake with associated ancillary facilities and car park'

162. On this basis the District Council would have to consider that the total offer being made is for 1.62 ha of sports space.
163. The recreation ground being offered does not fulfil the total needs of the village but officers not convinced that a decision maker looking at this issue alone would have reasonable grounds to refuse the scheme. Government policy would not allow the application to mitigate an existing shortfall and local policy could not necessarily insist on the developer providing this as part of a development of less than 200 dwellings.
164. If the District Council were to consider this scheme favourable then Orwell Parish Council will need to provide an indication on whether or not they want to secure the new recreation ground, whilst still maintaining an in principle objection. Alternatively, off-site contributions towards outdoor play space and informal open space would be required. Like the recent appeal decision at Swavesey (ref: S/0875/15/OL) this can be discussed within the terms of the S106 agreement and would involve the need for a change of use application to be submitted for the land.

Highway Safety and Access

165. In respect of local traffic patterns and accident records, the Transport Assessment Team requested additional information. This has been provided by the applicant and has been assessed by the County Council. As a result of the findings they raise no "in principle" objections to the scheme subject to a number of terms and conditions which have been detailed in there comments above.
166. The details of the access on to Hurdleditch Road from the site have been accepted in principle with the correct visibility splays. However, the County Council Development Management Team, along with St Peters School and the Parish Council had raised concerns in regards to the general layout of the coach and car parking drop-off point and its practicalities. Whilst the applicants have attempted to remedy this concern in a revised plan (dated 28 April), there is still an element of concern and as proposed, the local highway authority would not accept either layout. As a result the agent/applicants have withdrawn the revised illustrative master plan and Transport Statement and are now referring back to the original and amended TS (dated May 2016).
167. The LHA recommend a condition is added to any permission to require the proposed car park and associated access is only provided if this is deemed necessary for the school in accordance with there 'Travel Plan' arrangements and subject to a suitable layout being achieved that is acceptable to the Local Highways Authority. Officers consider this to be reasonable given the 'in principle' support from the Parish Council and School for enlarged parking facilities.
168. A footpath should be provided from the proposed access southwards to join up with the existing footpath, which currently ends at the primary school access. This can be secured by a S106 agreement. A request has also been made to secure contributions towards to new bus shelter and the re-location of the signs.

Many of the representation from Orwell residents express concerns over the impact of increased traffic on already congested roads, the width of the roads and highlighting queuing traffic at a number of pinch points. Whilst these concerns are frustrating for

local residents, the highways authority does not oppose the scheme on grounds of either safety or capacity.

Environmental Dimension

Impact on character of the village and landscape

169. The application proposes new housing at a density of approximately 14 dwellings per hectare (dph). Policy HG/1 requires new developments to make best use of the site by achieving average net densities of at least 30 dph unless there are exceptional local circumstances that require a different treatment. Policy H/7 of the Draft Local Plan confirms that density requirement, but states that it may vary on a site where justified by the character of the locality, the scale of the development or other local circumstances.
170. Both Policy HG/1 and H/7 are considered to be policies that relate to the supply of housing, and are therefore to be considered as being out of date. However, one the aims of the policy is to the need to respond to local character, which is supported by the aims of the NPPF as identified below, and Policies DP/2 and DP/3 of the adopted LDF. Policies DP/2 and DP/3 are not considered to be housing supply policies and are not therefore considered to be out of date. Officers are of the view that considerable weight can therefore be given to Policy HG/1 and H/7 where the proposed density of a particular development compromises local character and the aims of paragraph 58 of the NPPF which states that it should be ensured that developments respond to local character, and history, and reflect the identity of local surroundings and materials.
171. Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area; conserve or enhance important environmental assets of the site; and be compatible with its location in terms of scale, mass and form. Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character, the countryside and landscape character.
172. The site is situated within the East Anglian Chalk Landscape Character Area and the landscape character of the site and its immediate surrounding are typical of East Anglian Chalk comprising large agricultural fields separated by low trimmed hedges, and set in an open and gently rolling landscape. There are mostly small, scattered villages with well defined edges by mature trees and thick hedgerows.
173. Orwell is a linear village which retains a historic street pattern. To the north of the village is the chalk ridge of Toot Hill, which overshadows the village. Most of the village is bordered by large open arable fields, with some small fields on the edge forming a transition. Development of this site would extend the village out into the open countryside in a location with an existing soft green edge of the existing recreation ground.
174. The development would result in the introduction of development in an area that is currently undeveloped, and given the site characteristics and landscape setting, development of the scale proposed has the potential to result in a loss of openness to the countryside and landscape and visual harm.
175. The Urban Design Team, whilst accepting that layout is a reserved matter, has raised concerns to the illustrative layout plan for up to 49 dwellings, as it was poorly connected/integrated into the village. The Landscape Officer has objected to the application due its impact on rural characteristics of the area and the lack of existing

natural boundaries to obscure future development on an important approach to the village.

176. The Local Planning Authority therefore considers that a development of up to 49 dwellings would be likely to exert a harmful effect on the landscape and visual amenities of the area, contrary to Policies DP/1, DP/2, DP/3 and NE/4 of the South Cambridgeshire Local Development Framework Development Control Policies DPD, 2007.

Surface water drainage

177. Representations received indicate that flooding is an on going problem in some parts of the village. As part of the application site lies in Flood Zone 2/3, the applicants have submitted a detailed Flood Risk Assessment with the application and have also indicated a 25m buffer of undeveloped land along with an attenuation pond on the indicative master plan.
178. The Lead Local Flood Authority has not raised an objection following the recommendations put forward and is of the view that surface water drainage from the site. They have requested that pre-commencement conditions be included for further details in any outline consent.

Foul water drainage

179. Anglian Water accepts there is currently no capacity to deal with foul drainage flows from the proposed development. However, it states it is obligated to accept the foul flows from developments with the benefit of planning consent and would therefore take necessary steps to ensure that there is sufficient treatment capacity if the development goes ahead.
180. The agent/applicant has liaised with Anglian Water to establish an alternative foul water drainage scheme. The Flood Risk Assessment produced by Fairhurst and the Planning Statement submitted with the application indicate that the site will be served by a dedicated on-site pumping station and a new drainage pipeline which will run around the perimeter of the village, to the south west within land owned by the applicant. Accordingly, foul drainage from the development will bypass the centre of the village. Anglian Water have raised no in principle objections to the strategy subject to a compliance condition on any decision notice.

Heritage Assets

181. Whilst the application site lies outside the Orwell Conservation Area and is not directly adjacent to any Listed Buildings, views of the Grade I Listed St Andrews Church can be seen over the fields when walking down Hurdleditch Road due to the church being situated on an elevated position.
182. In relation to preserving the settings of listed buildings Section 66(1) of the Listed Buildings and Conservation Areas Act (1990) provides that "in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
183. Paragraph 132 of the NPPF, in the section dealing with the conservation and enhancement of the historic environment, states that "When considering the impact of

- a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification".
184. Paragraph 133 of the NPPF states that where a proposed development will lead to substantial harm or to a total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
 185. Paragraph 134 of the NPPF says that "(where) a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".
 186. Recent planning case law has confirmed that having "special regard" to the desirability of preserving the setting of a listed building under section 66 involves more than merely giving weight to those matters in the planning balance. In particular, case law has confirmed that "preserving" in the context of Listed Buildings means doing no harm.
 187. Moreover, there is a statutory presumption, and a strong one, against granting planning permission for any development which would fail to preserve the setting of a listed building. A finding of harm to the setting of a listed building gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. Even if harm is considered to be "less than substantial" then "considerable importance and weight" to the desirability of preserving and or enhancing should be applied.
 188. In the context of considering this application, a judgement must be made as to whether the development proposals would cause any harm to the setting of the listed church, having regard to the statutory duty to have special regard to the desirability of preserving their settings.
 189. If there is harm, a judgement needs to be made as to whether this harm is substantial (including total loss of significance of a heritage asset) or less than substantial. Where harm is identified, the overarching statutory duty requires considerable weight to be given to preservation, and a strong statutory presumption against development should apply.
 190. If approved, the proposed development would partly block some of the existing views to the Grade I Listed Church, however, the majority of the views from top end of Hurdleditch Road and including that from the A603 will be retained. As such, provided any future reserved matters application includes some sort of vista through the site, as recommended by the Conservation Officer, the proposed development is considered to lead to less than substantial harm to the significance of the designated heritage asset.
 191. This harm would then need to be weighed against the public benefits of the scheme and this would include additional housing to meet the five year supply, the provision of affordable housing, additional car parking facility and a potential recreational ground.
 192. A desk based archaeological investigation of the site has been undertaken and

findings submitted in a report. The Archaeology Team at the County Council does not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a condition.

194. Taking these factors into account officers consider the development would largely preserve the setting of the listed building and be acceptable from an archaeological point of view. Thus while policies CH/2 and CH/4 are to be regarded as housing supply policies, and therefore considered to be out of date, no harm has been identified in this instance, which would prevent the application from being approved.

Ecology

195. To the north of the village lies the Orwell Chalk Pits that is designated as a SSSI (site of special scientific interest). Natural England was consulted on the planning application and had initial concerns with the impact of additional residents to the maintenance and management of the SSSI.
196. Natural England was supportive of a new recreational field and the open space within the site, as it would take the pressure off the SSSI. It was also agreed that some funding (via S106) would go towards the upkeep of the area, along with benches, bins and signs. Natural England removed their objections to the scheme on this basis.
197. The application is accompanied by a number of Ecology Reports assessing the impact on protected species in and around the site. The Ecology Officer has raised no objection, subject to safeguarding conditions and the submission of an ecological enhancement scheme.
198. Thus while policy NE/6 is to be regarded as a housing supply policy and is therefore considered to be out of date; no harm has been identified in this instance, which would prevent the application from being approved.

Renewable Energy

199. The applicant has indicated that the scheme will comply with the need to provide renewable energy generation technology to comply with Building Regulation targets, plus the additional 10% reduction and 10% on-site energy generation targets, but has stated that this can only be resolved at the detailed stage as further design and layout information becomes available.
200. Officers are of the view that this matter can be dealt with by condition, however the detailed layout and orientation of dwellings should seek to maximise energy saving possibilities. The applicant indicates that the detailed scheme will comply with national housing standards in respect of water conservation.

Protecting High Quality Agricultural Land

201. The site is classified as Grade 2 agricultural land. Policy NE/17 states that planning permission should not be granted or development that would result in its irreversible loss, unless the land is allocated for development, or sustainability considerations and the need for development are sufficient to override the need to protect the agricultural value of the land.
202. Policy NE/17 is considered to be a policy that restricts the supply of housing, and is therefore considered out of date. The application site does form part of a larger area

of agricultural land, which does mean the loss would be relatively significant; however, the loss of such a small area of land would need to be weighed in the balance of providing additional homes in the district.

Noise

203. Due to the size of the scheme, it is likely to have an impact on the surrounding residents. Whilst it is unreasonable to set a timescale restriction to construction phase of the development, officers consider it reasonable to apply the conditions suggested by the environmental health officer to mitigate any significant harm.
204. The Council's Environmental Health Officer considers that the principle to be acceptable, however, additional details of the coach drop-off/pick up area will need to be submitted in regards to the impact on amenity of residents and necessary mitigation measures. The Environmental Health Officer considers this can be dealt with by the way of a planning condition.

Planning Obligations

205. From 6 April 2015, the use of 'pooled' contributions toward infrastructure projects has been restricted. Previously, LPAs had been able to combine planning obligation contributions towards a single item or infrastructure 'pot'. However, under the Community Infrastructure Levy Regulation 123(3), LPAs are longer be able to pool more than five planning obligations together if they were entered into since 6 April 2010, and if it is for a type of infrastructure that is capable of being funded by the CIL. These restrictions apply even where an LPA does not yet have a CIL charging schedule in place.
206. The Council can confirm that there have been five section 106 agreements in respect of developments in the village of Orwell since 6 April 2010 contributing towards (i) off site open space and (ii) offsite indoor community space improvements. As such the CIL Regulations prevent the LPA from lawfully securing further tariff style contributions towards unidentified offsite open space improvements in accordance with development control policies and the open space in new development SPD.
207. The LPA recognises that the Planning Practice Guidance requires that 'In all cases, including where tariff style charges are sought, the local planning authority must ensure that the obligation meets the relevant tests for planning obligations in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind'. It goes on to say that 'Planning obligations must be fully justified and evidenced' and as such the LPA take the view that a project should be identified in order to ensure CIL compliance.
208. Appendix 1 provides details of the developer contribution required to make the development acceptable in planning terms in accordance with Policy DP/4 of the LDF and paragraph 204 of the NPPF.

Other Matters

209. Both the Parish Council and the Primary School have raised concerns, as the proposal would inhibit the school from expanding in the future. There is currently no adopted neighbourhood plan for the village and furthermore there are no guarantees the existing landowner would sell the site off for this purpose. As such this matter alone is not a material planning reason to reject an application.

