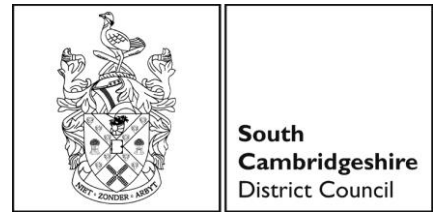


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Item 2 will not start before 10.30am

24 January 2017

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

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 1 FEBRUARY 2017 at 9.45 a.m.**

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

Yours faithfully

Alex Colyer

Interim Chief Executive

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

AGENDA

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 October 2016) attached to the electronic version of the agenda on the Council's website.

PRESENTATION

- 1. PRE/0491/16 - Fulbourn (Ida Darwin Hospital)**
Mr. Garth Hanlon from Savills will address Members on behalf of Cambridgeshire and Peterborough NHS Trust. The presentation will relate to an Outline application for residential development.

PROCEDURAL ITEMS

2. Apologies

To receive apologies for absence from committee members.

3. 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.

4. Minutes of Previous Meetings

5 - 16

To authorise the Chairman to sign the Minutes of the Special meeting held on 24 November 2016 and the meeting held on 11 January 2017 as correct records.

PLANNING APPLICATIONS AND OTHER DECISION ITEMS

To view plans, drawings and other documents submitted with the application, follow the link called ‘Application file’ and select the tab ‘Plans and Docs’.

5. S/1411/16/OL - Cottenham (Rampton Road)

17 - 112

Resubmission of application S/1818/15/OL - Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses.

Appendix 1iii (Neighbourhood Plan) is on the website only. Visit www.scams.gov.uk and then The Council > Councillors, minutes and agendas > Committees > Planning Committee – select date of meeting and scroll down to the Cottenham item.

6. S/1294/16/FL - Orchard Park (L2, Topper Street)

113 - 144

Erection of a mixed-use residential led development comprising 63 1xbedroom units on the upper floors including 40% affordable housing along with 67 car parking spaces, cycle parking and

associated hard and soft landscaping to include a Gym (Use Class D2) and two commercial units (Flexible use Class comprising Use Classes A1(non food retail), A2 and D1) at ground floor

7. S/1959/16/FL - Balsham (7 High Street) 145 - 186

Residential redevelopment of site to provide 33 new dwellings, including new access from High Street, closure of existing access from High Street, and demolition of all existing buildings

8. S/2367/16/OL – Gamlingay (Land south of West Road and West of Mill Street) 187 - 240

Outline application for the development of up to 29 dwellings, including open space with access applied for in detail

9. S/1433/16/OL- Great Abington (Land Adjacent to Strawberry Farm, Pampisford Road) 241 - 264

Outline application with all matters reserved except for means of access for the residential development comprising 8 dwellings, including affordable housing provision, landscaping and associated infrastructure.

10. S/0487/16/FL - Sawston (Land Adj. Spring House, Church Lane) 265 - 278

Erection of a detached dwelling

MONITORING REPORTS

11. Enforcement Report 279 - 286

12. Appeals against Planning Decisions and Enforcement Action 287 - 294

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

Notes to help those people visiting the South Cambridgeshire District Council offices

While we try to make sure that you stay safe when visiting South Cambridgeshire Hall, you also have a responsibility for your own safety, and that of others.

Security

When attending meetings in non-public areas of the Council offices you must report to Reception, sign in, and at all times wear the Visitor badge issued. Before leaving the building, please sign out and return the Visitor badge to Reception.

Public seating in meeting rooms is limited. For further details contact Democratic Services on 03450 450 500 or e-mail democratic.services@scambs.gov.uk

Emergency and Evacuation

In the event of a fire, a continuous alarm will sound. Leave the building using the nearest escape route; from the Council Chamber or Mezzanine viewing gallery this would be via the staircase just outside the door. Go to the assembly point at the far side of the staff car park opposite the staff entrance

- **Do not** use the lifts to leave the building. If you are unable to use stairs by yourself, the emergency staircase landings have fire refuge areas, which give protection for a minimum of 1.5 hours. Press the alarm button and wait for help from Council fire wardens or the fire brigade.
- **Do not** re-enter the building until the officer in charge or the fire brigade confirms that it is safe to do so.

First Aid

If you feel unwell or need first aid, please alert a member of staff.

Access for People with Disabilities

We are committed to improving, for all members of the community, access to our agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you. All meeting rooms are accessible to wheelchair users. There are disabled toilet facilities on each floor of the building. Infra-red hearing assistance systems are available in the Council Chamber and viewing gallery. To use these, you must sit in sight of the infra-red transmitter and wear a 'neck loop', which can be used with a hearing aid switched to the 'T' position. If your hearing aid does not have the 'T' position facility then earphones are also available and can be used independently. You can get both neck loops and earphones from Reception.

Toilets

Public toilets are available on each floor of the building next to the lifts.

Recording of Business and Use of Mobile Phones

We are open and transparent about how we make decisions. We allow recording, filming and photography at Council, Cabinet and other meetings, which members of the public can attend, so long as proceedings at the meeting are not disrupted. We also allow the use of social media during meetings to bring Council issues to the attention of a wider audience. To minimise disturbance to others attending the meeting, please switch your phone or other mobile device to silent / vibrate mode.

Banners, Placards and similar items

You are not allowed to bring into, or display at, any public meeting any banner, placard, poster or other similar item. Failure to do so, will result in the Chairman suspending the meeting until such items are removed.

Disturbance by Public

If a member of the public interrupts proceedings at a meeting, the Chairman will warn the person concerned. If they continue to interrupt, the Chairman will order their removal from the meeting room. If there is a general disturbance in any part of the meeting room open to the public, the Chairman may call for that part to be cleared. The meeting will be suspended until order has been restored.

Smoking

Since 1 July 2008, South Cambridgeshire District Council has operated a Smoke Free Policy. No one is allowed to smoke at any time within the Council offices, or in the car park or other grounds forming part of those offices.

Food and Drink

Vending machines and a water dispenser are available on the ground floor near the lifts at the front of the building. You are not allowed to bring food or drink into the meeting room.

EXCLUSION OF PRESS AND PUBLIC

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

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

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

Notes

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

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Agenda Annex



Public Speaking at meetings of the Planning Committee

October 2016

1. What is the Planning Committee?

- 1.1 South Cambridgeshire District Council's Planning Committee is a Regulatory Committee consisting of elected Councillors. It is responsible for the following:
- determination of larger, more complex or sensitive planning applications, including those that, formerly would have gone to the Northstowe Joint Development Control Committee, submitted to the Council by other organisations or by members of the public
 - any planning application submitted to the Council by one of its officers or elected Councillors;
 - Tree Preservation Orders and the protection of important hedgerows;
 - Responding on behalf of South Cambridgeshire District Council, as Order Making Authority, to Cambridgeshire County Council about Public Rights of Way within the District;
 - Monitoring the progress and outcome of Appeals and Enforcement Action;
 - Authorizing Direct Enforcement Action
 - Procedural matters relating to the planning process.

2. When and where do Planning Committee meetings take place?

- 2.1 The Planning Committee meets in the Council Chamber at South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA at 10.30am on a Wednesday, which is usually the first Wednesday each month. Further details, including contacts, directions, and variations to dates / venue are available on the Council's website by visiting www.scambs.gov.uk and follow the links from 'The Council', or by phoning Democratic Services on 03450 450 500.

3. Can anyone attend Planning Committee meetings?

- 3.1 Meetings of the Planning Committee are open to the public, so anyone can attend. A range of people with differing interests in specific applications observe these meetings, whether they are applicants or an applicant's agent, objectors, neighbours or other residents, local District Councillors or members of Parish Councils.
- 3.2 Despite being a public meeting, in some very occasional cases the law does allow the committee to consider some matters in private. For example, an application may contain information of a personal or commercially sensitive nature that the Council would not be able to publicise. In every case, however, the public interest in excluding the press and public from the meeting room must outweigh the public interest in having the information disclosed.

4. Can anyone speak at Planning Committee meetings?

- 4.1 The Planning Committee welcomes public speaking and participation from outside of the Committee's membership. All registrations to speak must be made direct to Democratic Services. Other than Members of the Planning Committee and the Council's officers, there are four main categories of other people able to speak at meetings of the Committee: -
- (a) 1 x Community Objector or objector's agent
 - (b) (i) 1 x Applicant (or applicant's agent)
 - (ii) 1 x Community Supporter **if** (and only if) the officer recommendation is Refusal or the applicant or agent forego their right to speak
 - (c) 1 x Parish Council representative (elected or co-opted Councillor, agent or Parish Clerk)
 - (d) Local District Councillor(s) or another Councillor appointed by them

- 4.2 Parish Councils and local Members speak as part of the planning process, regardless of whether they support or oppose an application. Objectors and Supporters speak as part of the specific application. Where more than one objector or supporter exists, they must agree between themselves on a presentation that covers all their concerns. Where the officer recommendation is Approval, a Community Supporter will only be allowed to address the Committee if the applicant or applicant's agent forego their right to speak.
- 4.3 The same person is not allowed to address the committee in more than one of the speaker Categories. Where speakers have competing interests, such as community objector and Parish Council representative, they should choose their dominant interest prior to registering to speak, and delegate the other role to another representative if need be.
- 4.4 In exceptional circumstances, the Committee Chairman may opt to make special arrangements such as where a neighbouring parish is perceived as being significantly affected by a proposal, or for a Portfolio Holder (member of the Council's Cabinet) to speak.
- 4.5 It is impossible to say at what time each application on the agenda will be discussed. Public speakers should therefore be prepared to address the Committee at any time after the beginning of the meeting.

5. What can people say and for how long can they speak?

- 5.1 Each speech is limited to three minutes. This applies even when the applicant (or applicant's agent) and a Community supporter both address the Committee, as detailed above – the objector can still only speak for three minutes. The Chairman operates a system of lights that indicate when one minute remains and when the allotted time of three minutes has been used up. Speakers address the Committee from a clearly marked table, and must speak into the microphone provided. They should restrict themselves to material planning considerations such as:
- Design, appearance, layout, scale and landscaping
 - Visual and residential amenity
 - Flooding and drainage
 - Environmental health issues such as noise, smells and general disturbance
 - Highway safety and traffic issues
 - Impact on trees, listed buildings, biodiversity, conservation areas and other designated sites.
 - Loss of an important view from **public** land that compromises the local character
 - Planning law and previous decisions including appeals
 - National Planning Policy Framework and Planning Policy Guidance
 - South Cambridgeshire Local Development Framework and the emerging Local Plan
- 5.2 Committee members will **not** be able to take into account issues such as:
- boundary and area disputes
 - perceived morals or motives of a developer
 - the effect on the value of property
 - loss of a **private** view over adjoining land (unless there is a parallel loss of an important view from public land)
 - matters not covered by planning, highway or environmental health law
 - covenants and private rights of access
 - suspected future development,
 - processing of the application,
 - the retrospective nature of a planning application
- 5.3 Speakers should be careful not to say anything derogatory or inflammatory, which could expose them to the risk of legal action. After the objector and supporter have spoken, Committee members may ask

speakers to clarify matters relating to their presentation. If those registered to speak are not present in the meeting room by the time the relevant item is considered, the Committee won't be able to wait, and will determine the application – officers will be able to say whether a particular item is at the beginning, middle or end of the agenda, but cannot give an accurate idea of when it will be considered.

- 5.4 Committee members will have read the written reports prepared for them, so speakers should try to avoid repeating points that are already explained in that material.

6. Can members of the public give Committee members written information or photographs relating to an application or objection?

- 6.1 Yes. The absolute deadline for submitting such material to the Democratic Services Officer is 1.00pm on the Friday before the meeting (such deadline being brought forward by 24 hours for each Bank Holiday between the day of agenda publication and day of the meeting).
- 6.2 Please send such information, preferably by e-mail, to Democratic Services (ian.senior@scams.gov.uk), who will circulate the information for you among all interested parties (applicant, objectors, Parish Council, officers). In the interests of natural justice, such information will not be distributed earlier than five working days (not including Saturdays, Sundays or Public holidays) before the meeting **Please do not supply information directly to members of the Planning Committee because of the need to identify substitute members, key Council officers and other interested parties.**
- 6.3 Projection equipment, operated by Council officers, is available in the Council Chamber for the display of a limited number of photographs only. How are applications considered?

7. How are applications considered?

- 7.1 The appropriate planning officer will introduce the item. Committee members will then hear any speakers' presentations, and might ask those speakers questions of clarification. The order of speaking will be as stated above. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made and seconded by members of the Committee. Should the Committee propose to follow a course of action different to officer recommendation, Councillors must give sound planning reasons for doing so.

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Further information is available from Democratic Services, South Cambridgeshire District Council, South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA – Telephone 03450 450 500.
democratic.services@scams.gov.uk

Updated: 18 October 2016

Agenda Item 4

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Thursday, 24 November 2016 at 2.00 p.m.

PRESENT: Councillor David Bard – Chairman
Councillor Kevin Cuffley – Vice-Chairman

Councillors:	John Batchelor	Anna Bradnam
	Roger Hall (substitute)	Philippa Hart (substitute)
	David McCraith	Charles Nightingale (substitute)
	Deborah Roberts	Tim Scott
	Robert Turner	Nick Wright (substitute)

Officers in attendance for all or part of the meeting:

Julie Ayre (Planning Team Leader (East)), Julie Baird (Head of Development Management), Thorfinn Caithness (Principal Planning Officer), John Koch (Planning Team Leader (West)), Stephen Reid (Senior Planning Lawyer) and Ian Senior (Democratic Services Officer)

Councillor Ingrid Tregoing was in attendance, by invitation.