If approved the agents have confirmed that a management company will look after the attenuation pond and informal open space if the Parish Council did not want to take it on.

210. A utility report has been submitted with the application which confirms there is scope to attach the dwellings to existing services (telephones, internet services etc).

Conclusion

211. In considering this application, the following relevant adopted development plan policies are to be regarded as out of date while there is no five year housing land supply:

ST/6: Group Villages – indicative maximum scheme size of 8 dwellings

DP/1 : Sustainable Development

DP/7: Village Frameworks

HG/1: Density

HG/2: Housing Mix

NE/6: Biodiversity

NE/17: Protecting High Quality Agricultural Land

CH/2: Archaeological Sites

CH/4 : Development in the Setting or Curtilage of a Listed Building

212. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.
213. For the reasons outlined in paragraphs 131 and 132 above, officers are of the view that significant weight can be given to Policies ST/6, DP/7 and HG/1 in this case. Officers have identified in the report the areas where they consider that significant and demonstrable harm will result from proposal, in terms of the unsustainable location for a development of the scale proposed, and impact on the rural character of the village. Officers have based the first part of this conclusion on the specific circumstances of Orwell, taking into account that Orwell is not considered a sustainable location for development of this scale as outlined in the planning assessment.
214. While the proposal would be contrary to the terms of the development plan in that it would represent development in the countryside, due to the lack of a five-year supply of housing land the relevant policies in the development plan identified in this recommendation in respect of the supply of land for housing cannot be considered up-to-date.
215. These adverse impacts must be weighed against the potential benefits of the development outlined in the preceding section of this report.
216. In this case the adverse impacts of the development are considered to significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole. Although the development would provide a larger number of dwellings to meet the identified shortfall in supply, this increase would equally compound the concerns that Orwell is not a sustainable location for the scale of development proposed.
217. Planning permission should therefore be refused because material considerations do not clearly outweigh the substantial harm identified, and conflict with out of date

policies of the LDF. Officers have outlined in paragraphs 129,130 and 169 why Policies ST/6, DP/7 and HG/1 should still be given significant weight in this case.

Recommendation

218. Officers recommend that the Planning Committee should refuse the application for the following reasons.

1. Orwell is identified as a Group Village in the Adopted Core Strategy DPD 2007, where Policy ST/6 states that development is normally restricted to groups of a maximum scheme size of 8 dwellings within the village framework. The proposed site is outside the village framework of Orwell where DP/7 of the adopted Development Control Policies DPD development restricts development to uses which need to be located in the countryside. The Council recognises that the aforementioned policies are currently considered out of date, and that the application therefore needs to be determined in accordance with paragraph 14 of the National Planning Policy Framework (NPPF) with the presumption in favour of sustainable development, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. However, the Council is of the view that considerable weight can be given to Policy ST/6 as it continues to fulfil a planning objective in and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a limited range of services to meet the needs of new residents in a sustainable manner. Some weight can also be given to Policy DP/7 as it continues to fulfil a planning objective of limiting development, and is also consistent with the NPPF presumption in favour of sustainable development. The Council also recognises that Policy DP/1 is out of date in so far as DP/1 1a. relates to the supply of housing, however in all other respects the Council is of the view that Policy DP/1 is consistent with the aims of the NPPF in respect of the presumption in favour of sustainable development, and therefore significant weight can be given to Policy DP/1 as it continues to fulfil a planning objective consistent with the NPPF.

In this case, the scale of the development proposed is not considered to represent a sustainable form of development as Orwell has been identified as not being a sustainable location for the scale of development proposed. Although some local community and social facilities are available, the services in Orwell has been found deficient in a number of areas, which are likely to generate regular journeys, which are not likely to be made other than by the private car. These are the lack of significant sources of employment in the vicinity, the nearest secondary school being Bassingbourn Village College, limited access to leisure centres and that anything other than the most basic shopping trip not being able to be fulfilled other than by use of the private car. On this basis the proposal is considered to materially and demonstrably conflict with the aims of the NPPF as it fails to meet the environmental role of sustainable development and Policies DP/1, DP/7 and ST/6 of the adopted Local Development Framework 2007, which are all policies which are considered to fulfil a planning objective in terms of securing development is located sustainably. Any benefits arising from the development are considered to be significantly and demonstrably outweighed by the identified harm.

2. The site is located in the countryside and forms part of an important rural gateway into the village. The transition is marked by arable fields, leading onto the soft edge of the recreation ground, adjacent to which is the clearly defined

built-up framework of the village. Views are also afforded across the fields to the Grade I Listed Church (St Andrews). These aspects represent the character of the area and are what makes the landscape locally distinctive.

The outline application seeks development of the site for up to 49 dwellings. The Local Planning Authority is of the view that the development would be out of character with the pattern of development in this immediate area, it would not maintain the existing clear transition and as a result it would have an unacceptable adverse impact overall local character. Furthermore, the proposal, as submitted, has not presented any options to mitigate the above concerns. For this reason the proposal is contrary to the aims of Policies DP/2, DP/3 and NE/4 of the adopted Local Development Framework, which seek to ensure that new development.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/3190/15/OL

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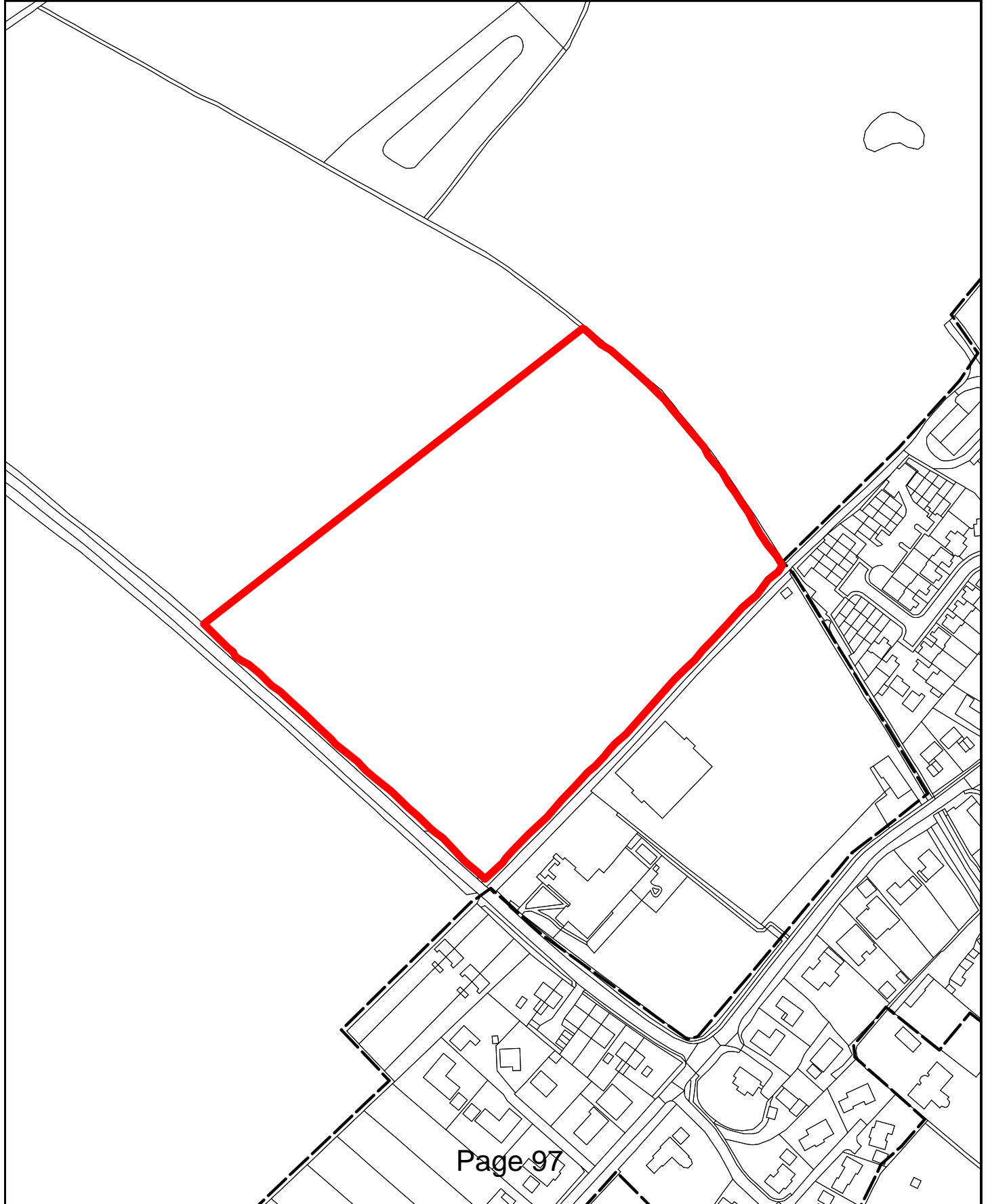
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**South
Cambridgeshire
District Council**

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South Cambridgeshire District Council (Affordable Housing)									
Affordable housing percentage					40%				
Affordable housing tenure					70% affordable rent and 30% Intermediate				
Local connection criteria					Local and district connection proposed by Housing Officer				
Ref	Type	Policy	Required	Detail	Quantum/comments	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Pooled obligations
Cambridgeshire County Council									
CCC1	Early years	DP/4	NO	No request made by Cambridgeshire County Council	£0		Yes	TBC	
CCC2	Primary School	DP/4	NO	No request made by Cambridgeshire County Council	£0		Yes	TBC	
CCC3	Secondary school	DP/4	NO	No request made by Cambridgeshire County Council	£0		Yes	TBC	
CCC4	Libraries and lifelong learning	DP/4	NO	No request made by Cambridgeshire County Council	£0		Yes	TBC	
CCC5	Strategic waste	RECAP WMDG	NO	Maximum pooling limit reached	£0		Yes	TBC	
CCC6	Transport/ Highways	TR/3	Y	<p>The Relocation of the 30mph signs, road markings and gateway features to the west of the site access to a location to be agreed with CCC.</p> <p>Maintenance of bus stop shelter to provided by way of planning condition</p> <p>Link the footpaths of the site onto the existing public footpath adjacent to St Peters Primary School (to agreed either by S106 or condition)</p>	<p>TBC</p> <p>£7,000</p> <p>TBC</p>		Yes	TBC	
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	Y	<p>The recreation study of 2013 identified Orwell as needing 1.70 ha of sports space whereas it has 1.33 resulting in a deficit of 0.37 ha of sports space.</p> <p>Orwell Parish Council has said that in order to meet the needs of sports groups that the development is required to provide additional sports space.</p>	Officers 1.62ha of land to be a practical solution. However, consideration needs to be given to how reasonable it is for the applicant to be required to layout in accordance with the Parish Councils requirements.		Yes	TBC	None

				<p>Although not forming part of the planning application, the applicant has put forward plans showing an area of land of 1.62ha to the north of the site which the owner would be prepared to offer to the Parish Council for nil consideration.</p> <p>Orwell Parish Council take the view that it would be more appropriate (from a recreation provision perspective) to 'swap' the 2 parcels of land, the effect of which would be that the recreation area extension would be adjacent to the current recreation ground.</p> <p>Although this would appear at first glance to be a sensible proposal Officers are unable to support this suggestion as there is an existing vehicular track separating the 2 pieces of land and the ambitions of the Parish Council could not be realised without the permission of the owner of the track.</p> <p>In the event Orwell Parish Council accepts the offer made by the applicant, contributions would required towards:</p> <ul style="list-style-type: none"> a. Conversion of agricultural field for sports use (£80,000-100,000) b. New car parking (£75,000-£95,000) c. New changing facilities (unknown cost) <p>Additional parking spaces on the existing recreation ground through installation of rubberised matting, grass crete or similar (£35,000)</p>					
SCDC2	Open space (children's play)	SF/10	Y	The recreation study of 2013 identified Orwell as needing 0.85 ha of sports space whereas it has 0.10 resulting in a deficit of 0.75 ha of children's play space.			Yes	TBC	None

			<p>In accordance with the open space in new developments SPD a LEAP comprising 9 items of equipment for 4-8 year olds over an activity area of 500m2 is required on developments on 50 dwellings or above.</p> <p>Due to the proximity of the recreation ground both the Parish Council and Officers consider that a payment in lieu is a more appropriate solution.</p> <p>Orwell Parish Council have confirmed that they wish for the following 'play' related projects to be funded by this development:</p> <p>1.Provision of new play equipment on the village recreation ground (£14,000)</p> <p>2.All weather play area to be shared with the primary school (£200,000 to £250,000)</p> <p>3.Replacement Swimming Pool (£950,000-£1,300,000,)</p>	<p>Reasonable request</p> <p>Officers consider that the development on its own is not required to fund the full cost of the weather play area, if considered alongside the recreation area. However, if the recreation space does not come forward consideration can be given to this requirement.</p> <p>Not considered to be reasonable to ask for full amount. However, if the PC were able to identify how the existing pool could be upgraded to improve its use this maybe something officers are willing to support.</p>					
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SCDC3	Open space (informal open space)	SF/10	Y	<p>Orwell Parish Council have confirmed that they wish for the following informal open space related projects to be funded by this development :</p> <p>Chapel Orchard – Footbridges and footpaths (£45,000)</p> <p>Brookside footbridge upgrade</p>	<p>Officers consider roughly 11% (increase in population from the development) contribution towards the full amount suggested by the PC would be reasonable.</p> <p>Uncertainty over ownership of land and access rights. Not reasonable to request contribution.</p>		Yes		None
SCDC4	Offsite indoor community space	DP/4	Y	<p>In accordance with the policy approved by the portfolio holder in 2009 Orwell needs 120 m2 of indoor community space whereas it has 155 m2 resulting in a surplus of 35 m2.</p> <p>Orwell is served by Orwell Village Hall which the 2009 community facilities audit described as being "a well maintained, good quality hall of a good size. Facility has been delivered piecemeal, but is accessible throughout and has character. Permanent stage in good order and suitable for other activities. Toilets not up to standard of rest of building.</p> <p>Orwell is defined as a Group Village in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for a Group Village is as follows:</p>	<p>Nothing submitted by the Parish Council that officers consider would be reasonable in accordance with the regulations.</p>		Yes		None

			<ul style="list-style-type: none">• Group Villages should offer a facility of reasonable size which offers access to community groups at competitive rates.• The facility should feature a main hall space which can be used for casual sport and physical activity; theatrical rehearsals/ performances and social functions, however, it is recognised that one use may be favoured depending upon demand.• All new facilities, including toilets, should be fully accessible, or retro-fitted if viable to ensure compliance with Disability Discrimination Act legislation wherever possible.• Facilities should include an appropriately equipped kitchen/ catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol.• Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage. Likely measures include light sensors/timers, Cisternisers, improved insulation etc.• Facilities should be functional spaces, designed to offer ease of management, as volunteers are					
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				likely to be primarily responsible for day to day upkeep. The contribution required as per the indoor community space policy would be: 1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84 Orwell Parish Council have said that they require the following : 1. Table tennis, table football, pool table provision at the youth club (total £1400) 2. Upgrade of church toilets (£25,000-£30,000)					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£3,987.50 (circa)	Tariff	YES	TBC	None
SCDC6	S106 monitoring		YES	A fee of £1,500	£1,500	Fixed fee	YES	TBC	
Non standard requirements									
OTHER1	Health	DP/4		As part of the emerging local plan the Council contacted NHS England who confirmed that capacity pressures existed at the Eversden Surgery. Officers have contacted both NHS England and the Surgery seeking clarification as to the current situation with capacity in order to ascertain whether mitigation measures are required. To date no answer has been received but it may be that contributions are considered necessary during the course of any ensuing planning appeal.			Yes	TBC	There have currently not been any contributions pooled towards this specific project
OTHER2	Strategic Green Space	DP/4	YES	Natural England have sought a small contribution towards providing mitigation at Orwell Clunch Pit SSSI.	£2500 (£50 per household)		YES	YES	

				<p>Such works include:</p> <ul style="list-style-type: none"> a. Removal and replacement of old fencing b. Replacement of one large field gate and adjacent kissing gate. c. Construction of two sets of sleeper based steps. d. At least two new notice boards. e. Extend scrub clearance to provide sheep with a protected area away from the increased numbers of the general public 					
<p>TOTAL – TBC (subject to final housing mix)</p> <p>PER DWELLING - TBC (subject to final housing mix)</p>									

NB. This note covers only infrastructure that is to be secured via a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended). Planning applications are often required to also provide new or improvements to existing infrastructure including but not limited to highways, drainage and biodiversity. Such measures will be secured via a planning condition and details of these are set out in the planning committee report.

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ORWELL PARISH COUNCIL

Clerk: Mrs Judy Damant

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17th May 2016

ref:4.11

Land at Hurdleditch Road, S/3190/15/OL – amended plans.

Dear Sir/Madam

Re: Orwell Parish Council's response to amended plans that provide for school parking.

Orwell Parish Council's comments on the plans amended to provide for a coach set-down area and parking for the school ("school parking") are as follows:

1. The original plans for this development made little provision for school parking, despite a very strong representation made throughout the public consultation phase of the process that school parking was essential. The Village was extremely disappointed that so little regard had been paid to their concerns in respect of school parking provision in the initial outline plans. The only conclusion that can be drawn is that the developers always knew they would have to give way on this provision but chose to save it up for the negotiating phase in order to evidence their preparedness to meet village expectations and be seen to be reasonable and flexible in the application. The Village sees this cynical approach to negotiation for what it is, and it would like to make the point that this approach does little to foster a helpful and positive dialogue between the two parties.
2. The Village is still of the view that the development in this location will have a detrimental impact on the continued viability of the Village primary school. The school is already limited for space and is unable to further expand should it be necessary to do so. Whilst it can take a number of additional pupils now, with the new housing proposed in Orwell and neighbouring villages its capacity will soon be reached. Unless a solution can be found to expand the recreation ground in its current location or to re-locate it completely the school's future will be at risk.
3. In respect of the modified application (now making somewhat more appropriate provision for school parking) the Village would make the following points:
 - a) Number of parking spaces. The number of car parking spaces (hard to establish from the plans but approximately 20) now more accurately reflects the number of cars that would be displaced from being able to park along Hurdleditch Road by the development, as they currently do.
 - b) Locations of parking spaces. The car parking spaces are on the North West side of the new proposed loop road. That means that children will have to cross the road at some point in order to get to the school. This increases risk from the current arrangements. Currently, children are able to walk to the school along the grass verge without having to cross the road at any point, and in this respect parents have further minimised risk by voluntarily establishing a one-way road traffic system. With the new proposed parking not only is there a risk to the children in crossing the road to get to the school but a further risk has been introduced by the fact cars will be manoeuvring into and out of the parking spaces. If school parking provision is made as shown on the plans, three things are required to minimise the risk to children:

- i. Very good street lighting. School drop off and pick up takes place in dark or semi dark for some half of the school year. Payment for additional and comprehensive lighting will put further strain on the Village's budgets, as street lighting now has to be paid for by the Village itself.
 - ii. Some form of traffic control measures at the point where the new proposed school parking area joins Hurdleditch Road.
 - iii. Make the school parking area one-way at the point the parking area begins.
- c) Coach parking/set-down/pick-up location. This is judged as sensible. Children will not have to cross any road between the school and the bus.
- d) Access road leading to this new parking loop road. There is concern that the road, as shown on the revised plans, will not be able to accommodate coaches. It is narrow and there is a very tight bend, can coaches safely navigate this route – especially if residents' vehicles are parked out on the road? The Parish Council hopes that SCDC will validate the suitability of the road for coach traffic.
- e) Street parking. The limited parking provision for each house (one within the curtilage and one outside the curtilage) suggests that cars unable to park on their driveways will either park on the road side or in the parking spaces provided for the school. In connection with cars parking on the street this will block the way for the school bus(s). In connection with the residents using the spaces provided for the school this will mean on-street parking elsewhere as parents are displaced and this will a) increase congestion, and b) add further risk to the children. This matter needs to be addressed between the developers and SCDC.
- f) Alternative arrangements. In respect of the parking area, as proposed, in the amended plans, adjust the location of the bus drop-off/pick-up point to a point closer to Hurdleditch Road and move all car parking bays to the South side of the area (Eastwards). In that way no child, being dropped-off in the parking area, would need to cross the road. This would go some way to mitigating the issues raised at (3b) above and might also be preferable to residents as otherwise car headlights will shine into the houses twice each day for six months of the year when parents park their cars morning and evening. In respect of the current parking arrangements whereby parents park informally along Hurdelditch Road, why not formalise this with a long lay-by on the East side of Hudleditch Road? This has the merit of allowing the children to get out of, and in to, their cars without having to cross the road, the one exception being the (then) single entrance to the proposed development.

We would be pleased to discuss any aspect of the comments above should that be felt helpful by SCDC.

Yours faithfully

Judy Damant
Clerk



Petersfield School response to amended planning application, in respect of revised provision of coach set-down and car parking space for school use.

Dear Sir/Madam,

Petersfield School's comments on the plans amended to provide for a coach set-down area and parking for the school are as follows;

The School is pleased to see additional provision in the proposed plans for school parking, something that had been asked for previously by the School in its earlier comments on this application.

The School remains concerned that should the development proceed in its current location we will be unable to expand in the future to accommodate this and future housing developments without taking away the current village amenities recreation ground. The school is a five parish community school and therefore the catchment draws from surrounding villages not just Orwell.

With regard the specifics of the amended plan, the School has the following comments to make:

1. Number of parking spaces. The number of car parking spaces (hard to establish from the plans but approximately 20) now more accurately reflects the number of cars that would be displaced from being able to park along Hurdleditch Road by the development. It should be noted therefore the provision for car parking does not provide many, if any, additional capacity from the informal parking arrangement already in place along Hurdleditch Road.
2. Location of parking spaces. The car parking spaces are on the North West side of the road. That means that children will have to cross the road at some point in order to get to the school. This increases risk from the current arrangements as children are now able to walk to the school along the verge without having to cross the road at any point, and in this respect parents have further minimised risk by voluntarily establishing a one-way road traffic system along Hurdleditch Road. With the new proposed parking not only is there a risk to the children in crossing the road to get to the school but a further risk has been introduced by the fact cars will be manoeuvring into and out of the parking spaces. If school parking provision is made as shown on the plans, two things are required to minimise the risk to children:
 - a. Very good street lighting. School drop off and pick up takes place in dark or semi dark for some half of the school year.
 - b. Some form of traffic control measures at the point where the school parking area joins Hurdleditch Road, to allow the children to cross safely from the North West side of the new proposed car parking area

to the school entrance.

3. Coach parking/set-down/pick-up location. This is judged sensible. Children will not have to cross any road between the school and the bus.
4. Alternative arrangement. An alternative arrangement of the parking area, which would go some way to mitigating the issues raised at serial b) above, would be to adjust the location of the bus drop-off/pick-up point to a point closer to Hurdleditch Road and to move all car parking bays to the South side of the area (Eastwards). In that way no child being dropped-off in the parking area would need to cross the road. This might also be preferable to residents as otherwise car headlights will shine into the houses twice each day for six months a year and parents park their cars morning and evening.
5. Make the school parking area one-way at the point that the parking area begins. This should de-risk the area.

If you have any questions in connection with our comments above, or on any other matter concerning the School's views on the proposed development we would be pleased to talk with you.

Yours sincerely,

Colin Wilson
Chair of Governors

Mrs Karen Gwynn and Mrs Laura Penrose
Co-Headteachers

Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 June 2016

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2830/15/OL
Parish(es):	Balsham
Proposal:	Outline application for residential development and details of means of access
Site address:	Land at 22 Linton Road, Balsham, CB21 4HA
Applicant(s):	Endurance Estates Strategic Land Ltd
Recommendation:	Refusal
Key material considerations:	The main issues are whether the proposed development would provide a suitable site for housing, having regard to housing land supply, the principles of sustainable development, scale of development and impact on townscape and landscape character, drainage issues, services and facilities, access and transport and ecology.
Committee Site Visit:	31 May 2016
Departure Application:	Yes
Presenting Officer:	James Platt, Senior Planning Officer
Application brought to Committee because:	The application proposal raises considerations of wider than local interest.
Date by which decision due:	10 March 2016 (Extension of time requested until 8 June)

Executive Summary

1. This proposal seeks outline permission (access only for approval) for a residential development of up to 29 dwellings on a greenfield site within the countryside, outside the designated Development Framework of a Group village as identified in the adopted and emerging plans. The development would not normally be considered acceptable in principle when set against current adopted policy as a result of its scale and location. It is recognised that the district does not currently have a 5 year housing land supply, and therefore the relevant adopted LDF policies in relation to the supply of housing are considered not up to date. The local planning authority must determine the appropriate weight to apply to relevant development plan policies even where out of date. Paragraph 14 of the NPPF states there is a presumption in favour of sustainable development, and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so

would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. It is considered that Balsham is not a sustainable location for the scale of development proposed, having regard to the level of services and facilities in the village and the accessibility to necessary services and facilities by sustainable modes of transport.

2. In this case, the location and scale of the development are such that officers are of the view that the harm resulting in terms of the unsustainable location, significantly and demonstrably outweighs the benefits of the proposal. These include a contribution of up to 29 dwellings towards the required housing land supply, and provision of 40% affordable dwellings (12 units).