1. APOLOGIES

Councillors Brian Burling, Pippa Corney, Sebastian Kindersley and Des O'Brien sent Apologies. Councillors Nick Wright, Roger Hall, Philippa Hart and Charles Nightingale were present as their respective substitutes.

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the Special meeting held on 16 November 2016.

4. RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 45 DWELLINGS AND ASSOCIATED WORKS - LAND NORTH OF BANNOLD ROAD, WATERBEACH

The Committee considered Applications S/2458/16/RM and S/2461/16/FL together. The reports considered were those published with the agenda for the meeting on 16 November, which was deferred. Members also had before them a supplementary agenda dated 14 November 2016, containing a replacement Heads of Terms schedule and a corrected site plan in respect of the Full application, and a further supplementary agenda dated 22 November 2016, containing and update report in respect of both applications. Copies of statements from Councillors Peter Johnson and Ingrid Tregoing (the local Members) were circulated prior to the meeting. Councillor Johnson was unable to attend the meeting.

The Case Officer summarised the current situation, and updated Members as appropriate. Application S/2458/16/RM had been listed for Appeal on 29 November 2016. The Applicants had indicated that they would consider withdrawing that Appeal, subject to the outcome of the current applications. The Case Officer read out the statement submitted by

Councillor Peter Johnson. This highlighted a private legal issue that might impact on proposals for an emergency entrance to the site from the adjacent Bovis development.

Jane Williams (objector), Councillor Brian Williams (Waterbeach Parish Council) and Councillor Ingrid Tregoing (a local Member) addressed the meeting.

Jane Williams made her comments in the context of the village of Waterbeach, and the level of services and facilities available there. She queried the transparency of the Committee reaching a decision when the applicant had indicated that, were that decision to be in its favour, it would be considering withdrawing the imminent Appeal. She voiced concern about the pressure on local facilities, such as the Doctors surgery, sewerage system and public transport. Mrs. Williams also referred to the potential for increased traffic congestion along village streets. The houses, including the so-called Affordable Homes, were unlikely to be affordable for local people. Jane Williams urged the Committee to consider not only the economic aspect of sustainability, but also the social and environmental elements. Committee members prompted further discussion about capacity at both the Doctors surgery and Cottenham Village College, especially in the context of the cumulative impact of development in Waterbeach.

Councillor Brian Williams encouraged the Committee to consider the two separate planning applications as if they were a single application. He said that, although Waterbeach was currently classed as a Minor Rural Centre, it hardly met the necessary criteria by virtue of the lack of realistic public transport provision, and the pressure on local facilities and services. Councillor Williams concluded that the proposal represented over-development, and urged the Committee to help deliver South Cambridgeshire District Council's Vision of continuing to be the best place to live, work and study in the country, demonstrating impressive and sustainable economic growth, and making sure that its residents have a superb quality of life in an exceptionally beautiful, rural and green environment. Committee members prompted further discussion about drainage issues.

Councillor Ingrid Tregoing informed the Committee that the primary school had four school places available. Councillor Tregoing sought clarification as to whether Waterbeach, as a Minor Rural Centre, was sustainable or not: South Cambridgeshire District Council maintained that it was not, whereas Appeal Inspectors said that it was. She argued that "potential for improvement" should not be interpreted as meaning "sustainable". Councillor Tregoing called on South Cambridgeshire District Council to stand up to developers. Committee members prompted further discussion about transport, and Anglian Water's statutory duties and responsibilities.

Public speaking having concluded, the Chairman invited Committee members to discuss the applications. In order to structure the debate, he established the following four headings:

- Design Density
- Drainage
- Highways
- Developer obligations

Design Density

The Chairman reminded Committee members that this was the only ground upon which Application S/1431/15/OL had been refused in January 2016. Members had agreed that the reason for refusal should be that the increase in density and urbanisation was inconsistent with South Cambridgeshire District Council policy allowing 40 dwellings per

hectare in Waterbeach, thus rendering the proposal as out-of-keeping with the village.

Members' discussion centred on the following points:

- Why were the applicants submitting this application if they were confident that the Appeal against the previous refusal would be successful?
- What material change had there been since the previous refusal in January 2016?
- Quality of life
- Sustainability

The Team Leader, Consultancy Unit explained how the concept of density might vary depending on circumstances and location.

Drainage

Members' discussion centred on Anglian Water's assessment that the drainage system had sufficient capacity to accommodate this proposal.

Highways

The Local Highways Authority had not objected to the highway proposals. There was therefore no material reason for objecting to the proposal on highway grounds.

Developer obligations

The Section 106 Officer summarised the approach taken by Cambridgeshire County Council and National Health Service when determining whether or not to seek developer obligations. A brief discussion ensued as to whether the school had the capacity to accommodate the expected increase in demand for school places.

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 securing the matters referred to in the Heads of Terms appended to the report from the Head of Development Management;
2. the Conditions and Informatives set out in the said report.

5. APPLICATION FOR RESERVED MATTERS IN RESPECT OF APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE RESIDENTIAL DEVELOPMENT OF 90 DWELLINGS ON PART OF THE OUTLINE PLANNING PERMISSION S/1359/13/OL - LAND NORTH OF BANNOLD ROAD, WATERBEACH

The Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Head of Development Management.

The Meeting ended at 4.05 p.m.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Minutes of a meeting of the Planning Committee held on
Wednesday, 11 January 2017 at 9.30 a.m.

PRESENT: Councillor David Bard – Chairman
Councillor Kevin Cuffley – Vice-Chairman

Councillors:	John Batchelor	Anna Bradnam
	Brian Burling	Pippa Corney
	Sebastian Kindersley	David McCraith
	Des O'Brien	Deborah Roberts
	Tim Scott	Robert Turner

Officers in attendance for all or part of the meeting:

Julie Baird (Head of Development Management), Edward Durrant (Principal Planning Officer / Team Leader (Development Management)), Jane Green (Head of New Communities), Caroline Hunt (Planning Policy Manager), John Koch (Planning Team Leader (West)), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer), Charles Swain (Principal Planning Enforcement Officer) and David Thompson (Principal Planning Officer)

Councillors Simon Crocker, Sue Ellington and Tony Orgee were in attendance, by invitation.

1. APOLOGIES

There were no Apologies for Absence.

2. DECLARATIONS OF INTEREST

Councillor David McCraith declared a non-pecuniary interest in Minute 7 (S/2224/16/OL - Monkfield Nutrition, High Street, Shingay-cum-Wendy). Councillor McCraith had attended meetings, as a District Councillor, at which this application had been discussed, but was considering the matter afresh.

Councillor Des O'Brien declared a non-pecuniary interest in relation to Minute 4 (9S/2903/14/OL- Cambourne [Land to the West of Cambourne (Excluding Swansley Wood Farm)]. Councillor O'Brien had sought advice from legal and governance officers at South Cambridgeshire District Council. The advice given related to a written objection to this application that Councillor O'Brien had made to the Planning Department in February 2015, before he had been elected as a District Councillor, or become a member of the Planning Committee. Councillor O'Brien said that this put him, and the Council, at risk of a charge of predetermination. He hoped and expected that his fellow Councillors were comfortable with their own impartiality in order to avoid similar accusations in the future. After addressing the Committee not as a Planning Committee member but as a District Councillor for Bourn Ward, within which this application had been made, Councillor Des O'Brien withdrew from the Chamber, took no part in the debate, and did not vote.

Councillors Sebastian Kindersley and Deborah Roberts sought clarification about the need for Councillor O'Brien to make this declaration, as it resulted from a comment made before he became a Councillor. Preventing Councillor O'Brien from taking part in the debate was, in effect, disenfranchising both him and those he represented. In reply, the Deputy Monitoring Officer said that the decision as to whether or not to take part in the

consideration of Cambourne West was one for Councillor O'Brien alone, after taking into account the implications for both South Cambridgeshire District Council and for him as an individual.

3. MINUTES OF PREVIOUS MEETING

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 7 December 2016, subject to the following:

Minute 8 – S/2148/16/OL – Foxton (Land to the rear of 7 – 37 Station Road)

Delete the reference, in Point 1 of the resolution, to "...Dovecote benches..." and insert instead the words "...benches in Dovecote meadow...".

4. 9S/2903/14/OL- CAMBOURNE [LAND TO THE WEST OF CAMBOURNE (EXCLUDING SWANSLEY WOOD FARM)]

Members visited the site on 10 January 2017.

Officers gave a presentation focussing on

- Context
- Submission Local Plan allocation
- Topography and existing features
- Original submission – December 2014
- Amendments – August 2015
- Various Parameter plans
- Sheepfold Lane access
- A1198 / Caxton Bypass roundabout design
- A1198 employment access design
- Section 106 draft Heads of Terms
- Viability and affordable housing

Arising from the presentation, Members raised specific concerns about the amount of affordable housing, viability, and the need to make sure that Sheepfold Lane was suitable as an access in terms of carriageway width and the amount of traffic expected to use it. The Principal Planning Officer confirmed that Sheepfold Lane would not be used as a haul road.

Ben Coles (representing the applicant), Councillor Janet Molloy (Caxton Parish Council), John Vickery (Clerk to, and agent for, Cambourne Parish Council) and Councillor Simon Crocker (a local Member) addressed the meeting. In addition, Councillor Des O'Brien (a local Member and member of the Planning Committee) addressed the meeting, having made the following statement:

"Following advice from legal and governance officers here at the council I will be removing myself from the committee debate and vote on agenda item 4 - Cambourne (land to the west of Cambourne). This advice relates to a written objection to this application that I made to the Planning Department in February 2015 before I was either a District Councillor, or a member of the Planning Committee. This puts me, and the council, at risk of a charge of predetermination. I hope and expect that my fellow councillors are comfortable with their own impartiality in order to avoid similar accusations in the future."

Ben Coles described the proposal as a logical extension to the existing community of Cambourne. He indicated that the intention would be to begin delivery within 12 months of

consent being granted for the first Reserved Matters application. The aim was to ensure sustainable growth, and enhance the quality of life in a thriving and expanding community. The proposal would deliver local infrastructure, and its design would ensure good integration with the existing Cambourne villages. In response to Members' questions of clarification, Mr. Coles said that

- the applicant and Local Planning Authority had agreed that affordable housing should represent 30% of the total number of dwellings in this case, in view of viability constraints
- it was too soon to give an indication as to the specific type of dwellings to be built, but that the point had been taken that Cambourne had a shifting demographic
- subject to approval of Reserved Matters, the intention was to be on site quickly, with the aim of delivering about 250 dwellings over a five-year period
- note had been taken of the contribution made by the Wildlife Trust in maintaining green space throughout the existing three Cambourne villages

Councillor Janet Molloy referred to the likely adverse impact on Caxton in terms of quality of life and extra traffic demands on the roads. Caxton Parish Council was concerned by the loss of agricultural land, flood risk, and housing density.

John Vickery said that Cambourne Parish Council supported the emphasis being placed on sport, youth facilities and open space, and had a proven record of working with the developer in the three existing villages. In response to Members' questions of clarification, Mr. Vickery said that

- Cambourne Parish Council was satisfied that the figure of 30% affordable housing would allow for a balanced integration of housing similar to that found in Lower, Great and Upper Cambourne
- Money to be secured through the Section 106 Legal Agreement would help to address the issue of capacity at the medical practice
- Cambourne Parish Council recognised that the application site was located within Caxton parish, and supported a governance review. If that review was successful, Cambourne Parish Council would become responsible for Cambourne West. If it was not successful, then Cambourne Parish Council would support Caxton Parish Council.

Councillor Simon Crocker referred to the allocation made in the emerging Local Plan as against the current application. The current proposal would deliver nearly twice as many dwellings as the Local Plan allocation without the need for a further application. Councillor Crocker said that Cambourne needed to enjoy a period of "being finished". With regard to affordable housing, he pointed out that 30% of 2,350 (as proposed) would result in a higher figure than 40% of 1,200 (as envisaged in the emerging Local Plan). In response to Members' questions of clarification, Councillor Crocker

- Said that he supported a governance review
- Asserted his aspiration that Cambourne should be defined as a town
- Accepted that walking from the Broadway on the eastern edge of Upper Cambourne to the A1198 on the western edge of Cambourne West would take some considerable time
- Said that he would oppose a greater financial contribution towards City Deal improvements to transport links between Cambourne and Cambridge if that resulted in a reduced number of affordable homes at Cambourne West

Councillor Des O'Brien (as a local Member) was concerned by the prospect of "out-commuting" to employment sites. He said that the application was premature. There was a need for smaller business units than were currently available on Cambourne Business Park. Councillor O'Brien was worried about the increase in traffic but added that, in his

view, the proposed rapid bus service did not justify building Cambourne West. He said that urgent improvements were needed to the Girton interchange. In response to Members' questions of clarification, Councillor O'Brien

- Estimated that, within 20 years, Cambourne West could be generating an extra 2,000 car journeys an hour. This would encourage "rat running" through local villages. The rapid bus system was unlikely to solve that problem.
- Understood fears about traffic implications for villages along the A1198 to the south of the proposed site. He feared that the focus on improving transport links between Cambourne and Cambridge was an attempt to justify development alongside the A428.
- Regretted the need for Cambourne West, but acknowledged its inevitability.
- Said that Cambourne West would have a negative impact on the quality of life

Councillor Des O'Brien withdrew from the Chamber, took no part in the ensuing debate, and did not vote.