Planning History

3. SC/0582/72/O – Residential Development - Refused
SC/1070/73/O – Erection of One Farmworkers Dwelling – Approved
SC/1343/73/D – Erection of One Farm Workers Dwelling - Approved

Planning Policies

4. The following paragraphs are a list of documents and policies that may be relevant in the determination of this application. Consideration of whether any of these are considered out of date in light of the Council not currently being able to demonstrate that it has an up to date five year housing land supply, and the weight that might still be given to those policies, is addressed later in the report.
5. *National Planning Policy Framework*
Planning Practice Guidance
6. *South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007*
ST/2 Housing Provision
ST/6 Group Villages
7. *South Cambridgeshire LDF Development Control Policies, adopted July 2007*
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
SF/10 Outdoor Play space, Informal Open Space, and New Developments
SF/11 Open Space Standards
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Light Pollution
NE/15 Noise Pollution

NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 – Non-motorised Transport

8. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*
Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
District Design Guide SPD - Adopted March 2010
Health Impact Assessment – Adopted March 2011

9. *Draft Local Plan*

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New jobs and Homes
S/7 Development Frameworks
S/10 Group Villages
S/12 Phasing, Delivering and Monitoring
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
HQ/1 Design Principles
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/6 Green Infrastructure
NH/14 Heritage Assets
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
SC/8 Open space standards
SC/11 Noise pollution
T/I Parking provision

Consultations

10. **Balsham Parish Council** - Raises no objection, however makes the following comments:-

-The density of the houses should be reduced and the layout should be amended to the higher density of properties to be further away from the Cambridge Road properties.
- Concerns about the drainage and the ongoing maintenance of the on-site drainage and sewage capacity.

- The maintenance of the play area and ditches to be set out in a legal agreement for perpetuity.
 - All properties should be no more than two-storeys high
 - Non-return value must be put on the properties to protect No 10 Cambridge Road
 - Traffic calming is required on Linton Road in the form of a chicane to physically slow
11. **Policy Team** – Comments that the district cannot demonstrate a five year supply of housing land. The relevant policies for the supply of housing can not therefore be considered to be up-to-date and where relevant policies are out of date, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against NPPF policies. In making a judgement weight should be given to all material adverse impacts and benefits.
12. **Affordable Housing Officer** - Comments that the application of 40% affordable housing applies to the net increase in dwellings. The tenure split for the affordable properties should be 70/30. Therefore 70% of these should be rented and 30% should be provided as intermediate/shared ownership. The highest demand for housing is for 1 and 2 bedroom properties, this is reflective of most of the villages in South Cambridgeshire. The applicants have proposed a mix of 1 and 2 bedroom dwellings this is in line with the housing need. A registered provider should be appointed to take forward the affordable housing.
13. **Urban Design Officer** – Raises no objection to the principle of housing on this site, it is immediately adjacent to the village framework, and relatively well screened from the open fields to the south by a relatively mature hedge. The number of dwellings (29) / density appears acceptable given this edge of village location, and the mix of house types is encouraged. Raises the following concerns:
- Lack of permeability to the west of the site
 - Parking arrangements
 - Amount of hard landscaping around the central 'T' junction
 - Houses should address the LAP
- There are some strong ideas emerging in respect of developing a contemporary response to the village vernacular, and this should not be lost at reserved matters stage.
14. **Ecology Officer** – Raises no objection to the proposal.
15. **Landscape Officer** – Raises no objection to the proposal. Comments that the site is situated to the south west of Balsham. It is a rectangular open field used for grazing and hay. It is located between Hildersham Road and Linton Road. The site contains an overhead power line running parallel with the existing southern tree belt boundary. On the eastern and western boundary are native hedgerows and ditches. To the north the site borders residential dwellings and their plot boundaries (a mixture of hedgerows and c/b fencing) located on Cambridge Road. The site is not within the Conservation Area or Green Belt. There are no Public Rights of Way running through or immediately adjacent to the site boundaries. There are also no TPO's within or adjacent to the site. The features that will be introduced include 29 new dwellings, introduction of structural planting and landscaping, informal public open space, surface water flood mitigation and attenuation, vehicular access point from Linton Road and retention of some boundary hedgerows. The site is relatively enclosed and welcome the retention of the tree belt and hedgerows. However, the applicant has indicated the removal of the existing hedgerow to the east of the site. This is an

important landscape and habitat feature and should be retained along the road frontage.

16. **Tree Officer** - Raises no objection to the proposal subject to the imposition of a condition regarding an updated arboricultural report at reserved matters stage.
17. **Local Highways Authority** – Raises no objection to the proposal subject to the imposition of conditions regarding a traffic management plan and levels of access road.
18. **Cambridgeshire County Council Historic Environment Team** – Raises no objection to the proposal subject to the imposition of a condition regarding a programme of archaeological investigation.
19. **Environment Agency** – Raises no objection to the proposal.
20. **Anglian Water** – Raises no objection to the proposal.
21. **Cambridgeshire County Council Flood and Water Team** – Raises no objection to the proposal subject to the imposition of conditions regarding restriction in run-off and surface water storage and details of long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted.
22. **Drainage Manager** – Raises no objection to the proposal subject to the imposition of a condition regarding details of the surface water drainage system.
23. **Environmental Health Officer** and Health & Environmental Services – Raises no objection to the proposal subject to the imposition of conditions regarding hours of construction work, pile foundations, airborne dust, a construction programme, a lighting scheme, a desk study and site walkover and a noise assessment of plant and or equipment.
24. **Cambridgeshire County Council Education, Waste & LLL S106 Requirements** – No financial contributions required.
25. **Section 106 Officer** - Comments that contributions are required towards off-site open space, community facilities, burials and monitoring to ensure that the development is acceptable in planning terms. A meeting has been held with Balsham Parish Council to identify projects and details and costings have been submitted.

Representations

26. Eight letters of representation have been received from third parties, with 7 of those objecting to the proposal on the following grounds;
 - Highways safety concerns
 - Contribute to on street parking issues
 - Existing infrastructure has no capacity
 - Drainage and flooding
 - Harm to the character and appearance of the village
 - Archaeological value of the area
 - Light pollution
 - Alternative brownfield sites available
 - Loss of privacy
 - Noise disturbance

Site

27. The site is within the countryside, adjacent and opposite the Balsham Development Framework. It is comprised of approximately 1.83 hectares of land positioned between Hildersham Road and Linton Road towards the western side of the village, consisting of a single dwelling forming 22 Linton Road, encompassed by a paddock. The site is bounded by agricultural land to the south, the highway to the east and west and residential properties to the north. Further residential development is located opposite, on the eastern side of Linton Road, forming Queens Close.
28. There are existing hedgerows and trees on all boundaries of the site, with an award ditch along the eastern boundary. There is an existing field access to the site from Hildersham Road in the south west corner.
29. District Design Guide SPD Adopted March 2010 has assessed the site area as 'The Chalk lands'. Key characteristics of this designation include rolling chalk hills and gently undulating plateau. The site itself however is of a flatter topography with a slight undulation towards the west.

Proposal

30. The proposal seeks outline planning permission for the residential development of Land at 22 Linton Road for up to 29 dwellings and details of vehicular access from Linton Road. The existing dwelling at 22 Linton Road is to be retained, providing a residential unit total of 30 dwellings. The appearance, landscaping, layout and scale remain reserved. Affordable housing is to be provided at 40% of the total proposed units and is comprised of tenure of 70% social rented and 30% intermediate/shared ownership.

Planning Assessment

Housing Land Supply

31. The National Planning Policy Framework (2012) (NPPF) requires local planning authorities to boost significantly the supply of housing, to achieve this a five-year housing land supply with an additional buffer, as set out in paragraph 47, should be identified and maintained.
32. The local planning authority accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.9 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory November 2015). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.
33. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (*Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes*). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted to 'merely

policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF. However even where policies are considered 'out of date' for the purposes of NPPF paragraph 49, a decision maker is required to consider what (if any) weight should attach to such relevant policies.

34. In the case of this application policies which must be considered as potentially influencing the supply of housing land include ST/2 and ST/6 of the adopted Core Strategy and adopted policies DP/7 and NE/17 of the adopted Development Control Policies. Policies S/7, S/8, S/10 and NH/3 of the draft Local Plan are also material considerations but are also considered to be relevant (draft) policies for the supply of housing.
35. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans for instance).

Principle of development

36. The site is located in the countryside, outside the Balsham Development Framework, although adjacent to and opposite on its northern and eastern boundaries respectively, where Policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of up to 29 dwellings would therefore not under normal circumstances be considered acceptable in principle. However, this policy is considered out of date due to the current lack of a 5 year housing land supply as set out above.
37. It falls to the local planning authority as decision maker to assess the weight, if any, that should be given to the existing policies. The Council considers this assessment should, in the present application, have regard to whether the policies continue to perform a material planning objective and whether it is consistent with the policies of the NPPF. Balsham is identified as a Group Village under Policy ST/6 of the LDF and Policy S/8 of the Draft Local Plan, one of four categories of rural settlements. The rural settlements, in terms of preference for housing provision, are placed behind the edge of Cambridge and new town of Northstowe. Group Villages are less sustainable settlements than Rural Centres and Minor Rural Centres, having fewer services and facilities and allowing only some of the day-to-day needs of residents to be met without the need to travel outside the village. As noted under paragraphs 62-65 Balsham has only relatively limited facilities and services, with no secondary school, and limited easily accessible public transport services.
38. Development in Group Villages is normally limited to schemes of up to 8 dwellings, or in exceptional cases 15, where development would make best use of a single brownfield site. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a limited range of services to

meet the needs of new residents in a sustainable manner. In this case the proposal to develop a scheme for up to 29 dwellings is not considered sustainable due to the relatively low level of services and facilities in the village (see paras 60 – 69). Therefore existing Policies ST/6 and DP/7 which form part of a suite of policies to control the distribution and scale of new housing can be afforded considerable weight since it contributes to ensuring that development is sustainably located and unsustainable locations are avoided. When set against the NPPF the proposal also therefore fails as it cannot be considered to be a sustainable location capable of supporting a development of this size. These facts therefore outweigh the need for additional housing land in this instance.

39. The Local Plan Village Classification Report June 2012, informed by the Village Services and Facilities Study, reviewed the settlement hierarchy in the adopted Core Strategy 2007, and as part of this considered where individual villages should sit within the hierarchy. The NPPF requires that 'planning policies and decisions should actively manage patterns of growth to make fullest use of public transport, walking and cycling, and focus development in locations which are or can be made sustainable.'
40. Whilst the village of Balsham was not referenced specifically within the Report, the document did however provide criteria used in the assessment of the sustainability of settlements within the district. These were public transport, secondary education, village services and facilities, and employment. Furthermore the Report concluded that Balsham did not merit consideration for a higher status within the settlement hierarchy, remaining as classified as a Group Village.
41. A representation received comments on the site not being considered appropriate for development during the draft Local Plan process. The field was received during the call for sites and tested in the SHLAA, which concluded that it had no development potential.

Deliverability

42. There are no known technical constraints to the site's delivery. Officers are therefore of the view that the site can be delivered within a timescale whereby significant weight can be given to the contribution the proposal could make to the 5 year housing land supply.

Sustainability of development

43. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental. The aspects are considered in the assessment of highlighted issues below.
44. Policy DP/1 of the adopted Local Development Framework and Policy S/3 of the Draft Local Plan set out the principle of sustainable development. Although in respect of DP/1 1a. the policy relates to the supply of housing, in that it refers to the sequential approach to development, and therefore in this respect can be considered out of date; the remainder of the objectives of the policy are consistent with the aims of the NPPF in promoting sustainable development. Officers are therefore of the view that this policy can be given significant weight in the determination of this application.

Economic.

45. The provision of 29 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

Social.

Provision of new housing

46. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to 29 residential dwellings. 40% of these units will be affordable (12 units). The applicant indicates that the mix of housing will be in accordance with Policy HG/2. The affordable housing can be secured through a Section 106 Agreement. Officers are of the view the provision of up to 29 houses, including the affordable dwellings, is a benefit and significant weight should be attributed this in the decision making process.
47. Public open space is shown on the indicative layout plan, and this will need to be secured through a Section 106 agreement, along with off-site and maintenance contributions where appropriate. It will be mainly utilised by occupiers of the proposed development, and is not likely to become used by the wider population of the village, given its location at the edge of the village.
48. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. The Urban Design Officer has raised no objection about the proposed development of the site for 29 dwellings, in terms of the resultant form of development.
49. The matter of the sustainability of the site in terms of access to local services is discussed further below.

Environmental.

Impact on character of the village and landscape

50. The application proposes new housing at a density of approximately 16 dwellings per hectare (dph). Policy HG/1 requires new developments to make best use of the site by achieving average net densities of at least 30 dph unless there are exceptional local circumstances that require a different treatment. Policy H/7 of the Draft Local Plan confirms that density requirement, but states that it may vary on a site where justified by the character of the locality, the scale of the development or other local circumstances.
51. Both Policy HG/1 and H/7 are considered to be policies that relate to the supply of housing, and are therefore to be considered as being out of date. However, one the aims of the policy is to the need to respond to local character, which is supported by the aims of the NPPF as identified below, and Policies DP/2 and DP/3 of the adopted LDF. Policies DP/2 and DP/3 are not considered to be housing supply policies and are not therefore considered to be out of date. Officers are of the view that considerable weight can therefore be given to Policy HG/1 and H/7 where the proposed density of a particular development compromises local character and the aims of paragraph 58 of the NPPF which states that it should be ensured that developments respond to local character, and history, and reflect the identity of local surroundings and materials.

52. Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area; conserve or enhance important environmental assets of the site; and be compatible with its location in terms of scale, mass and form.
53. Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character, the countryside and landscape character.
54. The site is subject to residential development, albeit a single dwelling, whilst being bounded by residential development to the north and opposite at Queens Close. Furthermore, the site is subject to extensive hedging to the southern and western boundaries. The presence of existing and surrounding residential properties and extensive planting combined with the appearance of the paddock land opposed to the open agricultural fields to the south, means the site does not read as part of the wider countryside.
55. The built form within the locality is somewhat varied, with linear development bounding the site to the north, whilst a cul-de-sac development at Queens Close is positioned opposite on Linton Road. The presence of two storey development is however consistent.
56. The Urban Design and Landscape Team raised no objection to the proposal, noting the screened nature of the site.
57. Officers are of the view that the illustrative scheme demonstrates that the site is capable of providing the proposed number of dwellings, having regard to the constraints of the site, and in manner which would not materially detract from the rural character of the area or setting of the village, in accordance with the aims of Policies DP/2 and DP/3.

Residential amenity

58. The application is in outline only and therefore the layout plan submitted is for illustrative purposes only. However, officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of occupiers of adjacent properties.
59. The submitted drawings demonstrate that the site could accommodate the amount of development proposed without having an unreasonable impact on residential amenity through overlooking or overbearing impact. In accordance with the relevant amenity criteria of policy DP/3 of the Local Development Framework

Services and Facilities

60. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising '*housing should be located where it will enhance or maintain the vitality of rural communities*', and recognises that where there are groups of smaller settlements, development in one village may support services in a village nearby.
61. An appeal against the refusal of planning permission for the erection of 26 dwellings on a site at 7 Station Road Over was dismissed in February 2013 (S/0440/12/FL). In dismissing the appeal the Inspector identified 3 key areas where he considered Over being deficient in terms of meeting the requirements for a sustainable location, those being; sources of employment in the vicinity; the nearest secondary school; and

services fulfilling anything other than the most basic shopping trips. These requirements and the criteria outlined within The Local Plan Village Classification Report June 2012 (see para 41) have informed the assessment of whether Balsham is a sustainable location.

62. Balsham village is served by relatively few services and facilities but includes a village hall, church, primary school, recreation ground, butchers (currently closed and for sale), post office/village stores, two pubs and small number of shopping/retail services, consisting of a kitchen interiors shop, antique pine shop and a dairy. However, residents are required to commute outside the village to access many day-to-day services. There are very limited employment opportunities within the village.
63. This relative lack of services and employment opportunities is reflected in Balsham being designated a 'Group Village' in the Core Strategy settlement hierarchy. Group villages are described as '*generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village*', and new housing proposals are restricted to limited development which will help maintain remaining services and facilities.
64. The proposal site is located approximately 1.1km from Balsham primary school and 5.6km from Linton Village College Secondary School.
65. There is a bus stop on the High Street, approximately 300m from the site. A service connects Balsham to the Minor Rural Centre of Linton and larger market town of Haverhill in Suffolk and operates hourly between 7:12am and 9:12 am and twice hourly thereafter until 17:12pm, Monday – Friday. The service does not operate at weekends. Alternative bus routes serving Balsham include a connection to the City of Cambridge, operating once daily Monday –Saturday and the town of Newmarket, operating once daily Monday- Friday.
66. It is noted that the High Street is subject to a public footpath and street lights, connecting to Linton Road. The provision of the public footpath to the front of the proposal site, which forms part of this proposal, would connect the site to the bus stop but also to services in the village.
67. Whilst the village is served by community and social facilities, it is deficient in its function to provide significant sources of employment, secondary education and services to fulfil other than the most basic shopping trip. As such, journeys out of the village would be a regular necessity for the majority of residents.
68. In the absence of a footpath for pedestrian or cycle use and the distance to settlements that meet those functions as outlined above, the nearest being Linton, there is little potential for journeys by bicycle or by foot. Whilst the bus stop is within a convenient distance and accessible given the public footpath and street lighting, the choice of routes and frequency are limited, whilst the journey times to the larger settlements of Haverhill (39 minutes), Cambridge (38 minutes) and Newmarket (36 minutes) are extended. Furthermore, 2011 Census data regarding modes of transport to work indicate a reliance on private vehicles, with 80.1% of the working population traveling by car or van. Given the above, alternative means of transport to private vehicles would not provide a sufficiently attractive or convenient option for residents.
69. In conclusion, the proposal site is an unsustainable location for the scale of housing proposed, conflicting with the aims of the NPPF, failing to meet the environmental role

of sustainable development and the aims of Policies DP/1, DP/7 and ST/6 of the adopted Local Development Framework 2007. As such, the harm resulting from the unsustainable location is significant and demonstrably outweighs the benefits of the proposal.

Access and Transport

70. The Highways Authority raises no objection to the proposal subject to the imposition of conditions regarding construction of the proposed drive and submission of a traffic management plan. The proposal is thereby acceptable in this regard.
71. A footpath is provided from the proposed access to join up with the existing footpath which currently ends just south of the junction onto Cambridge Road/High Street. This can be secured by condition.

Surface water drainage

72. The site lies in Flood Zone 1.
73. The Lead Local Flood Authority raises no objection to the proposal, subject to the imposition of conditions regarding restriction in run-off and surface water storage and details of long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted.
74. The Council's Drainage Manager raises no objection to the proposal, subject to the imposition of a condition requiring details of the surface water drainage system.
75. The proposal is thereby acceptable in this regard.

Foul water drainage

76. Anglian Water raises no objection to the proposal, stating their is capacity for Wastewater Treatment and Foul Sewerage. The proposal is thereby acceptable in this regard.

Heritage Assets

77. The Historic Environment Team raises no objection to the proposal, subject to the imposition of a condition regarding a programme of archaeological investigation. The proposal is thereby acceptable in this regard.

Ecology

78. The Ecology Officer raises no objection to the proposal. The proposal is thereby acceptable in this regard.

Renewable Energy

79. The applicant has indicated that the scheme will have regard for Policy NE/3 and the requirement of renewable technologies, but has stated that this can only be resolved at the detailed stage as further design and layout information becomes available.
80. Officers are of the view that this matter can be dealt with by condition, however the detailed layout and orientation of dwellings should seek to maximise energy saving possibilities.

Protecting High Quality Agricultural Land

81. The site is classified as Grade 2 agricultural land. Policy NE/17 states that planning permission should not be granted or development that would result in its irreversible loss, unless the land is allocated for development, or sustainability considerations and the need for development are sufficient to override the need to protect the agricultural value of the land.
82. Policy NE/17 is considered to be a policy that restricts the supply of housing, and is therefore considered out of date. Officers are of the view that due to the limited size of the site, which does not form part of a larger area of agricultural land, means that the loss for agricultural use is not significant, and there very little weight can be given to Policy NE/17 in this case.

Planning Obligations

83. From 6 April 2015, the use of 'pooled' contributions toward infrastructure projects has been restricted. Previously, LPAs had been able to combine planning obligation contributions towards a single item or infrastructure 'pot'. However, under the Community Infrastructure Levy Regulation 123(3), LPAs are longer be able to pool more than five planning obligations together if they were entered into since 6 April 2010, and if it is for a type of infrastructure that is capable of being funded by the CIL. These restrictions apply even where an LPA does not yet have a CIL charging schedule in place.
84. The Council can confirm that there have been 5 Section 106 agreements in respect of developments in the village of Balsham since 6 April 2010 contributing towards (i) offsite open space and (ii) offsite indoor community space improvements. As such the CIL Regulations prevent the LPA from lawfully securing further tariff style contributions towards unidentified offsite open space improvements in accordance with development control policies and the open space in new development SPD.
85. The LPA recognises that the Planning Practice Guidance requires that 'In all cases, including where tariff style charges are sought, the local planning authority must ensure that the obligation meets the relevant tests for planning obligations in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind'. It goes on to say that 'Planning obligations must be fully justified and evidenced' and as such the LPA take the view that a project should be identified in order to ensure CIL compliance.
86. Appendix 1 provides details of the developer contribution required to make the development acceptable in planning terms in accordance with Policy DP/4 of the LDF and paragraph 204 of the NPPF.

Conclusion

87. In considering this application, the following relevant adopted development plan policies are to be regarded as out of date while there is no five year housing land supply:

ST/6: Group Villages – indicative maximum scheme size of 8 dwellings
DP/1 – Sustainable Development
DP/7: Village Frameworks

HG/1: Density
HG/2: Housing Mix
NE/1: Biodiversity
NE/17: Protecting High Quality Agricultural Land
CH/2: Archaeological Sites

88. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.
89. For the reasons outlined in paragraphs 39 above, officers are of the view that significant weight can be given to Policies ST/6 and DP/7 in this case. Officers have identified in the report the areas where they consider that significant and demonstrable harm will result from proposal, in terms of the unsustainable location for a development of the scale proposed.
90. In coming to this view officers have had regard to the recent Court of Appeal decision in assessing the weight that can be given to housing supply policies that are out of date.
91. These adverse impacts must be weighed against the potential benefits of the development outlined in the preceding section of this report.
92. In this case the adverse impacts of the development are considered to significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF taken as a whole. Although the development would provide a larger number of dwellings to meet the identified shortfall in supply, this increase would equally compound the concerns that Balsham is not a sustainable location for the scale of development proposed.
93. Planning permission should therefore be refused because material considerations do not clearly outweigh the substantial harm identified, and conflict with out of date policies of the LDF. Officers have outlined in paragraphs 39 why Policies ST/6 and DP/7 should still be given significant weight in this case.

Recommendation

94. Officers recommend that the Planning Committee should refuse the proposal for the following reasons.
 1. Balsham is identified as a Group Village in the Adopted Core Strategy DPD 2007, where Policy ST/6 states that development is normally restricted to groups of a maximum scheme size of 8 dwellings within the village framework. The proposed site is outside the village framework of Balsham where DP/7 of the adopted Development Control Policies DPD development restricts development to uses which need to be located in the countryside. The Council recognises that the aforementioned policies are currently considered out of date, and that the application therefore needs to be determined in accordance with paragraph 14 of the National Planning Policy Framework, with the presumption in favour of sustainable development, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. However, the Council is of the view that considerable weight can be given to Policies ST/6 as it continues to fulfil a planning objective in and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a limited

range of services to meet the needs of new residents in a sustainable manner. Some weight can also be given to Policy DP/7 as it continues to fulfil a planning objective of limiting development, and is also consistent with the NPPF presumption in favour of sustainable development. The Council also recognises that Policy DP/1 is out of date in so far as DP/1 1a. relates to the supply of housing, however in all other respects the Council is of the view that Policy DP/1 is consistent with the aims of the NPPF in respect of the presumption in favour of sustainable development, and therefore significant weight can be given to Policy DP/1 as it continues to fulfil a planning objective consistent with the NPPF.