Public speaking having concluded, Members debated the application. The following points were made:

- A significant amount of money had been diverted from Cambourne West to enable the Greater Cambridge City Deal to improve bus and other transport links along the A428 between Cambourne and Cambridge. However, it was crucial to consider, as well, the traffic impact on existing villages to the south of the Cambourne West site. It could also be argued that the provision of developer funds to the City Deal at least contributed to the fact that 40% affordable housing was not considered viable.
- The application was both speculative and premature. At the very least, the development at Cambourne West should be in accordance with the allocation of 1,200 dwellings made in the emerging Local Plan.
- The success of a governance review could not be guaranteed. Cambourne was a village, or collection of linked villages, and did not possess any "town-like" facilities. Cambourne West offered no community benefits, and would impact adversely on the quality of life locally.
- The increase in traffic would cause problems.
- There was an urgent need to ensure that drainage and avoid flood risk
- There were some positives. These included the Section 106 Legal Agreement, which secured a generous £25,000 per dwelling.
- Cambourne West would deliver 705 affordable homes.
- While the loss of agricultural land was disappointing, development would actually increase biodiversity.
- Cambourne West is inevitable, and it would be better to plan for, and build, it in one go rather than in two stages.
- South Cambridgeshire District Council has strategies and policies designed to protect smaller villages in the district by directing major development towards new settlements and New Towns. The Section 106 is generous, and Cambourne West

will be built eventually anyway.

- There might be consequences should the application be refused.
- South Cambridgeshire needs houses, not least to address the Council's inability to demonstrate a five-year housing land supply. If Cambourne West were to be refused, there would probably be an Appeal. If that Appeal was successful, the Inspector might not attach all the Conditions proposed by officers, and local control over the development would be lost. Alternatively, the 2,350 dwellings might end up being distributed among all the villages in the district.

The Committee gave officers **delegated powers to approve** the outline planning application, including parameter plan and detailed access drawings, subject to:

1. The prior completion, in consultation with the Chairman and Vice-Chairman of the Planning Committee, of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing the obligations set out in the Heads of Terms document attached as Appendix 2 to the report from the Heads of New Communities; and
2. The Conditions and Informatives set out in the report from the Head of New Communities, final wording to be determined in consultation with the Chairman and Vice-Chairman of the Planning Committee before issuing the Decision Notice.

5. S/3301/16/FL - CAMBOURNE (SOUTH CAMBRIDGESHIRE HALL, 6010, CAMBOURNE BUSINESS PARK)

Michael Turner (Facilities Management Manager with South Cambridgeshire District Council) addressed the meeting. He said that, with additional tenants moving into South Cambs Hall, there was a need to find extra car parking. The proposed spaces would be available for use by anyone working in the building. Access to the parking spaces would be from the southern end and egress via Sheepfold Lane. It would be a "one-way system".

The Committee **approved** the application subject to the Conditions and Informative set out in the report from the Joint Director for Planning and Economic Development.

Councillor Deborah Roberts abstained from voting.

6. S/1027/16/OL - SWAVESEY (FEN DRAYTON ROAD)

Members visited the site on 10 January 2017.

Stuart Websdale (objector), Nicky Parsons (applicant's agent), Councillor Will Wright (Swavesey Parish Council) and Councillor Sue Ellington (local Member) addressed the meeting. Mr. Websdale said that development must be shown to be sustainable, with a transport strategy being in place. Nicky Parsons commended the sustainable nature of the development and said it posed no negative impact. Councillor Wright said that infrastructure in the village was already at capacity. The Parish Council had concerns about traffic and drainage. Councillor Ellington said there were insufficient facilities, citing in particular pressure on the Doctors surgery and on the school.

At the conclusion of the debate, the Committee **refused** the application contrary to the recommendation in the report from the Head of Development Management. Members agreed the reasons for refusal as being that

1. The harm resulting from safety concerns relating to the proposed pedestrian access from the north eastern corner of the site, along Fen Drayton Road, was not outweighed by the benefits of the scheme; and
2. notwithstanding the proposal in the emerging Local Plan to upgrade Swavesey to a Minor Rural Centre, there were significant infrastructure capacity issues (specifically primary and secondary education, foul drainage, traffic volumes and health) due to the cumulative impact of development within the village, giving rise to concerns about sustainability.

7. S/2224/16/OL - SHINGAY CUM WENDY (MONKFIELD NUTRITION, HIGH STREET)

Members visited the site on 10 January 2017.

Joe Wise (applicant, accompanied by his agent, Marcia Whitehead), Chris Jennings (agent for Shingay-cum-Wendy Parish Meeting) and Councillor Nigel Cathcart addressed the meeting. Mr. Wise said that the current application represented the minimum needed to finance the relocation of the commercial operation currently on site. He pointed out that 78% of the parish favoured a residential use for the site. Chris Jennings wondered whether the vehicular access proposed was appropriately sized. Councillor Cathcart favoured a reduction in the number of dwellings to eight, and said a Design Guide was important.

Councillor David McCraith (as the other local Member) said that redevelopment of this brownfield site would result in an improvement in quality of life for neighbouring residents.

Arising out of the Committee debate was the suggestion that a local liaison group be established.

The Committee **approved** the application subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
 - a. a commuted sum for the provision of off-site affordable housing (including an overgae clause);
 - b. the provision of public open space (including the Local Area of Play);
 - c. the management of the public open space and surface water drainage;
 - d. the cessation of the current use on the site and associated unauthorised use;
 - e. waste receptacles; and
 - f. Placing an upper limit of ten new dwellings on site
2. The Conditions referred to in the report from the Head of Development Management;
3. Additional Conditions securing limits to developable area and extent of open space through compliance with the parameter plan; and
4. An Informative requesting the establishment of a liaison committee

8. S/2553/16/OL - LINTON (LAND TO THE SOUTH OF HORSEHEATH ROAD)

The Committee noted that this item had been **withdrawn from the agenda**.

9. S/1433/16/OL - GREAT ABINGTON (STRAWBERRY FARM, PAMPISFORD ROAD)

Members visited the site on 10 January 2017.

Justin Bainton (applicant's agent), Councillor Bernie Talbot (Great Abington Parish Council) and Councillor Tony Orgee (local Member) addressed the meeting. Mr. Bainton highlighted the positive engagement that had taken place, and commended the application as sustainable, and consistent with local planning policy. Councillor Talbot pointed out that the proposal was outside the Village Framework and on land forming part of the former Land Settlement Association (LSA). The Parish Council was currently preparing a Neighbourhood Plan for the LSA, and regretted that this planning application could not have waited until the Neighbourhood Plan was in place. Councillor Orgee spoke against the application and said he was concerned by the precedent this application might set for the remainder of the former LSA.

During the ensuing Committee debate, a comment was made by Councillor Deborah Roberts to the case officer. Several other Councillors invited Councillor Roberts to apologise. Following a short adjournment, during which the case officer left the Chamber, Councillor Roberts did apologise to the Chairman and Committee, although the case officer had still not returned. Councillor Roberts said she regretted the incident, pointing out that it had been a long day, and emphasising that she had not intended any suggestion that she doubted the case officer's professionalism or integrity.

In the absence of any certainty as to whether the case officer would return to the Chamber, the Planning Lawyer advised the Chairman that he, the Chairman, should consider the possibility of deferral. With the inferred consent of the Committee, the application was **deferred**, and the applicant and his agent left the Chamber. The case officer re-joined the meeting, and Councillor Roberts repeated the apology that she had made earlier. The question was raised whether the item could continue in such circumstances. Members were told that this would not be possible as the applicant and agent had already left the Chamber.

10. S/2084/16/FL - GIRTON (HOWES CLOSE SPORTS GROUND, WHITEHOUSE LANE)

The Committee noted that this item had been **withdrawn from the agenda**.

11. S/2491/16/RM - WATERBEACH (LAND TO THE EAST OF CODY ROAD AND NORTH OF BANNOLD ROAD)

The Committee **approved** the application subject to the Conditions set out in the report from the Head of Development Management.

12. S/3401/16/PO - WATERBEACH (LAND TO THE WEST OF CODY ROAD)

The Affordable Housing Officer reiterated that the approved scheme, comprising 40% affordable housing with a tenure mix of 70% social rented and 30% intermediate/shared ownership, was no longer viable because of affordable rent reductions. This submitted alternative scheme of 40% affordable housing with a tenure mix of 50% social rented and 50% intermediate/shared ownership was viable. The trigger point in the Section 106 Agreement was approaching. The Planning Lawyer reminded Members that the Section 106 Agreement, as originally drafted, referred to a 70 / 30 split "...or as otherwise agreed...".

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

the Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (dated 13 November 2015) being modified to require an affordable housing tenure mix of 50% affordable rented and 50% intermediate / shared ownership.

13. S/2593/16/OL - WESTON COLVILLE (GARAGE SITE TO THE NORTH OF 14 HORSESHOES LANE)

There was some concern about the stability of the bank of the ditch should the trees to the south of the site be removed. The Case Officer reported that those trees were outside the development site, and would remain the responsibility of South Cambridgeshire District Council, which already had responsibility for maintaining the ditch.

The Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Head of Development Management.

14. ENFORCEMENT REPORT

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

15. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

The Committee **received and noted** a report on Appeals against planning decisions and enforcement action.

The Meeting ended at 4.00 p.m.

Agenda Item 5

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2017

AUTHOR/S: Head of Development Management

Application Number:	S/1411/16/OL
Parish(es):	Cottenham
Proposal:	Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of No. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses.
Site address:	Land Off Rampton Road
Applicant(s):	Gladman Developments Limited
Recommendation:	Delegated Approval
Key material considerations:	Housing Land Supply Principle of Development Character and Appearance of the Area Density Housing Mix Affordable Housing Developer Contributions Design Considerations Trees and Landscaping Biodiversity Highway Safety and Sustainable Travel Flood Risk Neighbour Amenities Heritage Assets
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Karen Pell-Coggins, Principal Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
Date by which decision due:	3 February 2017 (Extension of Time agreed)

Executive Summary

1. This proposal, as amended, seeks permission for a residential development outside the Cottenham village framework and in the countryside. This development would not normally be considered acceptable in principle as a result of (i) its size and (ii) its out of village framework location. However, the Council acknowledges at present it cannot currently demonstrate a five-year housing land supply and so our housing supply policies must be considered out of date. In light of a recent High Court decision, the Local Planning Authority must determine the appropriate weight to apply to out of date policies relevant to their planning function. The National Planning Policy Framework 2012 (NPPF) states that there is a presumption in favour of sustainable development, and as such policies that seek to guide development to the most sustainable locations have a clear planning function. Where relevant policies are out of date, the NPPF says that 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.
2. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options.
3. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those policies should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply.
4. The development would have some visual impact upon the landscape setting at the edge of the village. However, it is considered that the landscape impact is limited and can be successfully mitigated as part of the outline application.
5. These limited adverse impacts must be weighed against the benefits of the positive contribution of up to 200 dwellings and 70 apartments with care towards the housing land supply in the District, based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector, the provision of 40% affordable homes, developer contributions towards sport space, children's play space, community facilities in the village and improvements to traffic schemes in the village, employment during construction to benefit the local economy and greater use of local services and facilities to contribute to the local economy.
6. The scale of the development proposed by this application (up to 200 dwellings and 70 apartments with care) exceeds that supported by Policy ST/5 of the adopted Core Strategy of the LDF in relation to Minor Rural Centres (maximum 30 dwellings). Taking account of the range and scale of services and facilities available in Cottenham, including convenient accessibility to public transport, and in the context of a lack of five-year supply, the departure to policy due to the scale of development

proposed by this application and its location adjacent to the village framework is justified as it would not cause significant demonstrable harm. The previous reasons for refusal in relation to highway safety and harm to landscape character have been addressed.

7. The benefits of this development that include the provision of 200 dwellings and 70 apartments with care, 80 affordable homes, contributions towards education, health, open space and community facilities and the transport mitigation package are considered to significantly and demonstrably outweigh the adverse impacts of the development from the limited visual harm to the character and appearance of the area, when assessed against the policies in the NPPF taken as a whole, which aim to boost significantly the supply of housing and which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply. Planning permission should therefore be granted.

Planning History

8. *Site*

S/1818/15/OL - Outline application for the erection of up to 225 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of No. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses - Refused (Appeal Submitted)

S/1816/15/E1 - Screening Opinion - EIA Not Required

9. *Adjacent Sites*

S/2876/16/OL - Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved at Land North East of Rampton Road - Pending Decision

S/1606/16/OL - Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access) at Land at Oakington Road- Pending Decision

S/1952/15/OL - Outline application for the demolition of existing barn and construction of up to 50 dwellings with all matters reserved except for access at Land at Oakington Road - Approved

National Guidance

10. National Planning Policy Framework 2012
National Planning Practice Guidance

Development Plan Policies

11. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
12. **South Cambridgeshire Local Development Framework 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
 HG/3 Affordable Housing
 NE/4 Landscape Character Areas
 CH/2 Archaeological Sites
 NE/3 Renewable Energy Technologies in New Development
 NE/6 Biodiversity
 NE/11 Flood Risk
 NE/12 Water Conservation
 NE/17 Protecting High Quality Agricultural Land
 SF/10 Outdoor Playspace, Informal Open Space, and New Developments
 SF/11 Open Space Standards
 TR/1 Planning For More Sustainable Travel
 TR/2 Car and Cycle Parking Standards
 TR/3 Mitigating Travel Impact

13. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

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

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

S/3 Presumption in Favour of Sustainable Development
 S/5 Provision of New Jobs and Homes
 S/7 Development Frameworks
 S/8 Rural Centres
 HQ/1 Design Principles
 H/7 Housing Density
 H/8 Housing Mix
 H/9 Affordable Housing
 NH/2 Protecting and Enhancing Landscape Character
 NH/3 Protecting Agricultural Land
 NH/4 Biodiversity
 NH/14 Heritage Assets
 CC/3 Renewable and Low Carbon Energy in New Developments
 CC/4 Sustainable Design and Construction
 CC/9 Managing Flood Risk
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Playspace, Informal Open Space, and New Developments
 SC/8 Open Space Standards
 SC/12 Contaminated Land
 TI/2 Planning for Sustainable Travel
 TI/3 Parking Provision
 TI/8 Infrastructure and New Developments

Consultation

15. **Cottenham Parish Council** – Comments on the amended proposal are awaited.

Commented on the original proposal as follows: -

“Strongly recommends refusal of the proposal. Cottenham is classified ST/5 in the adopted Local Plan- as a minor rural centre incapable of sustaining a development of this scale. The adverse impacts of this development, particularly the flood risk NPPF 100-103, impact on landscape and traffic increase NPPF 39 and loss of agricultural land NPPF 112 significantly outweigh the benefits of up to 200 homes (40% affordable) and 70 care places and represent grounds for refusal according to NPPF 14. In particular, rather than ‘improving’ as per NPPF 9, it will have a significant negative effect upon the Cottenham community.” Please see Appendix 1 for full comments.

16. **Urban Design Officer** – Comments that the indicative layout has been amended to incorporate a wider green corridor through the centre of the development, and to provide a 30m wide tree belt along the south/west boundary. This may help to address the previous reason for refusal for this site relating to the harm to the landscape character, by screening the development over time and fragmenting the appearance of the development in long distance views from Rampton Road, though pockets of trees breaking up the roofscape, would be more effective than an artificial looking block of planting. However, the amount of development has not been reduced, the developable area has simply been extended west to compensate for the additional landscaped area, and it is proposed that the row of existing housing along Rampton Road, is now continued. Remains unconvinced that the number of units proposed can be accommodated successfully on this site without compromising the design quality of the development, and the relationship to, and setting of, Cottenham village. Has concerns in relation to the density of the development that would not be appropriate in an edge of village location.
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20. **Trees and Landscapes Officer** – Comments that the aboricultural report submitted with the application is comprehensive and makes reasonable recommendations in relation to the development. Has no objections and considers that the development could enhance biodiversity and tree cover on the site. Recommends a condition in relation to a tree protection plan and strategy together with its implementation prior to the commencement of the development and any site preparation and delivery of materials.
- 21.

Landscape Consultant – Comments on the amended proposal are awaited.

22. **Ecology Officer** – Has no objections and comments that the application is broadly acceptable in terms of impacts upon on site ecology but conditions are required in relation to an updated protected species mitigation strategy for badgers, barn owls and bats, an ecological enhancement scheme and artificial lighting scheme.

23. **Conservation Officer** – Comments that the site is outside the conservation area and the development would have a minimal impact upon the character of the conservation area. There are a few listed buildings in close proximity and the layout and design will need to consider views of the church spire (Grade I listed).

Environmental Health Officer – Has no objections in principle subject to conditions in relation to construction noise/vibration and dust, noise mitigation and insulation scheme for the dwellings from traffic on Rampton Road, noise barrier for dwellings alongside the access roads, plant and equipment for care home and noise insulation, care home, restriction of hours for commercial deliveries and collection for care home, odour control for extraction equipment for care home, artificial lighting scheme and waste management and minimisation strategy

Contaminated Land Officer – Comments that the submitted report makes recommendations for further investigation although it is also agreed that the site appears low risk in terms of potential contamination. Requires a condition to be attached to any consent for the detailed investigation of contamination.

- Affordable Housing Officer** – Comments that all developments that increase the net number of dwellings on a site by 3 or more need to provide 40% affordable housing suitable to address local housing needs. This proposed scheme is for up to 200 dwellings, therefore 80 would need to be affordable. The tenure mix for affordable housing in South Cambridgeshire District is 70% affordable rented and 30% intermediate housing. As at May 2016 there were a total of 1689 applicants registered on the housing register for South Cambridgeshire and 855 help to buy applicants. There are 70 people in need in Cottenham with a local connection. In Major Developments, Rural Centres and Minor Rural Centres the type (house, flat, bungalow) and size (bedrooms) of affordable housing will be based on the need across the district as a whole. However with 5 Year Land Supply sites such as this, there is also a requirement to address local housing need. As a starting point for discussions on the requirement for a local connection criteria on 5 year land supply sites, the first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between local connection and on a Districtwide basis. If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at adjoining parishes and then to need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes identified for local people within a scheme will always remain for those with a local connection when properties become available to re-let. In all cases the internal floor areas for the affordable housing should be required to meet the Nationally Described Space Standards¹ to ensure they meet the space standards required by a Registered Provider. Across the district there is a requirement for 5% of all affordable housing to be lifetime homes.
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Section 106 Officer – Requires contributions in relation to formal sports space, formal children’s playspace, indoor community space, community transport, burial ground, waste receptacles and monitoring. Formal and informal children’s play space and informal open space would be provided on site.

Local Highways Authority – Has no objections as amended and comments that drawing numbers 1434/19 Revision B and 1434/20 Revision B are acceptable.

- Cambridgeshire County Council Transport Assessment Team** – Has no objections as amended subject to conditions in relation to the submission of a travel plan for each use on the site, improvements to the roundabout at the junction of Rampton Road and Oakington Road, improvements to the pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road, the installation of a bus shelter to the bus stop on Lambs Lane, the widening of the footway on the east side of the B1049 within the 30 miles per hour zone between the junctions of the B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling, the provision of a crossing facility (toucan) on Rampton Road and the installation of cycle parking on Cottenham High Street at locations to be agreed with the Parish Council. The development also requires a Section 106 agreement to secure a contribution of £27,000 to the County Council towards the installation of Real Time Passenger Information at the bus stop on Lambs Lane, a contribution of £7,000 to the Parish Council towards the maintenance of the bus stop on Lambs Lane, a contribution of £38,661.70 to the Parish Council towards the
- 27.

maintenance of the crossing facility on Rampton Road, a contribution of £9,620 to the County Council towards the local highway improvement scheme at The Green in Histon and a contribution of £6,000 to the County Council towards a local highway improvement scheme at the junction of water lane and Oakington Road junction in Oakington.

- Cambridgeshire County Council Historic Environment Team** – Comments as amended that previous advice required the need to secure an area at the south east corner of the site for the sustained preservation in situ of significant below ground archaeological remains. This zone was identified from a trench based evaluation in which Iron Age enclosures, field boundaries, evidence for buildings with purported placed deposits in the perimeter ditch of one, watering holes and quarries, and Roman and Saxon settlement evidence features were found. Archaeological evidence was either of negligible significance or absent over much of the application area, providing a strong contrast to this area of multi-period occupation evidence. The inclusion of the archaeological preservation zone into the scheme showing its use as public open space free from tree plantings and structures is welcomed. This arrangement should be secured by a management plan condition. The remaining part of the archaeological area should be subject to a condition for a programme of archaeological investigation. Requires the Archaeological Protection Area to be incorporated into the Heads of Terms of any S106 Legal Agreement that is drawn up for the development to ensure that any future, post-occupation plans to attempt development on this plot are informed by the restriction imposed under this planning application, to enable the remains to be protected in perpetuity.
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- Cambridgeshire County Council Flood and Water Team** – Has no objections as amended and comments that the updated Flood Risk assessment now acknowledges that infiltration may be possible across parts of the site, that SUDS should be used across the site and details of the greenfield run-off rate for the developable area have been provided. Requires conditions in relation to a surface water drainage strategy based upon the principles of the Flood Risk Assessment dated August 2016 by Enzygo (ref. SHF.1132.024.HY.R.001.G) and maintenance arrangements for the surface water drainage system.
- 31.

- Environment Agency** – Has no objections in principle subject to conditions in relation to contaminated land and groundwater, pollution control. Also requests informatives with regards to surface water drainage, foul water drainage.
- 32.

- Old West Level Internal Drainage Board** – Comments that the Flood Risk Assessment states that surface water will be balanced on site and discharged into the Boards main catchment drain. The assessment recognises that the discharge rate will need to be limited to the greenfield run off rate of 1.1 litre/second/hectare and that surface water will be balanced on site. The Board raise no objections in principle with this strategy but wish to see the detailed design.
- 33.

Anglian Water – (Waste Water Treatment) The foul drainage is in the catchment of Cambridge Water Recycling Centre which has available capacity. (Foul Sewerage Network) Request a condition covering the drainage strategy to ensure no unacceptable risk of flooding downstream. (Surface Water Disposal) The proposed methods of surface water disposal do not relate to Anglia Water operated assets.

- Cambridgeshire County Council Waste Team** – Comments that the development lies within the Cambridge and Northstowe Household Recycling Centre catchment area. There is insufficient capacity to accommodate the development. However, an extension is planned that has already pooled five developer contributions. No further
- 34.

contributions are therefore considered necessary. Conditions should be attached to any consent in relation to a Construction Environmental Management Plan and a Detailed Waste Management and Minimisation Plan.

35.

Cambridgeshire County Council Education Team – Comments that there is insufficient early year's provision and primary school provision in the village to accommodate the development and contributions are therefore sought to mitigate the impact. A scheme for expansion of the existing primary school through a full form of entry is has been put forward. The cost would need to be apportioned to the cumulative developments in the village. There is adequate secondary school provision.

Cambridgeshire County Council Libraries Team – Comments that the development and other developments in the area would require contributions of £30,010 towards a scheme to increase the capacity of the existing library. This would be achieved through the removal of internal walls and decreasing the size of the workroom/ staffroom to create an enlarged library area.

36.

NHS England – Comments that the proposed development is likely to have an impact on the services of 2 main GP practices and a branch surgery operating within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from this development. The development could generate

37.

approximately 585 residents and subsequently increase demand upon existing

38.

constrained services. It would have an impact on primary healthcare provision in the area and therefore must provide appropriate levels of mitigation. In this instance, the development would give rise to a need for improvements to capacity by way of extension, refurbishment, reconfiguration or relocation at Cottenham Surgery; a proportion of the cost of which would need to be met by the developer. A developer contribution will be required to mitigate the impacts of this proposal. The calculated level of contribution required is £80,220. This sum should be secured through a

39.

planning obligation linked to any grant of planning permission.

Cambridgeshire Fire and Rescue Service – Requires adequate provision for fire hydrants through a condition of any consent.

Crime Prevention Design Officer – Comments that the layout of the development at reserved matters stage should be built to the principles of 'Secured by Design 2016'.

Campaign for the Protection of Rural England – Objects to the application and comments that a proposal of this size should come forward as part of the Local Plan review. The site was rejected at the Issues and Options stage of the emerging Local Plan. A development of 50 dwellings at Cottenham has recently been approved that would contribute to any perceived housing need in Cottenham. The impact upon infrastructure particularly schools should be considered.

Cambridgeshire County Council Rights of Way Team – Comments that there are no public rights of way across the site. States that it is imperative that the long term strategy for multi-user routes across all developments in Cottenham demonstrates how it would ensure good permeability throughout the village, to the surrounding villages and to the countryside.

Representations

40.

Approximately 30 letters of objection have been received from local residents that raise the following concerns: -

- i) Insufficient infrastructure to cope with the development i.e. roads, schools, doctors surgeries.
 - ii) Increase in traffic on an already busy road would result in highway safety issues for vehicles, pedestrians and cyclists and pollution.
 - iii) Location of primary access near bend in the road.
 - iv) Impact upon rural views of the village from Rampton Road and not in keeping with character of the village.
 - v) Distance from centre of village services and facilities and bus service to city takes a long time.
 - vi) Loss of high quality agricultural land and greenfield site.
 - vii) Flood risk and foul water drainage.
 - viii) Potential impact upon wildlife.
 - ix) The affordability of dwellings.
 - x) Impact upon setting of Tower Mill listed building.
 - xi) Amenity of Rampton Road dwellings – noise from access and privacy.
 - xii) Footpath link a vehicular access and not under the ownership of the applicant.
 - xiii) Traffic impact upon other villages.
 - xiv) Area being overdeveloped.
41. One letter of support has been received from a local resident that comments that the development would provide much needed housing but 40% needs to be affordable.

Site and Surroundings

42. The site is located outside the Cottenham village framework and in the countryside. It is situated to the south west of the village and comprises a large arable field that measures approximately 14 hectares in area and a single dwelling (No. 117 Rampton Road). The land rises from the north west to the centre of the site and falls away to the south east. A ribbon of residential development lies along Rampton Road to the east. Open agricultural land lies to the south. Sporadic landscaping forms the north western boundary. No public footpaths lie within the vicinity of the site. The nearest listed building are the Water Tower on Lambs Lane and the Almshouses at the junction of Rampton Road and Oakington Road. The site is not in the conservation area. The site is situated within flood zone 1 (low risk).

Proposal

43. The proposal as amended seeks outline planning permission for a residential development of up to 200 residential dwellings and up to 70 apartments with care (C2) following demolition of the existing dwelling at No. 117 Rampton Road. Access forms part of the application with all other matters reserved for later approval.
44. There would be two access points to the site from Rampton Road. The primary access would be beyond the existing ribbon development and the secondary access would be within the ribbon development at No. 117 Rampton Road. The development would include 40% affordable housing, public open space and children's playspace, surface water flood mitigation and attenuation and structural planting and landscaping.