In this case the scale of the development proposed is not considered to represent a sustainable form of development as Balsham has been identified as not being a sustainable location for the scale of development proposed. Although some local community and social facilities are available, the services in Balsham has been found deficient in three areas, which are likely to generate regular journeys, which are not likely to be made other than by the private car. These are the lack of significant sources of employment in the vicinity, the nearest secondary school being Linton Village College, and that anything other than the most basic shopping trip not being able to be fulfilled other than by use of the private car. On this basis the proposal is considered to materially and demonstrably conflict with the aims of the NPPF as it fails to meet the environmental role of sustainable development and Policies DP/1, DP/7 and ST/6 of the adopted Local Development Framework 2007, which are all policies which are considered to fulfil a planning objective in terms of securing development is located sustainably. Any benefits arising from the development are considered to be significantly and demonstrably outweighed by the identified harm.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/2830/15/0L

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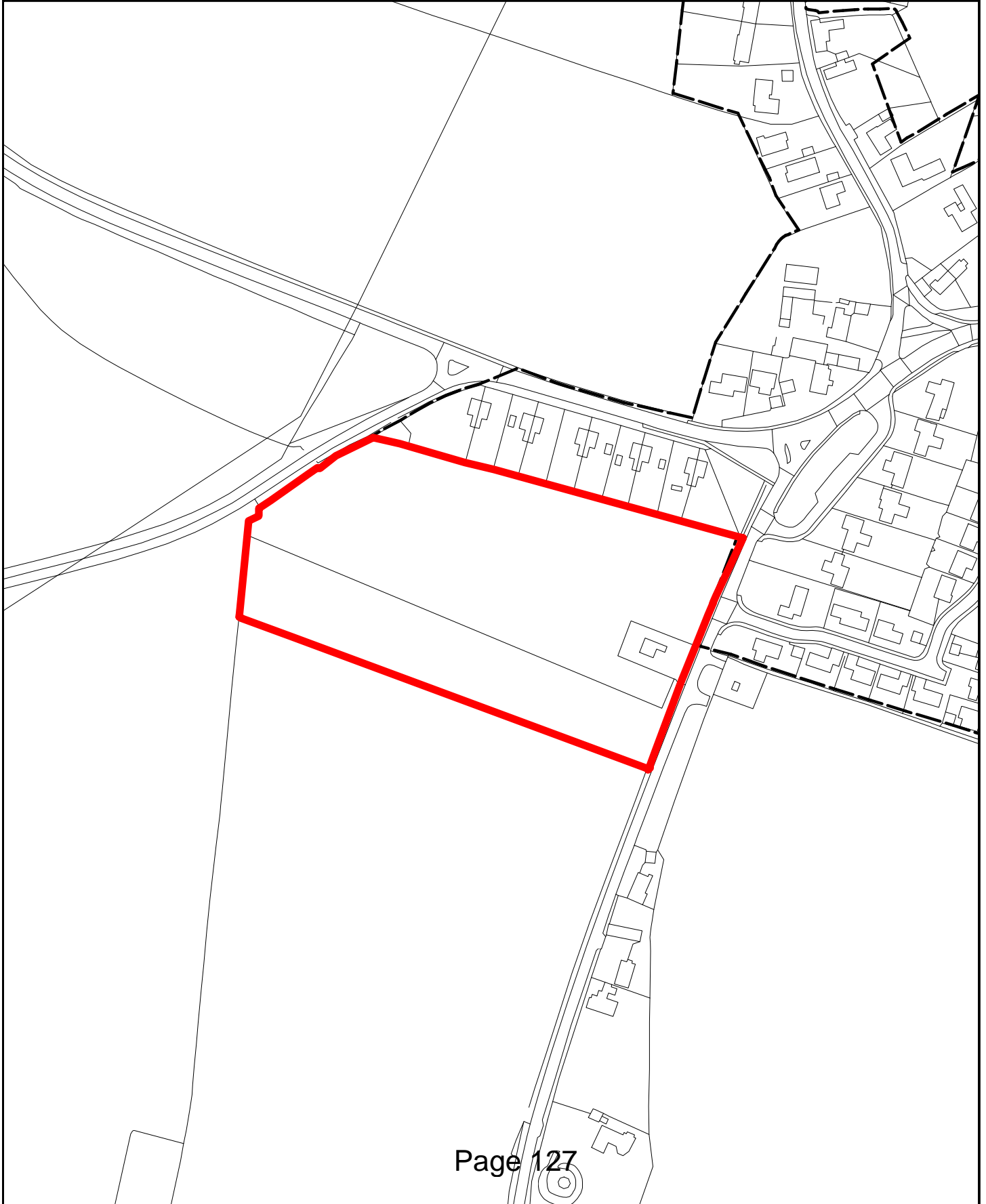
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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

11 May 2016

AUTHOR/S: Planning and New Communities Director

Application Number:	S/2689/15/FL
Parish(es):	Haslingfield
Proposal:	Demolish existing bungalow and replace with a two storey dwelling
Site address:	115 New Road, Haslingfield, CB23 1LP
Applicant(s):	Mr & Mrs Miller
Recommendation:	Approval
Key material considerations:	Planning Policy and Principle, Visual Amenity, Residential Amenity, Highway Safety and Impact on Settings of Adjacent Listed Buildings
Committee Site Visit:	10 May 2016
Departure Application:	No
Presenting Officer:	Thorfinn Caithness, Principal Planning Officer
Application brought to Committee because:	The recommendation of Haslingfield Parish Council conflicts with the Officer recommendation.
Date by which decision due:	20 May 2016

Executive Summary

1. The application proposes the erection of a replacement dwelling, involving the demolition of an existing bungalow and its replacement with a two storey detached house. The application is a product of favourable pre-application advice and the submitted proposals are reflective of the pre-application discussions with the applicant.
2. The scheme seeks to create a family sized dwelling within the village framework of Haslingfield on New Road, where there are a variety of types, sizes and ages of properties. It is considered that although the proposals represent a significant change compared to the existing modest bungalow on the plot, the site and the wider street scene is, on balance, capable of satisfactorily absorbing the proposed new dwelling without causing undue harm to local character and amenity.
3. The application site is situated adjacent to two Listed Buildings, nos. 117 and 121 New Road. Regard has been had to the impact of the proposals on the settings of these Listed Buildings and it is considered that there would be no harm to their settings, which

would be preserved. The proposals are therefore considered to be acceptable in relation to the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990, which requires decision-makers to pay 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

4. Regard has been had to the privacy and residential amenities of surrounding residential neighbours and the proposals are considered to be satisfactory in relation to this important material planning consideration.
5. The application is considered to comprise a sustainable form of development, in accordance with the National Planning Policy Framework and the adopted Development Plan and there are considered to be no other material considerations to indicate otherwise.

Site and Surroundings

6. The application site is located on the south side of New Road in Haslingfield in a well-established residential neighbourhood. The existing property is a bungalow with front and rear gardens and an off street area for parking and turning to the front. The property appears to have been constructed as a pair with 113 New Road.
7. Number 115 New Road comprises a 3-bed bungalow of pitch roof form, constructed of brown facing bricks and grey interlocking concrete roof tiles. All floor space is accommodated at ground floor level. This includes an attached garage and store and a modern upvc rear conservatory located on the south east side of the property next to the boundary with 113 New Road.
8. Number 115 is located on the south side of New Road. It is a building of modest size and appears to have been built as a pair with the neighbouring 113 New Road.
9. On the north side of New Road there is a group of 8 no. two storey properties with hipped roofs, likewise a similar group of larger, two storey hipped roof properties to the east on the same side of New Road as the application site.
10. The existing bungalow occupies a spacious plot with some mature trees and hedges along the northern and wester boundaries.
11. The application site is located within the defined village framework of Haslingfield, as defined by Inset No.50 of the adopted Proposals Map. Haslingfield is classed as a 'Group Village' under Policy ST/6 of the adopted Core Strategy DPD.
12. The prevailing street scene is one within which there are a variety of property types, designs, sizes and ages, including large, two storey modern properties on both sides of the street.
13. To the north west of the application site there are two Grade II Listed Buildings, Nos. 117 and 121 New Road.
14. The site does not lie within a Conservation Area and is not affected by flood risk.

Proposal

15. The application seeks full planning permission for the erection of a replacement, two-storey, detached dwelling at 115 New Road Haslingfield, following demolition of the

existing detached bungalow.

16. The application proposals are a product of a pre-application enquiry with the Council which received a positive response from officers. The current proposals fully reflect these pre-submission discussions.
17. The proposed replacement dwelling comprises a detached, two storey house of predominantly hipped roof form. The property will be of 5-bedroom size, with a master en-suite, and attached garage.
18. The property has been designed with the main two storey section of the building positioned centrally within the plot. Smaller single storey sections will cascade down at either side to reduce the size and scale adjacent to the side boundaries.
19. The eaves height of the main two storey section will be 5.3 metres and the maximum ridge height will be 7.9 metres. The smaller single storey sections to the sides will have eaves heights of 2.5 metres and ridge heights of 5.1 metres.

Planning History

20. RC/0105/60 – Full Planning - Erection of bungalow with garage – Approved 27-04-1960.

PRE/0415/14 – Replacement Dwelling – Answered 01-09-2014.

National Guidance

21. National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance

Development Plan Policies

22. **South Cambridgeshire LDF Core Strategy DPD, 2007**
ST/3 Re-Using Previously Developed Land and Buildings
ST/6 Group Villages
23. **South Cambridgeshire LDF Development Control Policies DPD, 2007:**
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
NE/1 Energy Efficiency
NE/6 Biodiversity
NE/9 Water and Drainage Infrastructure
CH/4 Development Within the Curtilage or Setting of a Listed Building
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
24. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
District Design Guide - Adopted March 2010

Open Space in New Developments SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009

25. **South Cambridgeshire Local Plan Submission - March 2014**

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
NH/4 Biodiversity
NH14 Heritage Assets
H/11 Residential Space Standards for Market Housing
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments
SC/6 Indoor Community Facilities
SC/7 Outdoor Play Space, Informal Open Space and New Developments
CC/1 Mitigation and Adaption to Climate Change
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems

Consultation

26. **Haslingfield Parish Council**- The principle of a replacement dwelling is acceptable. However, the currently proposed scheme is considered to be contrary to planning policy DP/2 Design of New Development in that the proposals, by way of their scale, mass, form, siting, design, proportions and materials would be inappropriate and incompatible with the location. As a result, the proposals also fail to preserve and enhance the character of the local area as required by the policy. The Parish Council is also concerned that the proposed dwelling would have a negative impact on the residential amenity of the bungalow located adjacent to the application site, given the overbearing nature of the proposed dwelling. The proposals are also considered contrary to planning policy CH/4 Development within the Curtilage or Setting of a Listed Building. The overbearing nature of the proposed dwelling would dominate the adjacent Listed Buildings located at 117 and 121 New Road and negatively impact on the visual relationship between the Listed Buildings and both their formal and natural landscape surroundings. The application fails to illustrate clearly how the proposals will impact on the curtilage and wider setting of the Listed Buildings. The proposals are considered to be contrary to the wider planning objectives of the National Planning Policy Framework - Requiring Good Design, paragraphs 56, 57 and 58 points 1, 4, and 6 in particular.
27. **Local Highways Authority** - No objections subject to conditions relating to the falls and levels and construction material of the driveway and an informative regarding works within the public highway, in the interests of highway safety.
28. **Environmental Health** – No objections subjection to the imposition of conditions to control construction activities, burning of waste and pile foundations, in the interests of residential amenity.
29. **Conservation/Historic Buildings** – The site is occupied by a detached bungalow on New Road. The street has a range of building types and form. Those to the east of

the site are modern, where as the dwellings to the west are grade II listed. The site to the west is screened with mature trees and vegetation; however there is no protection and these could be removed providing clear views between the sites.

30. The proposed replacement dwelling is two storeys in height and of considerable larger scale and massing than existing. The immediate dwelling to the west is a converted dovecote, which has a particularly small footprint. The proposed dwelling is no closer to the listed buildings and includes a single storey element to the west part. Taking this into account and the current screening the development of a two storey dwelling on this site will have minimal impact on the setting of the adjacent listed buildings.
31. No. 117, the dovecote relates strongly with the neighbouring property no. 121, which the dovecote originally belonged to. Although it has a separate address, there is no boundary between the two and the dovecote sits in the garden of no.121. The bungalow at no. 115 is not visible from the dovecote due to the mature boundary. This boundary also prevents views of the dovecote when looking north west along New Road. It is considered that the development site is not within the setting of the dovecote. Although the proposed development is for a two storey dwelling, the dwelling steps to single storey against the shared boundary with the dovecote. Due to these factors, it is considered that the proposed development will not harm the setting of the adjacent listed building.

Representations

32. None

Planning Assessment

33. Applications are to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The adopted Development Plan comprises the South Cambridgeshire Core Strategy DPD, 2007, Development Control Policies DPD, 2007 and Site Specific Policies DPD.
34. The emerging Local Plan comprises the South Cambridgeshire Local Plan, Proposed Submission Version, July 2013 and associated Policies Map. This plan has not yet been adopted and remains subject to independent inspection therefore very limited weight can be attached to the policies contained therein at this time.
35. The application has been advertised as affecting the setting of a Listed Building, as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.
36. The key issues in relation to this application are considered to be the principle of development, residential and visual amenity, highway safety and impacts on the setting of Listed Buildings.

Principle of Development

37. At a national planning level, Section 6 of the National Framework seeks to deliver a wide choice of high quality homes. In particular, Section 50 of the NPPF states that local authorities should, amongst other things, plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, including in this particular case, people wishing to build their own homes.

38. Section 7 of the National Framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Furthermore, paragraph 58 of the NPPF states that developments should, amongst other things, add to the overall quality of the area, establish a strong sense of place, respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation, and be visually attractive with appropriate landscaping.
39. Paragraph 60 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness. Paragraph 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
40. Section 12 of the NPPF seeks to conserve and enhance the Historic Environment. Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.
41. At a local level, the application site is located within the defined framework of Haslingfield village, as identified on Inset No. 50 of the adopted Proposals Map, 2010. The principle of demolishing the existing bungalow and erecting a replacement dwelling is therefore considered to be acceptable, and this was reflected in the pre-application response to the applicant.
42. Overall, the principle of a replacement dwelling on this site is considered to be acceptable.