Planning Assessment

45. The key issues to consider in the determination of this application relate to housing land supply, the principle of the development in the countryside, housing density, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, heritage assets, flood risk, highway safety, neighbour amenity, biodiversity, trees and landscaping.

Principle of Development

46. Cottenham is identified as a Minor Rural Centre under Policy ST/5 of the adopted LDF where there is a good range of services and facilities and residential developments of up to 30 dwellings are supported in village frameworks in policy terms. The erection of up to 200 dwellings and 70 care apartments would be of a scale not normally allowed in such locations and therefore under normal circumstances would be considered unacceptable in principle. Considerable weight can be attached to this Policy given that it performs a material planning objective. However, this needs to be considered in the context of the lack of housing land supply.
47. Cottenham is identified as a Rural Centre under Policy S/8 of the emerging Local Plan where there is a very good range of services and facilities and residential developments with no limit on size are supported in village frameworks in policy terms. The erection of up to 200 dwellings and 70 care apartments would not normally allowed in such locations and therefore under normal circumstances would be considered unacceptable in principle. Considerable weight can be attached to this policy given that it performs a material planning objective. However, this needs to be considered in the context of the lack of housing land supply.

Housing Land Supply

48. 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.
49. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.7 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014 and a 3.7 year supply based upon the 2016 Annual Monitoring Report (AMR). 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 2016 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and the latest assessment of housing delivery (in the housing trajectory November 2016). 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.
50. 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 as so not to be restricted 'merely to 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 the Court of Appeal has confirmed that 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 be attached to such relevant policies.

51. 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, DP/7, HG/1, HG/2, NE/4, NE/6 and NE/17 of the adopted Development Control Policies. Policies S/7, S/10, H/1, H/7, H/8, NH/2, NH/3 and NH/4 of the draft Local Plan are also material considerations and considered to be relevant (draft) policies for the supply of housing.
52. 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).
53. Whilst paragraph 2 of Policy ST/6 of the adopted Core Strategy permits residential development within the village framework and the site is located outside the framework, given that the site adjoins the village framework, the site is relatable to the village geographically and on its dependency on its services and facilities. ST/6 also forms part of a suite of policies, which operate to direct new development to settlements which have an appropriate level of services to meet the requirements of new residents. As such, it is considered that ST/6 which reflects the relatively limited level of services at group villages to serve residential developments is material to development both within the framework and development which is proposed as a residential extension to that framework, as proposed here.
54. 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.
55. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options.
56. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those polices should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply
57. Given the current lack of a 5 year housing land supply and the fact that policies DP/7 and ST/5 are out of date, a judgement needs to be made as to whether the scale of the development is acceptable for this location in terms of the size of the village and the sustainability of the location. As set out in the Housing Land Supply section above, it is considered that significant weight can be given to the rural settlement and framework policies. Nevertheless, in light of a five year land supply and recent appeal

decisions, as a matter of general principle the scale of development proposed relative to the comparative accessibility of this minor rural centre would not conflict significantly with the thrust of the core development principle of the NPPF and will not in itself create demonstrable harm.

58. Notwithstanding the above, each planning application must be considered on its own merits taking account of local circumstances and all other relevant material considerations.

Sustainable Development

59. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental.

Economic Aspects

60. The provision of up to 200 new dwellings and 70 apartments with care will give rise to significant employment during the construction phase of the development and would have 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 Aspects

Provision of Housing

61. The development would provide a significant benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 200 dwellings and 70 apartments with care.

Housing Delivery

62. The applicant suggests that subject to market conditions, all of the units will be delivered within 7-8 years (25 - 30 market dwellings per year) from the date of the outline consent, and they have a track record of achieving this.
63. Taking into account the sites greenfield nature and delivery rates of other similar, but slightly smaller, residential sites in the district (Former EDF Depot & Training Centre - outline permission granted for 89 dwellings in May 2012; SCA Packaging, Villa Road, Histon – outline permission granted for 72 dwellings September 2012; Land at junction of Long Drove & Beach Road, Cottenham – Full application for 47 dwellings granted 15 February 2015; Land south of Station Road, Gamlingay – 85 dwellings granted 27 June 2012) which were all fully or substantially built out in 5 years of obtaining outline consent, officers are of the view this is a realistic rate of delivery.
64. In order to encourage early delivery, it is reasonable to require the applicants to submit the last of the 'reserved matters' application within 2 years from the grant of outline consent, with work to commence within 12 months from such an application being approved, thereby allowing 2 years for the properties to be built and sold.
65. At the applicants maximum predicted delivery rate (42 market and affordable dwellings per year) of circa 84 units will be delivered in 2 years (5 years from date of granting outline consent). In balancing the benefits of the scheme against the harm, not all of the housing units are likely to be delivered within 5 years.

Scale of Development and Services

66. This proposal for 200 dwellings and 70 apartments with care and along with the proposals under planning application references S/1952/15/OL for 50 dwellings, S/1606/16/OL for 126 dwellings and S/2876/16/OL for 154 dwellings, this would result in a total of 600 new dwellings within the village of Cottenham if all schemes were approved. Given the current lack of a 5 year housing land supply and that policy ST/5 is out of date, it therefore needs to be determined whether the scale of the development is acceptable for this location in terms of the size of the village and the sustainability of the location.
67. The Services and Facilities Study 2013 states that in mid 2012 Cottenham had an estimated population of 6100 and a dwelling stock of 2,540. It is one of the larger villages in the district. An additional 600 dwellings would increase the number of dwellings by 24%. This is a significant figure but is not considered to be out of scale and character with the size of the village and its services and facilities.
68. Whilst it is acknowledged that the most preferable location for development is first on the edge of the city of Cambridge and secondly in Rural Centres, it is difficult to state that Cottenham is not a sustainable location for increased housing development. The status of the village is due to be upgraded and the emerging Local Plan and the Services and Facilities Study 2013 identifies a wide range of services and facilities in the village that include a secondary school, primary school, children's nurseries, two doctors surgeries, dentist, a large food store, post office, butchers, bakers, pharmacy, village store, newsagents, hairdressers, four public houses, a village hall, sports pavilion and library. There is also a bus service to and from Cambridge every 20 minutes Mondays to Saturdays until 1900 hours and hourly thereafter, and every 30 minutes on Sundays until 1800 hours. There is also a bus service to and from Ely Mondays to Saturdays with approximately 6 buses throughout the day.
69. The majority of the services and facilities are located on the High Street. The site is situated on the edge of the village at a distance of approximately 1350 metres from the High Street. However, the primary school and village hall are located closer on Lambs Lane at a distance of 700 metres and the secondary school is located closer on The Green at a distance of 975 metres. The nearest bus stop is on Lambs Lane but there are also two other bus stops on Rampton Road close to the access points.
70. The village is ranked joint 4th in the Village Classification Report 2012 in the District in terms of access to transport, secondary education, village services and facilities and employment. It falls slightly below Sawston, Histon & Impington and Cambourne that are all Rural Centres hence it's proposed upgrading in the emerging Local Plan. It also ranks above Fulbourn that is currently a Rural Centre. Given the above assessment, the future occupiers of the development would not be wholly dependent upon the private car to meet their day-to-day and the majority of their wider needs. Cottenham is therefore considered a sustainable location for a development of this scale. In contrast, it should be noted that Waterbeach has a significantly lower score and has been considered sustainable for a similar number of dwellings.

Housing Density

71. The overall site measures 14.6 hectares in area. The developable site area measures 6.36 hectares. The erection of up to 200 dwellings and 70 apartments with care would equate to a maximum density of 42 dwellings per hectare across the whole of the site. This density is considered acceptable as it would comply with the requirement of at least 40 dwellings per hectare for sustainable villages such as Cottenham set out under Policy HG1 of the LDF.

Affordable Housing

72. 80 of the 200 dwellings (40%) would be affordable to meet local needs as set out in Policy HG/3 of the LDF. No details of the affordable mix have been provided. Given that the application is currently at outline stage only, it is considered that the exact mix and tenure of the affordable dwellings could be agreed at the reserved matters stage in agreement with the Council's Affordable Housing Officer. The tenure mix sought would be 70% affordable rented and 30% intermediate/ shared ownership.

Market Housing Mix

73. The development would provide a range of dwelling types and sizes that range from one and two bedroom homes to larger family homes to comply with Policy HG/2 of the LDF or Policy H/8 of the emerging Local Plan. No details of the market mix have been provided. Given that the application is currently at outline stage only, it is considered that the exact mix of the market dwellings could be agreed at the reserved matters stage. A condition would be attached to any consent to ensure that the mix is policy compliant.

Developer Contributions

74. Development plan policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.
75. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development of the obligation is: -
- i) Necessary to make the development acceptable in planning terms;
 - ii) Directly related to the development; and,
 - iii) Fairly and reasonably related in scale and kind to the development.

Open Space

76. The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Cottenham needed 9.92 ha of sports space but had 4.66 ha, i.e. a deficit of 5.26 ha.
77. Cottenham has a single recreation ground with three senior football pitches, a mini soccer pitch, bowls green, play area and pavilion built in 2015 for approximately £700,000. There is one cricket pitch in shared use by juniors and seniors. A new pavilion was provided in 2007 at a total cost of £400,000 at Cottenham Village College, where there are currently six senior football teams, eight junior football teams, three cricket teams and a women's football team using the facilities. Two junior football teams use the primary school football pitch and four colts' cricket teams and a senior team use Cottenham Village College. To address the need for increased pitches to meet local need the Parish Council has purchased a 99-year lease on eight acres of land adjacent to the recreation ground. The Parish Council is also seeking to buy or lease additional land adjacent to the current Recreation Ground so as to add at least one additional football pitch and provide space for a 3-court MUGA and pavilion.
78. Off-site contributions are required towards additional facilities to meet the demand for the development in accordance with Policies SF/10 and SF/11 of the LDF.

79. Cottenham Parish Council has said that in order to meet the needs of future resident's sports contributions are required to part fund a number of projects including a new sports pavilion, additional cricket squares, pitch drainage, floodlights and additional land. As an estimate the development would be required to pay in the region of £215,000 in accordance with the policy.
80. However, although there is a demand for improved sports facilities, there is a greater need for new indoor community space facilities in Cottenham. On that basis (and as was secured at the Endurance Estates application for 50 dwellings at Oakington Road) the Council would propose reducing the sports contribution in lieu of an increased community space contribution. The net effect is that the owner's liability remains the same but such an approach would make the delivery of the new community centre more possible (and which is needed to mitigate the impact or growth in the village). Rather than secure £215,000 sports contribution the Council seeks a contribution of £115,000 with the difference (£100,000) being added to offsite indoor community space.
81. The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Cottenham needed 4.96 ha of play space whereas it had 0.26 ha, i.e. a deficit of 4.70 ha.
82. Based on a likely housing mix the development would be required to provide circa 1700 m2 of formal play space (i.e. an area sufficient to contain 3 LEAPs and 1 LEAP and 1 NEAP) and 1700 m2 of informal play space.
83. The open space in new developments SPD states that a LEAP serves an area of 450 metres distance (i.e. a 6 minute walk). A NEAP serves an area of 1,000 metres distance (i.e. a 15 minute walk). The nearest play area to this site is around 1,700 metres away.
84. The applicant is proposing providing a LEAP and a LAP onsite which would go a small way in order to mitigate the impact of the development. In addition to the LEAP and LAP the developer would need to make either onsite provision of play equipment focussing on an older age range (i.e. skate parks, MUGA's etc) or provide a financial contribution towards providing play equipment for 8-14 year olds. If this is satisfied by way of an offsite payment the suggested contribution is £198,000.
85. The application is for up to 200 dwellings therefore it would be entirely legitimate for the planning authority to require onsite provision of a NEAP (and formal sports space for that matter). However the Council is taking a pragmatic view and is seeking (where possible) to improve existing village facilities. The Council would highlight that onsite provision may be an option that is reverted to if there is any issue as to securing offsite contributions.
86. Cottenham Parish Council has a number of projects that would provide play facilities for this age. Such projects include a street snooker table, skate park extension, MUGA and land acquisition.
87. The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Cottenham needed 2.48 ha of informal open space but had 4.00 ha, i.e. a surplus of 2.48 ha.
88. The informal open space requirement (and informal play space requirement) will be satisfied through the provision of a publically accessible green space proposed being located within the development and secured via a s106 agreement.

It is the Local Planning Authority's preference that the public open space is offered to Cottenham Parish Council for adoption
Community Facilities

89. The Community Facilities Audit 2009 states that Cottenham has a need for 677 square metres of indoor meeting space but had 294 square metres, i.e. a deficit of 383 square metres. Cottenham is served by Cottenham Salvation Army Hall and Cottenham Village Hall. Cottenham Salvation Army Hall is described as a fairly new church hall and also a barn style building at the rear. The barn is where most of the activities seem to take place. The barn has kitchen and toilet facilities although these are dated and may need replacing soon. The church hall also has toilet facilities and an old kitchen which is currently being used for storage. The actual structure of the Church hall seems 'sound', however the barn may need refurbishment soon. Cottenham Village Hall is described as a very small facility, little more than a meeting room, but in good condition, with adjoining kitchen, but no facilities for disabled users.
90. Off-site contributions are required towards community facilities to comply with Policy DP/4 of the LDF.
91. Cottenham Parish Council has said that in order to meet the needs of future residents a multipurpose community centre needs to be constructed.
92. Cottenham Parish Council is embarking on a plan to provide a community centre in the village. The estimated cost of this building is now at £2.5m and which would incorporate different users including possibly early years. The Parish Council have drawn up a brief for the building design and have now appointed an architect. A planning application is expected to be received shortly. The ground floor will consist of a parish office, multi-purpose space (approx. same size as existing mail hall) with integrated storage space, kitchen and toilets which can be 'locked down' whilst the rest of the building is used for other purposes, a nursery suitable for full time care consisting of 3 multi-purpose rooms, kitchen, milk kitchen, laundry room, reception area + fenced outside space and a small meeting room. The first floor will consist of a Sports & Social Club bar, multipurpose rooms which can be hired together or separately, a kitchen and balcony overlooking the playing fields.
93. The external design will mirror that of the new sports pavilion. The Parish Council will also be extending the size of the existing car park. The building footprint is slightly larger (towards the football pitch) than the existing design; this will necessitate moving the pitches towards the pavilion and tree line.
94. A financial contribution based on the approved housing mix will be required in accordance with the published charges as set out below. This would result in a contribution in the region of £97,000 being payable.

Community Transport

95. A proposal has been put forward by Cottenham Parish Council to either establish a new community transport initiative and which they would run or alternatively the Councils would work with existing operators (such as Ely & Soham Association for Community Transport) to provide:
- (1) A fixed timetable during commuter hours between the development and the destinations of Oakington Busway stop and Waterbeach train station.
 - (2) A flexible demand responsive service offering journeys throughout the village but also between the site and destinations including Ely.

96. The cost of providing a subsidised service for 5 years is £320,000 comprising £70,000 vehicle purchase (2-3 years old) and £50,000 per annum subsidised service. A small fee over these 5 years will be charged for users of the service as the total cost is likely to be in the region of £90,000 per annum.
97. The Council is proposing dividing the total cost across all developments (ensuring that there is a fair and reasonable approach) such that each new dwelling will be required to contribute £666.67. This would result in a total contribution of £133,334 (200 dwellings x £666.67).
98. Although the contribution is based purely on the impact of the dwellings (i.e. no cost has been included in respect of the 70 bed care home) the service could also be made available to the operator of the care home providing day trips to residents.
99. Any future development would contribute towards extending the length of subsidy (i.e. before a 'full' charge would be levied). Although the subsidy will run out at a future point it is hoped that residents will continue to use the service thereby reducing the impact of the developments on the highway network.

Burial Ground

100. Cottenham Parish Council has identified the need for a burial ground in the village. There are currently three burial grounds as follows: -
- i) The Dissenters' Cemetery off Lambs Lane is within 3 or 4 years of being full. There are about 12 vacant plots remaining with between 3 and 6 new plots being used each year. They have contingency plans for interment of ashes but the pressing need is to bring a new strip of adjacent land into use for burials that would create capacity for around 50 additional plots. However, the charity has limited access to finance to pay for the necessary 10 metre hardened access path, a 50 metre replacement fence and ground preparation. Longer term there will be a need to consider some "recycling" of the oldest (100+ years as allowed by law) plots.
 - ii) The "Church" part of the cemetery at All Saints Church is already full with recent "new plot" burials using plots in the unconsecrated "Public Burial Ground" part. This practice may become an issue creating an immediate need for additional consecrated space in which case the most likely solution is to acquire adjacent land from Cambridgeshire County Council.
 - iii) The "Public Burial Ground" at All Saints Church has about 50 unused plots, equivalent to a maximum of 10 years supply at the recent rate of burials. The presence of a 70 unit apartment with care would likely create more pressure on burial spaces than houses meaning spare capacity is likely to be taken up quicker.
101. Parishioners or inhabitants of a parish have the right to be buried in the parish churchyard or burial ground where they live. You are only entitled to be buried in the parish of your choice if permission can be obtained from the minister of the parish. Given the lack of burial provision across the District this is unlikely. This demonstrates that the most likely place of burial for residents of both the dwellings and care home will be within Cottenham.
102. Cottenham Parish Council has articulated a method by which an offsite contribution may be calculated to acquire only the quantum of land necessary for this development and which comes to £approximately £210 per house. This calculation is set out below.
- A = Purchase price per acre of land (£250,000)
 - B = Cost of laying out each acre of land, car parking, fencing, benches, footpaths,

landscaping etc (£100,000)

C = Total cost of purchasing and laying out 1 acre of burial land (A+B) (£350,000)

D = Number of single burial plots than can be achieved per acre of land (1250)

E = Cost of providing each burial plot (C / D) (£280)

F = Burial/cremation 'demand' per house over 100 year period (2.5 per property)

G = % of people likely to be buried rather than cremated (assume 30%) source:

Constitutional Affairs Select Committee Eighth Report, 2006

H = Burial plots needed per house (F x G) (0.75)

I = Cost of providing burial space on a per house basis (E x H) (£210)

The contribution required is therefore calculated at £210 per dwelling.

103. There is a substantial amount of uncultivated farmland owned by County Farms adjacent to the All Saints Church graveyard and Public Burial Ground which could probably be acquired and prepared in due course. The Dissenters cemetery have purchase some land as an extension but this will require investment to convert into a graveyard.

Waste Receptacles

104. The RECAP Waste Management Design Guide requires household waste receptacles to be provided for the development. Off-site contributions are required towards the provision to comply with Policy DP/4 of the LDF. The contribution would be £72.50 per dwelling and £150 per flat.

Monitoring

105. To ensure the provision and usage of on-site infrastructure, a monitoring fee of £1,000 is required.

Education

106. The development is expected to generate a net increase of 60 early year's children, of which 32 are entitled to free provision. In terms of early years' provision, there are three childcare providers in Cottenham- the Ladybird pre school and two childminders. There is insufficient capacity in the area to accommodate the places being generated by this development. Therefore, a contribution of £286,200 towards early years provision is required.
107. The development is expected to generate a net increase of 70 primary aged children. The catchment school is Cottenham Primary School. The County Council's forecast indicates that the school will be operating at capacity with intakes based upon the Published Admission Number of 90. However, it is accepted that an unexpectedly low cohort admitted into reception in 2016 which means that there are a number of surplus spaces in the short-term.
108. The places are limited to a single cohort and it is not considered appropriate to simply deduct these places from the demand from the developments. This is due to the fact that by the time the development is completed, this small cohort will be in Years 5 and 6. It is considered more appropriate to plan for the medium term.
109. There is no information to assess the reasons for the small cohort but it is considered that there are a number of factors which suggest that this may not be maintained in the medium term. Specifically, a poor Ofsted report combined with surplus capacity in nearby catchments. It is anticipated that the school will rapidly return to a good rating and there will be less opportunity for pupils to attend other schools due to infill

developments.

110. In the medium term, it is reasonable to assume that there will be some limited capacity at the primary school. Given this, it is justified to adjust proportionately the identified requirements to mitigate the impact of all upcoming developments in Cottenham.
111. Taking the average of 5 surplus places per year, an additional 16 places would be required in each year group (just over 0.5 Full Entry).
112. The Council has recently completed refurbishment of the primary school in response to growing demand in the village. It is a three form of entry primary school.
113. An additional full form of entry would need to be provided to expand the existing primary school. The project is for a stand alone building on land adjacent to the existing primary school owned by the County Council. The total cost is estimated at £3.5 million and these would need to be split proportionately in relation to potential developments in the village. To mitigate the impact of this development, a contribution of £715,500 towards primary provision is required.
114. The development is expected to generate a net increase of 50 secondary school places. The catchment school is Cottenham Village College. There is sufficient capacity in the area to accommodate the places being generated by this development. Therefore no contribution for secondary education is required.
115. The proposed increase in population from this development (200 dwellings x 2.5 average household size = 500 new residents) will put pressure on the library and lifelong learning service in the village. Cottenham library has an operational space of 128 square metres. A contribution of £30,010 (£60.02 per head x 500 residents) is required to address the increase in demand that would go towards the modification of the library to create more library space and provide more shelving and resources.

Strategic Waste

116. This development falls within the Cambridge and Northstowe Household Recycling Centre catchment area for which there is currently insufficient capacity. The development would not require a contribution towards the project to expand capacity as 5 schemes have already been pooled towards this project.

Health

117. NHS England considers there is insufficient GP capacity in the two surgeries in the village to support the development. The development could generate approximately 585 residents (200 dwellings x average household size of 2.4 and 70 apartments with x average size of 1.5) and subsequently increase demand upon existing constrained services. The proposed development must therefore provide appropriate levels of mitigation. The development would give rise to a need for improvements to capacity by way of extension, refurbishment, reconfiguration or relocation at Cottenham Surgery; a proportion of the cost of which would need to be met by the developer. The level of contribution required is £80,220 (additional floor space of 40 square metres x £2,000 per square metre).

Summary

118. Appendix 2 provides details of the developer contributions required to make the

development acceptable in planning terms in accordance with Policy DP/4 of the LDF and paragraph 204 of the NPPF. It is considered that all of the requested contributions to date meet the CIL tests and would be secured via a Section 106 agreement. The applicants have agreed to these contributions.

Environmental Aspects

Character and Appearance of the Area

119. The site comprises a large arable field that has an undulating topography. The land rises from a height of approximately 7 metres from the north west to a ridge of approximately 13 metres and then falls to the south east to a height of approximately 12 metres.
120. The site is situated within The Fens Landscape Character Area. The key characteristics of the landscape are a low lying, flat open landscape with extensive vistas; slightly elevated islands that have a higher proportion of grassland cover, trees and hedgerows; a hierarchy of streams, drains and lodes dissect the landscape; a rich and varied intensive agricultural land use includes a wide range of arable and horticultural crops and livestock; orchards are a distinctive feature; small scale irregular medieval field patterns are still visible on the edge of settlements;
121. Whilst it is acknowledged that the Landscape Officer has not objected to the proposal, Planning Committee Members refused the previous application under reference S/1818/15/OL on the grounds of the development extending the ridge line of the built environment of Cottenham causing significant harm to the landscape character and openness of the rural locality.
122. There is no dispute that the proposal would result in significant encroachment into the countryside outside the existing built-up development within the village framework and that the development would be on higher land than the surrounding agricultural land.
123. The amended scheme has sought to address the previous reason for refusal by reducing the extent of the built development along the ridgeline and into the open countryside by providing a landscape belt of 30 metres in depth along the south western boundary and a landscape feature of 40 metres in depth along the ridge. In addition, the developable area has been re-located adjacent to the north western access to continue the development along Rampton Road.
124. The impact of the amended scheme upon the landscape setting of the village is not considered significantly adverse from public viewpoints on Rampton Road given that the development would now reflect the character of the Fen edge landscape and comprise strong features such as islands with substantial landscaping and an orchard that would be strong qualities of the development. The development would also not result in the loss of a low lying landscape with open vistas or small scale fields that are considered strong features in the Fen edge landscape given the site does not currently have these characteristics. It should also be noted that the area that has no special landscape designation. It is therefore suggested that the current scheme, as amended, overcomes the previous reason for refusal with respect to landscape character and impacts upon the rural sensitivities.

Design Considerations

125. The application is currently at outline stage only, with means of access included as part of the application. All other matters in terms of the layout of the site, scale,

external appearance and landscaping are reserved for later approval.

126. Two vehicular access points would be provided to the site from Rampton Road. These would incorporate footways to allow pedestrian access. Additional pedestrian and cycle link would also connect to Rampton Road and the adjacent development to the south east.
127. The amended indicative layout shows the continuation of development along Rampton Road up to the western access point and development to the rear of existing dwellings. The dwellings would be arranged around a single circular spine road and a number of cul-de-sacs off this road. They would also provide active frontages to the open space. The apartments with care would be provided in the south eastern corner of the site.
128. A wide range of sizes and types of dwellings would be provided within the scheme. The maximum height of the dwellings would be two storeys. The form, design and materials would reflect the local area. Focal buildings would be provided at key points within the development to provide legibility.
129. A significant amount of informal public open space would be provided on the site. This would include a community woodland, wildflower meadow, ecological zone, community orchard and area of open space particularly on within the archaeological protection area. Children's play space in the form of a Local Equipped Area of Play and Local Area of Play would also be provided.
130. Whilst the comments of the Urban Design Officer in relation to the density of the development are acknowledged, it is considered that the scale of development proposed could be accommodated on the site. The net density of the dwelling excluding the apartments with care is 35 dwellings per hectare. The site could be developed through the provision of a higher density of development in some more built-up areas or a greater number of small units of accommodation. Notwithstanding the above, the application is currently at outline stage only and any reserved matters application would need to demonstrate that the scheme is not out of keeping with the character and appearance of the area and would comply with Policy DP/2 of the LDF.

Trees/ Landscaping

131. The proposal would not result in the loss of any trees and landscaping that make a significant contribution to the visual amenity of the area. Whilst it is noted that the hedge along the boundary with Rampton Road would be lost adjacent to the western access that currently makes a positive contribution to the rural character and appearance of the area, this would be replaced by native woodland that would compensate for the loss.
132. Substantial landscape buffer zones would be provided along the south western boundary, south eastern boundary, along the edge of the development adjacent open space and along the central ridge that forms the highest point of the site. In addition, the proposal would incorporate planting within the site. The landscaping details would be a condition of any consent. The proposal is therefore considered to add to biodiversity and comply with Policy NE/6 of the LDF.

Biodiversity

133. The biodiversity survey submitted with the application states that the site comprises mainly arable land along with a dwelling and garden. Additional habitats are limited to

the boundaries of the site and include two small hedgerows, narrow grassland margins and semi-mature trees.