Residential Amenity

43. The proposal has been assessed in regard to neighbour amenity and impact from loss of light, loss of privacy and overbearing impact and it is considered that the proposals would not result in any adverse harm and therefore comply with Policy DP/3 of the LDF.
44. The concerns of the Parish Council with regards to overbearing impacts on 113 New Road are acknowledged, however the replacement dwelling has been designed so that the larger two-storey section is centrally placed within the plot, set in and back from the side boundaries. Whilst the building will be substantially larger, the side sections will be of single storey size and scale which will significantly reduce any impacts on neighbouring properties.
45. Openings in the eastern elevation facing 113 New Road are limited to a garage doorway at ground floor level and 2 (no.) obscurely glazed bathroom / en-suite windows at first floor level. In the western elevation there will be a ground floor door and an obscurely glazed bathroom window at first floor level. Consequentially, there will be no direct overlooking and loss of privacy to 113 or 117 New Road.
46. The new property is located to the north-north-west side of 113 New Road, therefore 113 will continue to receive good levels of daylight and sunlight from the east, south and west.

47. The footprint of the new property will be larger, however the overall plot size is larger and the garden will continue to be of a size and shape commensurate with the size of the proposed larger property.
48. Taking account of the siting, orientation and detailed design of the property it is considered that impacts on neighbouring residential amenity will be satisfactory. Safeguarding conditions regarding the use of construction machinery or plant and informatives regarding driven pile foundations and burning of waste should be added to minimise disturbance for adjoining residents in accordance with policy DP/3. Similarly, a condition is recommended removing permitted development rights.

Visual Amenity

49. The application proposals will introduce a larger and very different building onto the application site in comparison to the existing modest bungalow. This change in scale and proportions is likely to be exaggerated by the continued presence of the immediately adjacent bungalow at 113 New Road, which appears to have been built as a pair with 115 New Road. There is certainly a prevailing unity to 113 and 115 New Road. When viewed in isolation, side by side with 113 New Road, the replacement dwelling could appear significantly larger and somewhat imbalanced and inharmonious with the remaining bungalow. This is certainly the view of the local Parish Council, which considers that the proposals, by way of their scale, mass, form, siting, design, proportions and materials would be inappropriate and incompatible with the location.
50. However, when viewed within the context of the wider overall street scene, which is characterised by a mix of property types, sizes and ages, including modern two storey hipped roof style houses on the opposite side of the street, (including some with roof mounted upvc panels), it is considered, on balance, that the application proposals can be assimilated visually and physically with the wider street scene and surroundings. This is an on-balance decision, reflecting the presence of two storey building forms, scales and proportions within the street scene, combined with the good sized plot within which the application proposals sit and the fact that the proposed dwelling will continue to have domestic scaled proportions reflective of others in the locality.
51. Despite the obvious visual and physical transformation that will result, it is considered that the proposals are acceptable in terms of their design and appearance within the street scene. This is subject to conditions requiring details of materials to be used and landscaping. As such, the proposals are therefore in accordance with the relevant policies of the NPPF, the adopted Local Plan and the Council's adopted District Design Guide SPD.

Highway safety and parking

52. There are no objections to the proposal from the Highways Authority. The site comprises an existing domestic property with off-street parking, turning and servicing provision and this will remain the case. A highways condition is advised requiring the proposed driveway to be constructed using a bound material to prevent debris spreading onto the adopted highway.

Impact on Setting of Listed Building

53. In relation to preserving the settings of listed buildings Section 66(1) of the Listed Buildings and Conservation Areas Act (1990) provides:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

54. Paragraph 132 of the NPPF, in the section dealing with the conservation and enhancement of the historic environment, states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification”.

55. Paragraph 133 of the NPPF states that where a proposed development will lead to substantial harm or to a total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

56. Paragraph 134 of the NPPF says that “(where) a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.

57. Recent planning case law has confirmed that having “special regard” to the desirability of preserving the setting of a listed building under section 66 involves more than merely giving weight to those matters in the planning balance. In particular, case law has confirmed that “preserving” in the context of Listed Buildings means doing no harm.

58. Moreover, there is a statutory presumption, and a strong one, against granting planning permission for any development which would fail to preserve the setting of a listed building. A finding of harm to the setting of a listed building gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one. Even if harm is considered to be “less than substantial” then “considerable importance and weight” to the desirability of preserving and or enhancing should be applied.

59. In the context of considering this application, a judgement must be made as to whether the development proposals would cause any harm to the settings of 117 or 121 New Road, which are the adjacent Grade II Listed buildings, having regard to the statutory duty to have special regard to the desirability of preserving their settings.

60. If there is harm, a judgement needs to be made as to whether this harm is substantial (including total loss of significance of a heritage asset) or less than substantial. Where harm is identified, the overarching statutory duty requires considerable weight to be given to preservation, and a strong statutory presumption against development should apply.

61. 117 and 121 New Road are both domestic properties set within irregularly shaped domestic curtilages.

62. No. 117, the dovecote, relates strongly with the neighbouring property no. 121, which the dovecote originally belonged to. Although it has a separate address, there is no boundary between the two and the dovecote sits in the garden of no.121. The bungalow at no. 115 is not visible from the dovecote due to the existing mature boundary treatment. This boundary also prevents views of the dovecote when looking north west along New Road. It is considered that the development site is not within the setting of the dovecote. Although the proposed development is for a two storey dwelling, the proposed design steps to single storey against the shared boundary with the dovecote.
63. Due to these factors, it is considered that the proposed development will not harm the setting of the adjacent listed buildings.
64. Furthermore, the prevailing street scene is one within which there is a varied mix of property types, sizes and ages. The architectural and historic interest, including setting of the two neighbouring Listed buildings is already appreciated within the context of a street scene where similar modern, two story houses exist and can be seen within the same visual view frame as the modern buildings. Although the application site shares a boundary with 117 New Road, this adjacent building is set back into the plot and is largely screened from view by a combination of this set back and existing boundary planting. It is not considered that the larger building proposed on the application site would physically impose itself of the setting of this Listed Building or encroach in a detrimental way into the landscape or any other setting of this particular Listed Building. This view is shared by the Council's Historic Buildings Section, which confirms that the application proposals will not harm the setting of the two adjacent Listed Buildings.
65. In conclusion, it is considered that there will be no harm to the settings of either of the Listed buildings and their settings will be preserved, in accordance with the statutory duty prescribed under Section 66(1) of the Listed Buildings Act.

Conclusion

66. Having regard to relevant national and local planning policies, and having taken all relevant material considerations into account, it is considered that planning permission should be granted in this instance

Recommendation

67. Officers recommend that the Committee grants planning permission, subject to the following:

Conditions

(a) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

(b) The development hereby permitted shall be carried out in accordance with the following approved plans: JPT/MIL/0914/002 – 'Site Plan' and JPT/MIL/0914/001 – 'Proposed Plans and Elevations'.

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

(c) No development shall commence until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason – To ensure the appearance of the development is satisfactory in accordance with Policy DP/2 of the adopted Local Development Framework 2007).

(d) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

(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.)

(e) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, 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.)

(f) No construction site machinery or plant shall be operated, no noisy works shall be carried out and no construction related deliveries taken at or despatched from the site except between the hours of 08.00 – 18.00 Monday to Friday, 08.00 – 13.00 Saturday and not at any time on Sundays or Bank or Public Holidays.

(Reason – To protect the amenity of the locality, especial for people living and / or working nearby, in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

(h) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Classes A, B, or C of Part 1 of Schedule 2 of the Order shall take place and no new window openings shall be created at first floor level in the north western and south eastern elevations of the dwelling hereby approved, unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.

(Reason - In the interests of residential and visual amenity in accordance with Policy DP/2 and CH/5 of the adopted Local Development Framework 2007.)

70. **Informatives**

(i) The applicant should take all relevant precautions 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 please contact the Environmental Health Service.

(j) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer.

(Reason - To minimise disturbance for adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

(k) There shall be no burning of any waste or other materials on the site, without prior consent from the environmental health department.

Reason - To minimise disturbance for adjoining residents in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

(l) Before any existing buildings are demolished, a Demolition Notice will be required from the Building Control Section of the Council's planning department establishing the way in which the property will be dismantled, including any asbestos present, the removal of waste, minimisation of dust, capping of drains and establishing hours of working operation.

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

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014

Report Author:

Thorfinn Caithness

Principal Planning Officer

Telephone Number:

01954 713126

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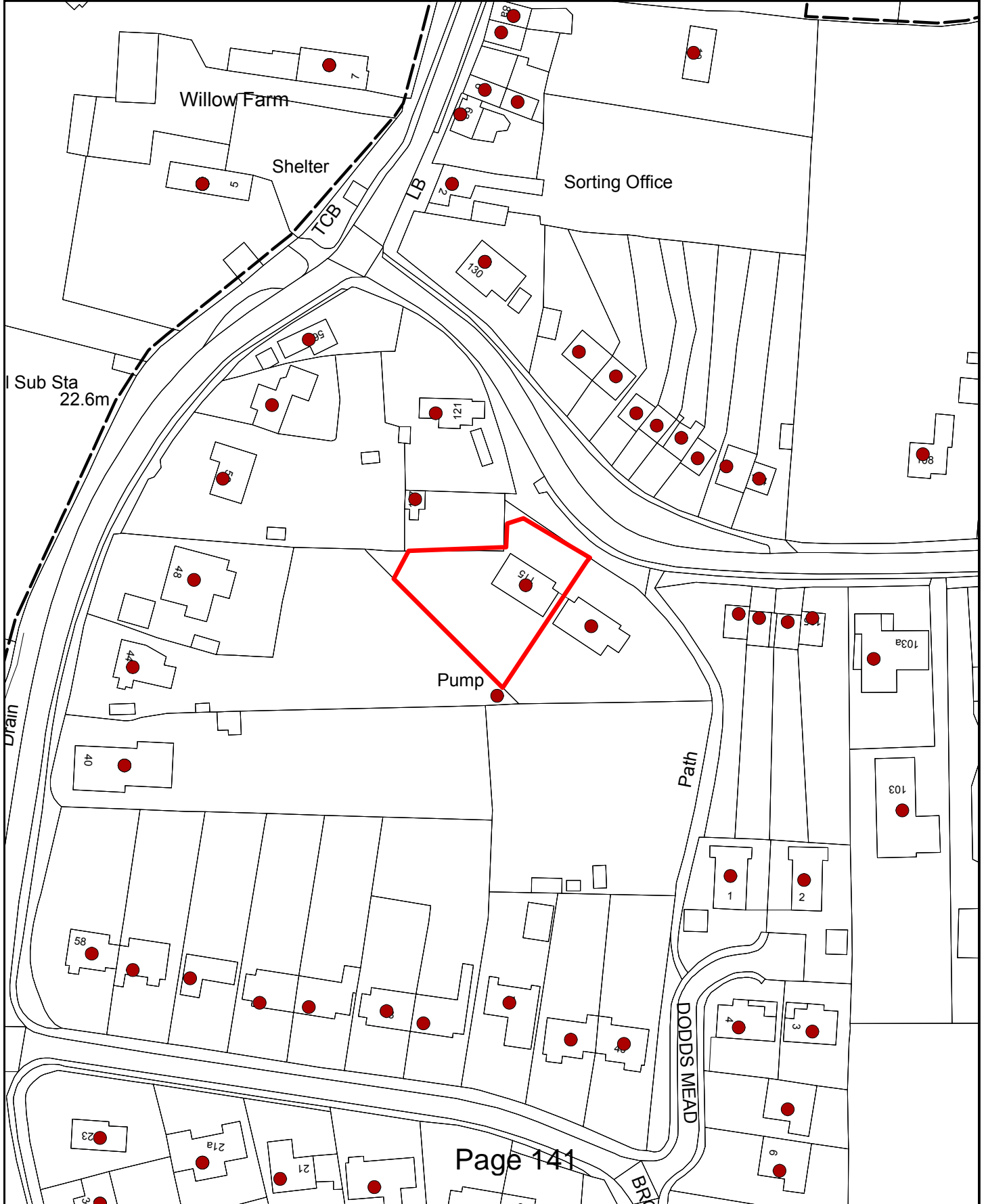
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Date of plot: 19/05/2016



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Cambridgeshire
District Council

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Agenda Item 8



REPORT TO: Planning Committee
LEAD OFFICER: Planning and New Communities Director

1 June 2016

Enforcement Report

Purpose

1. To inform Members about planning enforcement cases, as at 20th May 2016. Summaries of recent enforcement notices are also reported, for information.

Executive Summary

2. There are currently 82 active cases (Target is maximum 150 open cases, Stretch target 100 open cases).
3. Details of all enforcement investigations are sent electronically to members on a weekly basis identifying opened and closed cases in their respective areas along with case reference numbers, location, case officer and nature of problem reported.
4. Statistical data is contained in Appendices 1, and 2 to this report.