134. The boundary habitats of the site provide a limited resource for commuting and foraging bats. All trees were in good condition with no suitable features that would provide roosting opportunities for bats. The dwelling may provide a suitable bat roost.
135. Bat surveys were undertaken at the dwelling and a small, occasionally used common pipistrelle roost was identified. The loss of this roost is not considered significant but measure to avoid the disturbance of any bats and mitigation in the form of a replacement roosting habitat is required.
136. A number of birds were recorded on the site along with a barn owl box where droppings were found. Mitigation in the form of bird boxes is required.
137. No water bodies are present on the site that may provide a habitat for Great crested Newts. The site offers a negligible terrestrial habitat for the species.
138. No reptile species were recorded during the survey. The majority of the site was considered to provide an unsuitable habitat for reptile species.
139. No other habitats for mammals were found.
140. Given the above, the proposal would not result in the loss of any important habitats for protected species. Conditions would need to be attached to any consent to secure updated badger and barn owl surveys and mitigation strategies based upon detailed design, external lighting design for bats and ecological enhancements including provision for biodiversity within the balancing pond, bird and bat provision, native and ecologically beneficial planting and measures to allow the movement of animals such as hedgehogs to move between gardens.

Heritage Assets

141. The nearest listed buildings (grade II) to the site are the Water Tower on Lambs Lane and the Almshouses at the junction of Rampton Road and Oakington Road.
142. The proposal is not considered to damage the setting of these listed buildings. Whilst it is noted that works are required to the roundabout adjacent to the Almshouses, this is not considered to be detrimental to the setting of the listed building given that it is already significantly impacted by the proximity of the road and traffic that cause noise and disturbance. The Water Tower is located a significant distance from the site. The proposal would therefore comply with Policy CH/4 of the LDF.
143. An archaeological trial trench evaluation carried out at the site has revealed the presence of Iron Age enclosures, field boundaries, evidence for buildings with purported placed deposits in the perimeter ditch of one, watering holes and quarries, and Roman and Saxon settlement evidence features at the south eastern corner of the site. The evidence was either of negligible significance or absent over much of the application area, providing a strong contrast to this area of multi-period occupation evidence.
144. An Archaeological Exclusion Zone has been provided on the site to ensure that the features of significance remain in situ. This is welcomed but needs to be subject to maintenance and management plan to ensure preservation in perpetuity that would need to be included in the Section 106 legal agreement. The remainder of the site

should be subject to archaeological evaluation through a condition attached to any consent. The proposal would therefore accord with Policy CH/2 of the LDF.

Highway Safety and Sustainable Travel

145. Rampton Road is a busy road through road with a speed limit of 30 miles per hour until it reaches the last dwelling on the southern side of Rampton Road where it changes to 60 miles per hour.
146. The development would significant increase traffic along Rampton Road and in the surrounding area. The proposal is not however considered to adversely affect the capacity and functioning of the public highway subject to mitigation measures. Whilst the Parish Council's comments in relation to the trip rates are noted, Cambridgeshire County Council as Local Highway Authority considers these to be robust.
147. The application proposes to introduce two priority controlled junctions on Rampton Road to serve the residential development to the west of the site on Rampton Road and in place of the existing dwelling at No. 117 Rampton Road. The designs of these junctions are acceptable and accord with Local Highway Authority standards.
148. In addition to the above, the Rampton Road and Oakington Road roundabout needs to be upgraded to accommodate the increase in traffic generation and mitigate the impact of the development. The design of the roundabout is now agreed and the Local Highways Authority no longer has any objections to the application.
149. Further offsite mitigation required within the village includes improvements to the pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road, the installation of a bus shelter to the bus stop on Lambs Lane, the widening of the footway on the east side of the B1049 within the 30 miles per hour zone between the junctions of the B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling, the provision of a crossing facility (toucan) on Rampton Road and the installation of cycle parking on Cottenham High Street at locations to be agreed with the Parish Council.
150. The development also requires a Section 106 agreement to secure a contribution of £27,000 to the County Council towards the installation of Real Time Passenger Information at the bus stop on Lambs Lane, a contribution of £7,000 to the Parish Council towards the maintenance of the bus stop on Lambs Lane, a contribution of £38,661.70 to the Parish Council towards the maintenance of the crossing facility on Rampton Road, a contribution of £9,620 to the County Council towards the local highway improvement scheme at The Green in Histon and a contribution of £6,000 to the County Council towards a local highway improvement scheme at the junction of Water Lane and Oakington Road junction in Oakington.
151. Pedestrian and cycle links are proposed to the south east of the site to link to Rampton Road and south of the site to link to the adjacent development. This would ensure permeability throughout the development.
152. The Transport Statement commits to the provision of a Travel Plan to encourage the use of alternative modes of transport other than the private motor vehicle for occupiers of the new dwellings prior to occupation. However, further details are required and a full Travel Plan would need to be agreed prior to first occupation of the dwellings. This would be a condition of any consent.
153. Vehicle parking on the site would be considered at the reserved matters stage and be

subject to the maximum standards set out under Policy TR/2 of the LDF.

Flood Risk

154. The site is situated within Flood Zone 1 (low risk). There are no watercourses within or on the boundaries of the site. The nearest watercourse is the catchwater drain that is located 170 metres to the north of the site. This is maintained by the Drainage Board. The site is therefore at low risk of fluvial flooding.
155. However, the site may be at risk of groundwater and surface water flooding. These sources of flooding can however be mitigated to a low and acceptable level through the adoption of a surface water management strategy.
156. The Flood Risk Assessment provides details of the surface water runoff rates in order to determine the surface water options and attenuation requirements for the site. Sustainable water management measures should be used to control the surface water runoff from the proposed development such as infiltration to swales, attenuation basins, cellular storage together with permeable paving and water butts.
157. A surface water attenuation basin is provided to the north west of the site to provide storage for all events up to and including the 1 in 100 year (+40% climate change) storm event. . A discharge rate of 1.1. litres/second/hectare is required to ensure that the proposal would not exceed greenfield run-off rates and can be discharged to the catchwater drain. A condition would be attached to any consent to secure the detailed surface water management strategy. The maintenance and management of the system in perpetuity would be included in the Section 106 legal agreement. The proposal would therefore comply with Policy NE/11 of the LDF.

Neighbour Amenity

158. While the existing residents along Rampton Road will experience an increase in noise and disturbance from vehicular traffic as a result of the proposal, this impact is likely to be negligible to low, and not give rise to material harm given the existing level of traffic in the area.
159. Although it is noted that there would be a change in the use of the land from an open field to residential dwellings, the development is not considered to result in a significant level of noise and disturbance that would adversely affect the amenities of neighbours. A condition would be attached to any consent in relation to the hours of use of power operated machinery during construction and construction related deliveries to minimise the noise impact upon neighbours.
160. The impact of the development itself on neighbours in terms of mass, light and overlooking will be considered at the reserved matters stage and would need to comply with Policy DP/3 of the LDF. It is noted that the land falls southwards.

Other Matters

170. The development is not considered to result in a risk of contamination, providing a condition is attached to any consent to control any contamination identified during the development.
171. There is available capacity to cope with wastewater treatment; a condition would be attached to any consent to ensure an appropriate method of foul water drainage.

172. The site is located on grade 2 (very good) agricultural land. The development would result in the permanent loss of this agricultural land contrary to policy NE/17. However, this policy does not apply where land is allocated for development in the LDF or sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural use of the land. In this case, this is considered satisfactory given the absence of up-to-date policies for the supply of housing in the district. Therefore, limited weight can be attached to this policy.
173. The application does not include any employment land uses. This is considered acceptable given that it is not a policy requirement.

Conclusion

174. In considering this application, adopted development plan policies ST/5 and DP/7 are to be regarded as out of date while there is no five year housing land supply. 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.
175. This report sets out how a number of potential adverse impacts including landscape character harm, infrastructure needs, and highway safety can be addressed. However, an adverse impact that cannot be fully mitigated is the limited visual harm through a loss of openness to the countryside as a result of the development.
176. This adverse impact must be weighed against the following benefits of the development:
- i) The provision of up to 200 dwellings and 70 apartments with care towards housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - ii) The provision of 80 affordable dwellings towards the identified need across the district.
 - iii) The provision of a significant amount of public open space within the development.
 - iv) Developer contributions towards education, health, open space and community facilities in the village.
 - v) Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
 - vi) Transport mitigation package.
 - vii) Employment during construction to benefit the local economy.
 - viii) Greater use of local services and facilities to contribute to the local economy.
177. The benefits of this development are considered to significantly and demonstrably outweigh the adverse impacts of the development, when assessed against the policies in the NPPF taken as a whole, which aim to boost significantly the supply of housing and which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply. It is considered that the application overcomes previous reasons for refusal in terms of highways and landscape impacts, and that planning permission should therefore be granted.

Recommendation

178. It is recommended that the Planning Committee grants officers delegated powers to approve the application subject to the following conditions and a Section 106 legal

agreement.

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

(Reason - The application is in outline only.)

b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.

(Reason - The application is in outline only.)

c) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.

(Reason - The application is in outline only.)

d) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 4364-004, 1434/01 Revision C, 1434/16 Revision A, 1434/19 Revision B and 1434/20 Revision B.

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

e) The indicative masterplan is specifically excluded from this consent.

(Reason - The application is in outline only.)

f) The development shall not be occupied until a Travel Plan for each use on the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

g) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details. The principle areas of concern that should be addressed are:

i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)

ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.

iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

h) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

i) The hard and soft landscape works 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.)

j) 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.)

k) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.

i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

l) No development shall commence until an updated protected species mitigation strategy has been submitted to and agreed by the Local Planning Authority. In particular, this shall include update surveys for barn owl and badger and details of avoidance, mitigation and compensation measures for protected species. This shall also include a plan showing mitigation measures, including the location of compensatory bat roosting provision.

(Reason - To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development

Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.)

m) No development shall commence until a specification for external illumination at the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include consideration of sensitive design to retain habitat for protected species such as bats and barn owl. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without permission in writing from the Local Planning Authority.

(Reason - To protect wildlife habitat in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the NPPF and Policy NE/6 of the adopted Local Development Framework 2007.)

n) No development shall commence until a detailed scheme for ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. This shall include specifications and a site plan detailing native planting including hedgerows, wildlife habitat within and adjacent to the balancing pond, in-built features for nesting birds and roosting bats and measures to maintain connectivity for species such as hedgehog. The measures shall be implemented in accordance with the agreed scheme.

(Reason -To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007.)

o) No 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 development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

i) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

ii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

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.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

p) No development shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Flood Risk Assessment (FRA) prepared by Enzygo (ref: SHF.1132.024.HY.R.001.G dated August 2016 and shall also include:

i) Full calculations detailing the existing surface water runoff rates for the Q_{BAR}, Q₃₀ and Q₁₀₀ storm events

ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q₁₀₀ plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;

iii) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers

iv) Full details of the proposed attenuation and flow control measures;

- v) Site Investigation and test results to confirm infiltration rates;
- vi) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- vii) Full details of the maintenance/adoption of the surface water drainage system; and,
- viii) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- q) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

- r) Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, which shall include foul and surface water drainage, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

- s) No development approved by this permission shall be commenced, unless otherwise agreed, until:

- i) 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.

- ii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (a Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.

- iii) 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.

- iv) 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.)

- t) No site or plant machinery shall be operated, no noisy works shall be carried out and no construction related deliveries shall be taken or dispatched from the site

except between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

u) No development shall commence until a construction noise impact assessment and a report / method statement detailing predicted construction noise and vibration levels at noise sensitive premises and consideration of mitigation measures to be taken to protect local residents from construction noise and or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS5228:2009+A1:2014: 'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration. Development shall be carried out in accordance with the approved details. (Reason – All to ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution & DP/6- Construction Methods.)

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

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

w) 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 and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

x) Prior to commencement of any residential development, a detailed noise mitigation / insulation scheme for the residential units, to protect future occupants internally and externally from Rampton Road traffic noise, shall be submitted to and approved in writing by the Local Planning Authority. The detailed noise attenuation / insulation scheme shall:

i) Have regard to the noise mitigation principles and recommendations detailed in the submitted Wardell Armstrong LLP noise report titled "GLADMAN DEVELOPMENTS LTD, Land off Rampton Road, Cottenham, Noise Impact Assessment, July 2015".

ii) Shall demonstrate that the internal and external noise levels recommended in British Standard 8233: 2014 "Guidance on sound insulation and noise reduction for

buildings” will be achieved. With regard to internal noise levels the scheme shall have regard to the noise insulation of the composite building fabric, glazing areas, including the provision of sound attenuated alternative mechanical ventilation systems / acoustically attenuated free areas (or similar) to facilitate rapid / purging ventilation and thermal comfort / summer cooling requirements if the recommended indoor ambient noise levels in BS 8233 cannot be achieved with a partially open external window (assuming a -13dB(A) external to internal reduction for a partially open window). The Rampton Road traffic noise attenuation / insulation scheme as approved shall be fully implemented prior to occupation and shall be retained thereafter and not altered without prior approval.

(Reason - To ensure that sufficient noise attenuation / mitigation is provided to all residential properties to protect future occupiers externally and internally from the impact of Rampton Road traffic noise and safeguard the health, amenity and quality of life of future residents in accordance with paragraphs 109, 123 of the National Planning Policy Framework March 2012 and Policy NE/15- Noise Pollution of the adopted LDF 2007.)

y) Prior to commencement of the care home as approved, an operational noise impact assessment and a scheme of noise insulation or other noise mitigation measures as necessary for any building(s) and or plant / equipment associated with the care home, in order to minimise the level of noise emanating from the said building(s) / uses and plant / equipment, shall be submitted to and approved in writing by the local planning authority. The approved scheme of noise insulation / mitigation as appropriate shall be fully implemented before the relevant building(s) or plant / equipment are used or the uses commence and shall thereafter be maintained in accordance with the approved details.