Updates to significant cases

5. (a) **Stapleford:**
Breach of Enforcement Notice on Land adjacent to Hill Trees, Babraham Road. Following continuing breaches of planning at this location an Injunction was approved by the High Court 17th November 2015, The compliance period to remove unauthorised vehicles and to cease unauthorised development represented by the commercial storage, car sales and non-consented operational works that have occurred there was by January 26th 2016. An inspection of the land on the 26th January 2016 revealed that the unauthorised motor vehicles, trailers, caravans etc. had along with the unauthorised track been removed from the land as required by the Injunction. The displaced vehicles have now been moved onto land at Little Abington owned by the occupier of Hill Trees and onto land adjacent to Hill Trees that belongs to Gonville and Caius College, Cambridge. Both parcels of land are the subject of extant enforcement notices. Currently advice has been sought through Counsel on the most effect route in dealing with this displacement and on balance it is felt that a High Court injunction, particularly given the recent successful outcome at Hill Trees and related planning history, including various unsuccessful challenges, is made to remedy the identified breaches. Case file currently in preparation.

(b) **Smithy Fen:**

Application received for the change of use of plot 11 Orchard Drive to provide a residential pitch involving the siting of 1 mobile home and one touring caravan, an amenity building for a temporary period until 2 May 2018.

The application has in accordance with section 70C of the Town & Country Planning Act 1990 been declined. The applicants have applied for permission for a Judicial Review.

Permission granted by the Honourable Mrs Justice Patterson DBE, Grounds to resist being filed both by the Council and by the Secretary of State for Communities and Local Government as second defendant. The Judicial review which was set for 29th October 2015 has taken place at the High Court of Justice, Queens Bench division, Planning Courts before The Honourable Mr Justice Lewis. The judgement was handed down on the 22nd January 2016 in favour of the Council. The judicial review claim was accordingly ordered to be dismissed.

The Claimant had lodged an application for permission to appeal but this was refused 25th January 2016. Notwithstanding the refusal of permission to appeal by the Planning Court at first instance, the claimant has now applied to the Court of Appeal for permission to appeal the Judicial Review outcome from January. No further information at this time

(c) **Sawston – Football Club**

Failure to comply with pre-commencement conditions relating to planning reference S/2239/13 – Current site clearance suspended whilst application to discharge conditions submitted by planning agent. Application to discharge pre-commencement conditions received and subsequently approved for conditions 3, 4 and Boundary Treatment – Conditions, 6,7,14,22,23,25,26,27,28,29,30,31,32 and 33 have now also been discharged. Following an application for a Judicial Review regarding the stadium, the Judicial review has taken place at the High Court of Justice, Queens Bench division, Planning Courts. The judgement was handed down and reported on the 15th January 2016 in favour of the Council. The judicial review claim was accordingly ordered to be dismissed. The Claimant in this JR has now applied to the Court of Appeal for permission to appeal the decision of Mr Justice Jay. Counsel have been made aware and await the decision of the Court.

(d) **Caxton**

Land and property at Swansley Wood , St Neots Road, Caxton Unauthorised use of the area to the north of the land for the storage of containers contrary to the requirements of condition 1 of planning permission Reference No: S/2391/12/12/VC. Enforcement notice issued 31st march 2016. Appeal application submitted waiting validation by the Planning Inspectorate.

(e) **Fulbourn – Barnsbury House, Coxs Drove**

Unauthorised material change of use from a dwelling house (C3) to commercial leisure accommodation (Sui generis) Planning application submitted and subsequently appealed. Waiting Planning Inspectors decision

(f) **Cottenham – The Maltings Millfield**

Retrospective planning application S/0767/13 submitted following the issue of a planning enforcement notice PLAENF 1039 for the retention of commercial building for offices Class B1 (A) and storage Class B8 for units 13 to 22 registered 24/6/2013 – Application refused 11/7/2014. Appeal submitted and subsequently the planning appeal was dismissed 30th March 2015 and the enforcement notice upheld. The owners HC Moss Ltd sought permission to apply to the High Court of Justice, Queens Bench Division – Planning Court for a Judicial Review. Mr Justice Dove having considered the application ordered on the 13th April 2016 that permission be refused and awarded the Councils costs totalling £1670.00p

A report is to be submitted to the July Planning Committee to agree next steps.

(g) **Abington – 45 North Road**

Following the unauthorised development at the above premises and subsequent issue of a planning enforcement notice, an appeal was made that was later dismissed by the planning inspectorate. The compliance period was increased to 9 months to demolish the unauthorised structure. During the compliance period a further planning application was submitted under planning reference S/1103/15/FL on the 27th April 2015 – The application was refused on the 19th November 2015 and again was appealed. The planning inspector dismissed the appeal on the 14th April 2016

A report is to be submitted to the July Planning Committee to agree next steps.

Investigation summary

6. Enforcement Investigations for April 2016 reflect a 26.7% increase when compared to the same period in 2015. The Year to date total for investigations shows an increase of 7% when compared to the same period in 2015

Effect on Strategic Aims

- 7.. South Cambridgeshire District Council delivers value for money by engaging with residents, parishes and businesses. By providing an effective Enforcement service, the Council continues to provide its residents with an excellent quality of life.

Background Papers:

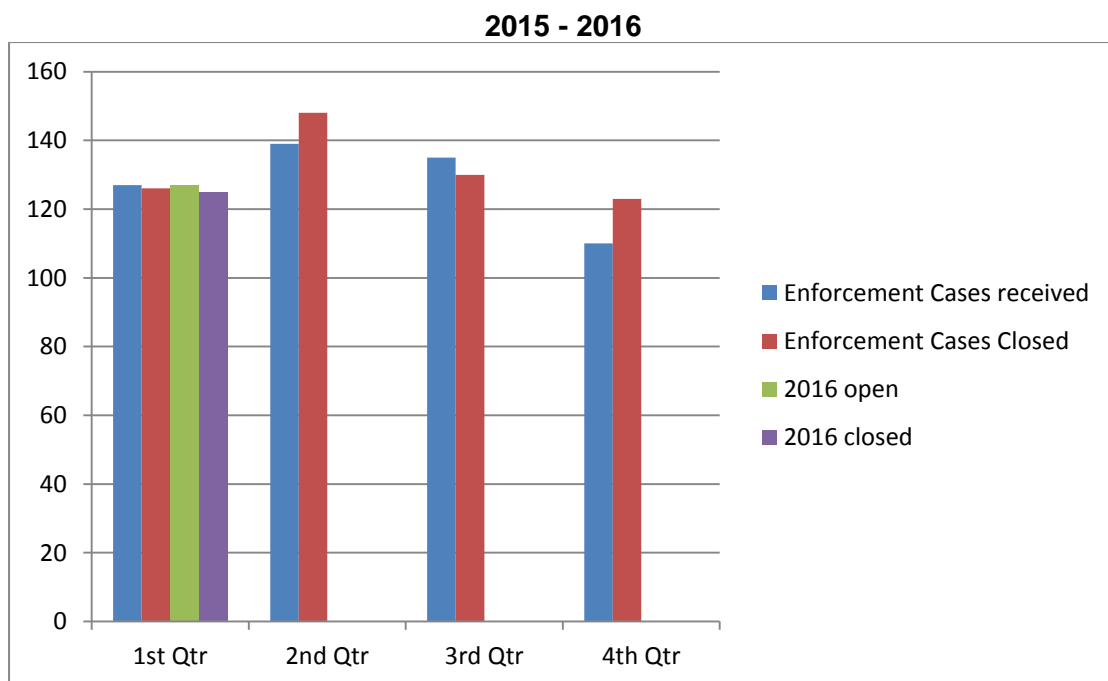
8. The following background papers were used in the preparation of this report:

Appendix 1 – Enforcement cases received and closed
Appendix 2 - Notices served and issued

Report Author: Charles Swain – Principal Planning Enforcement Officer
Telephone: (01954) 713206

Enforcement Cases Received and Closed

Month – 2016	Received	Closed
1 st Qtr. 2016	127	125
April 2016	57	56
Total YTD	184	181
1 st Qtr. 2015	127	126
2 nd Qtr. 2015	139	148
3 rd Qtr. 2015	135	130
4 th Qtr. 2015	110	123
2015 YTD	511	527
2014 YTD	504	476



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Notices Served and Issued

1. Notices Served

Type of Notice	Period	Calendar Year to date
	April 2016	2016
Enforcement	2	8
Stop Notice	0	0
Temporary Stop Notice	0	1
Breach of Condition	0	0
S215 – Amenity Notice	0	0
Planning Contravention Notice	0	0
Injunctions	0	0
High Hedge Remedial Notice	0	2

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
SCD-ENF009874	Gt Chishill	6 Maltings lane	Enforcement Notice
SCD-ENF009873	Papworth Everard	Land Estate Office Ermine Street	Enforcement Notice

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Agenda Item 9



REPORT TO: Planning Committee
LEAD OFFICER: Planning and New Communities Director

1 June 2016

Appeals against Planning Decisions and Enforcement Action

Purpose

1. To inform Members about appeals against planning decisions and enforcement action, and proposed hearing and inquiry dates, as of 17th May 2016. Summaries of recent decisions of importance are also reported, for information.

Statistical data

2. Attached to this report are the following Appendices:
 - Appendix 1 - Decisions Notified by the Secretary of State
 - Appendix 2 – Appeals received
 - Appendix 3 - Local Inquiry and Informal Hearing dates scheduled

Contact Officer:	Julie Baird	Head of Development Management
	Telephone Number::	01954 713144
Report Author:	Lisa Davey	Technical Support Officer (Appeals)
	Telephone Number:	01954 713177

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date
S/0724/15/VC	House 1 Heydon Grange Golf Club Fowlmere Road Heydon	Variation of condition 2 of S/0743/08 (occupancy restriction)	Allowed	27/04/2016
S/2783/15/FL	19 Hinton Way Great Shelford	Rear dormer window	Allowed	05/05/2016
S/2742/15/FL	13 Lemur Drive Teversham	First floor front extension	Dismissed	05/05/2016
S/1589/15/FL	54 Fairfield Gamlingay	Two storey front extension - dismissed Single storey rear extension, extend driveway, additional off road parking - Allowed	Part Dismissed / Part Refused	11/05/2016
S/0875/15/OL	18 Boxworth End Swavesey	30 Dwellings	Allowed	12/05/2016
S/0875/15/OL	18 Boxworth End Swavesey	Application by appellant for an award of Costs	Costs Refused	12/05/2016
S/2822/14/OL	Land off Shepreth Road Foxton	Outline application for 95 houses with associated infrastructure	Dismissed	18/05/2016
S/2822/14/OL	Land off Shepreth Road Foxton	Application by appellant for an award of Costs	Costs Awarded	18/05/2016

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Appeals Received

Reference	Address	Details	Date Appeal lodged
S/0724/15/VC	House 1 Heydon Grange Golf Club Fowlmere Road Heydon	Variation of condition 2 of S/0743/08 (occupancy restriction)	30/04/2016
S/0060/16/LB	Oxcroft Farm Honey Hill West Wrattling	Listed Building application for proposed orangery to west facing elevation	03/05/2016
S/0232/16/FL	Oxcroft Farm Honey Hill West Wrattling	Proposed orangery to west facing elevation	03/05/2016
S/1456/15/VC	54 Park Lane Fen Drayton	Removal of Condition 3 of S/1579/11 (occupation for short term holiday lets only)	04/05/2016
S/0569/16/FL	45 North Road Abington	Demolish existing outbuilding and erect a new barn	04/05/2016
S/2510/15/OL	Land East of Highfields Caldecote	Outline planning permission for up to 140 residential dwellings	06/05/2016
S/0090/16/FL	115 Herewood Close Impington	Alterations and extension to existing dwelling	09/05/2016
S/0138/16/FL	18 Tunwells Lane Great Shelford	Single and two storey extensions to front and side of existing dwelling house	10/05/2016
S/1338/15/OL	Land South of West Road Gamlingay	Outline application for the development of up to 29 dwellings, including open space with access applied for in detail	10/05/2016
ENF-4222/15	Land at 6 Maltings Lane Great Chishill	Enforcement Notice SCD-ENF-009874 Alleged Breach - Erection of close boarded fence on the boundary of 8 Maltings Lane	10/05/2016

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Local Inquiry and Informal Hearing dates scheduled

- Local Inquiries

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
PLAENF.1,663	Mr B Arliss	Riverview Farm Overcote Road Over	Enforcement	25/05/2016 Proposed (2 nd day following adjournment)
S/0892/15/LD	Mr M Dwyer	Managers Accommodation Enterprise Nurseries Waterbeach		05/07/16– 06/07/16 Confirmed
S/2791/14/OL	Endurance Estates Strategic Land Ltd	East of New Road Melbourn		12/07/16– 15/07/16 Confirmed (Extra day added)
S/2273/14/OL	Mr D Coulson	Land at Teversham Road Fulbourn		13/09/16- 16/09/16 & 20/09/16- 21/09/16 Confirmed

- Informal Hearings

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/proposed
S/2868/15/FL	C T W Stalley & Sons	Land off Babraham Road Fulbourn		07/06/16 Confirmed
S/0677/15/OL	C H Neal & Sons	Land south of Kettles Close Oakington		21/06/16 Confirmed
S/1527/15/FL	Mrs B England	The Three Tuns 30 High Street Guilden Morden		28/06/16 Confirmed

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