(Reason - To protect the health and quality of life / amenity of nearby properties in accordance with National Planning Policy Framework (NPPF) paragraphs 109, 120, 123 and Policy NE/15 of the adopted Local Development Framework 2007.)

z) No commercial related ancillary dispatches / collections from or deliveries to the care home including refuse collections shall take place, other than between the hours of 08.00 to 21.00 hours Monday to Saturday unless agreed in writing with the local planning authority. No collections / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

aa) Within any reserved matters application for the care home or similar, a scheme for and details of equipment for the purpose of extraction and/or filtration and/or abatement of fumes and or odours, shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration/abatement scheme shall be installed before the use is commenced and shall be retained thereafter. Any approved scheme / system shall not be altered without prior approval.

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

(Reason - To protect the amenity of nearby residential premises in accordance with National Planning Policy Framework (NPPF) paragraphs 120 and policy DP/3 Development Criteria and policy NE/16 Emissions of the adopted Local Development Framework 2007.)

bb) Prior to the commencement of the development, an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential

premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site and on the boundary of the site and at future adjacent properties, including consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" including resultant sky glow, light intrusion / trespass, source glare / luminaire intensity and building luminance.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

(Reason - To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14-Lighting Proposals.)

cc) Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application pursuant to this outline approval shall be accompanied by a Waste Management & Minimisation and Refuse Strategy (WMMFS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and thereafter.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management

Design Guide Supplementary Planning Supplementary Planning Document 2012 (or as superseded) and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and contributing to sustainable development. The WMMS should include as a minimum:

- i) A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- ii) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- iii) Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- iv) Highway vehicle tracking assessment and street widths / dimensions
- v) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- vi) Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- vii) A timetable for implementing all proposals
- viii) Provision for monitoring the implementation of all proposals

The approved facilities shall be provided prior to the occupation of any building and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

(Reason - To ensure that waste is managed sustainably during the occupation of the development in accordance with objectives of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003).)

dd) No development shall commence until a renewable energy statement has been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/3 of the adopted Local Development Framework 2007.)

ee) No development shall commence until a water conservation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

(Reason - To ensure a water efficient and sustainable development in accordance with Policies NE/12 of the adopted Local Development Framework 2007.)

ff) No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

gg) As part of any reserved matter application details of the housing mix (including both market and affordable housing) shall be provided in accordance with local planning policy or demonstration that the housing mix meets local need shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details

(Reason: To ensure an appropriate level of housing mix, both market and affordable housing in accordance with policies H/8 and H/9 of the South Cambridgeshire Local Plan Submission March 2014.)

hh) The Rampton Road and Oakington Road roundabout improvements approved by this application shall be implemented prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

ii) No development shall take place until details of a scheme for the provision of a crossing facility (toucan) at a location on Rampton Road to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

jj) No development shall take place until details of a scheme for the improvement of the pedestrian and cycle facilities on Rampton Road has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the

Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

kk) No development shall take place until details of a scheme for the widening of the footway to enable shared use by walking and cycling on the east side of the B1049 within the 30mph zone between the junctions of Dunstal Field and Appletree Close has been submitted to and approved in writing by the Local Planning Authority. The works shall include resurfacing and widening the path to 2.5 metres where possible within the public highway. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

ll) No development shall take place until details of a scheme for the provision of a bus shelter at the nearest bus stop on Lambs Lane has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

mm) No development shall take place until details of a scheme for the provision of cycle stands in the village at locations to be agreed with the Parish Council and Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

Section 106 agreement

- a) Affordable Housing
- b) Open Space
- c) Community Facilities
- d) Waste Receptacles
- e) Education
- f) Health
- g) Transport Requirements
- h) Surface Water Scheme Maintenance
- h) Archaeological Exclusion Zone Maintenance

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
 - Planning File References: S/1411/16/OL, S/1818/15/OL, S/1952/15/OL, S/1606/16/OL and S/2876/16/OL

Report Author:

Karen Pell-Coggins
Telephone Number:

Principal Planning Officer
01954 713230

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4th July 2016

FAO Karen Pell-Coggins
Planning & New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge,
CB23 6EA

Dear Karen

Planning Application S1411/16/OL - Development off Rampton Road Cottenham

Cottenham Parish Council strongly recommends refusal of this proposal. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre incapable of sustaining a development of this scale. The adverse impacts of this development, particularly the flood risk **NPPF 100-103**, impact on landscape and traffic increase **NPPF 39** and loss of agricultural land **NPPF 112**, significantly outweigh the benefits of up to 200 homes (40% "affordable") and 70 care places and represent grounds for refusal according to **NPPF 14**. In particular, rather than 'improving' as per **NPPF 9**, it will have a significant negative effect on the Cottenham community.

- a) As in the earlier rejected **S/1818/15/OL** application, we have grave misgivings about the suggested design of the access points onto Rampton Road. This is already a busy road feeding traffic to the rest of the village and beyond via very busy and roundabouts, acknowledged in the application to operate at, or beyond, capacity if the development proceeds without mitigation. Since the traffic generation has, we believe, been under-estimated, we calculate that many of these junctions will become gridlocked if this development proceeds. Vehicle ownership and use, based on independent local measurements, has been seriously underestimated and the proposed travel plan will not mitigate this. The increased intensity of traffic and lack of adequate segregation between pedestrians, cycles and vehicles, especially at these access points, will significantly increase accident risk. The anticipated queue lengths and the related exhaust pollution are unsustainable economically, environmentally and socially. This is contrary to adopted SCDC policy **TR/3** mitigating travel impact of the development control policies DPD
- b) Viewed from Rampton Road, the effect of extending the ridge line of the built environment of Cottenham village into open countryside would result in demonstrable and significant harm to the landscape character. This conflicts with the requirements of **NPPF 59** and **61**, policies **DP/3** development criteria and **NE/4** landscape character areas of the development control policies DPD, the adopted District Design Guide SPD and policies **NH/2** Protecting and Enhancing Landscape Character of the emerging Local Plan. In the recent survey, conducted as part of the Neighbourhood Plan development, 90% of the 973 respondents considered that preserving the character of Cottenham is

important. This very real perception of residents and the need for protection is supported by **NPPF 109** and **113**.

- c) In conflict with **NPPF 100-103**, the proposed development will expose Cottenham to an existential flood threat. Cottenham Lode, with embankments already below the 1 in 100 year flood risk, takes surface water not only from Cottenham but also from many villages far to the south-east, including excess water from Northstowe in high level conditions. The surface water attenuation being proposed for this development, despite several design attempts, appears insufficient to bring run-off levels down to that which can safely be managed by the pumps of the Old West Internal Drainage Board. A flood event in this scenario would have devastating consequences for Cottenham environmentally, economically and socially. The Old West Internal Drainage Board has clearly stated their acceptable run-off rate and their approval is necessary for the development to proceed. The time needed to achieve an acceptable design could seriously compromise the scheme's delivery timescales, limiting the scheme's ability to contribute to closing the 5-year housing supply.
- d) The proposed development asserts as its main benefit, that 40% of the homes will be "affordable". The application includes (paragraph 2.4.3 of the Socio-economic Report) a DCLG specification (Land Registry and the Annual Survey of Hours & Earnings, ONS) of affordability as requiring a **mortgage 3.5x gross income** compared to the Cambridgeshire average of 7.7x. With local construction worker wages quoted at £28,000 gross, mortgage of £100,000 plus a 10% deposit implies that these houses will be sold at £120,000 each despite costing £95 per square foot to build. Should this development go ahead and to avoid claims of misrepresentation, we request a binding condition be placed on the affordability criterion, proportion, relative mortgage cost, and local residency credentials of potential purchasers or occupants of these affordable properties so they remain locally truly affordable "in perpetuity".

Many of the arguments stated by the promoter are in the context of national planning policy or the wider context of South Cambridgeshire based on the district's lack of 5-year housing land supply nullifying many of SCDC's development control policies. However location matters and this proposal is for Cottenham and, in that context, is not sustainable economically, environmentally or socially.

1. Cottenham is the wrong place for this development
2. Rampton Road is the wrong place for this development
3. The scale of the development is wrong for Cottenham
4. The promised affordable homes are unlikely to be affordable in Cottenham

1 Cottenham is the wrong place for this development

Cottenham Parish Council strongly recommends refusal of this proposal. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre incapable of sustaining a development of this scale. The adverse impacts of this development, particularly the flood risk **NPPF 100-103**, impact on landscape and traffic increase **NPPF 39** and loss of agricultural land **NPPF 112**, significantly outweigh the benefits of up to 200 homes (40% "affordable") and 70 care places and represent grounds for refusal according to **NPPF 14**. In particular, rather than 'improving' as per **NPPF 9**, it will have a significant negative effect on the Cottenham community and should be rejected under **NPPF 14**.

Flood risk - NPPF 100 to 103

Cottenham is vulnerable to flooding and the Cottenham Lode, while embanked as it passes through Cottenham, is expected to carry surface water from a wide area to the south-west of Cottenham including, under high water conditions, flows from Northstowe. Although managed by the Environment Agency,

Cottenham Lode is currently understood not to be able to withstand a 1 in 100 year flood event. While only a small number of houses in Cottenham would be directly affected by such an event, all five arterial roads would be impassable for several days with severe consequences for families with parents or children outside Cottenham during the day for school or work unable to re-unite at home. Those homes might also suffer loss of power and communications during such an event.

This proposed development takes this flood risk too lightly. It is not enough to raise floor levels to 150mm above the surrounding ground or increase the size of the retention pond, implicitly recognising the flood risk. It is not enough to install retention ponds with control systems designed to restrict run-off rates to 19 litres / second. The run-off from this 3.7 hA development is proposed to be over 5 litres per second per hectare, well above the level (1.1 litres/second/hectare as in their letter) that the Old West Internal Drainage Board's pumps can deal with. And it is those pumps which must prevent an overflow of the Catchwater Drain, into which the outfall from this site must pass, on its way to the Cottenham Lode.

Further safety margins need to be included to account for a progressive increase in the impermeable area of the development as householders extend property, add parking spaces or even paved paths. In addition maintenance of the efficacy of retention ponds is a challenge as demonstrated by the poor maintenance state of the balancing pond and outfall at the nearby Tenison Manor estate.

Unless the banks of the Lode itself are raised to a higher protection standard, the retention pond size is increased to reduce maximum run-off rates below 5 litres per second and the control system is designed to a high standard of integrity, including its power supplies, the flood risk from this proposal is unacceptable.

Traffic – NPPF 34

NPPF 34 requires 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.

Cottenham is already a congested place in rush hours with traffic flowing south into the village from Ely and East Cambridgeshire via Twenty Pence Road. That normal flow is amplified at the Village Green when traffic from Willingham, Earith and beyond joins the rush towards Histon and Cambridge. The usual heavy traffic flow reaches gridlock whenever the A10 or A14 is compromised.

The Travel Plan acknowledges that it will increase rush hour traffic by 20% on an already busy road. This traffic will then flow onto nine identified junctions with known congestion problems:

9.7.2 SJ2 Lambs Lane

9.8.2 SJ3 Rampton Road

9.8.3 SJ3 Rampton Road / Oakington Road

9.9.4 SJ4 High Street

9.10.4 SJ5 High Street

9.11.3 SJ6 B1049S

9.12.3 SJ7 Denmark Road

9.14.3 SJ9 Oakington

9.15.3 SJ10 Histon - Impington Lane / Water Lane

9.17.2 SJ11 A14 / B1049

We believe that traffic generation from this proposed estate will be much higher than estimated in the application for three main reasons:

- car ownership is likely to be considerably higher than in the mature Pelham Way estate used in the application, as demonstrated by independent measurement of Brenda Gautrey Way and Tenison Manor
- car usage will be higher than any of Brenda Gautrey Way, Pelham Way and Tenison Manor due to the increased distance from the village's core facilities, thus discouraging walking

The Travel Plan is flawed and inappropriate in a rural location with only limited public transport access to other locations beyond Cambridge City centre. We lack confidence in the plan to decrease the number of traffic movements and assert it is inconsistent with **NPPF 32, 34, and 35**.

Conservation Area

Cottenham's **Conservation Area** is a significant heritage asset with many features documented in the **Village Design Statement SPD**. 90% of 973 respondents to the recent Neighbourhood Plan survey considered that preserving the character of the village and conservation area is important. This very real perception of residents and the need for protection is supported by **NPPF 131, 132, 134 and 138**.

The development is incongruous to the built development of Cottenham – a developed core with only linear development on arterial roads - contrary to both **NPPF 17, 131, 132, 134 and 138** and the **Cottenham Village Design Statement** and **DP/1p, DP2/a and DP/3.2**.

Public Open Space

Cottenham currently has an approximate 9 hA deficit in terms of public open space which this proposal does nothing to alleviate. The on-site space may be well-provisioned for residents of the site but the site itself is too far from the village's residential centres to be of benefit to most existing residents.

Loss of agricultural land: NPPF 112.

The site is good quality agricultural land.

2 Rampton Road is the wrong place for this development

NPPF 55 requires that housing should be located where it will enhance or maintain the vitality of rural communities so as to promote sustainable development in rural areas. The distance of the development from the village core will lead to an increase in traffic and parking, therefore damaging the character of the village core and the views approaching the village from Oakington or Rampton.

Cottenham's **Conservation Area** is a significant heritage asset with many features documented in the **Village Design Statement SPD**. 90% of 973 respondents to the recent Neighbourhood Plan survey considered that preserving the character of the village and conservation area is important. This very real perception of residents and the need for protection is supported by **NPPF 131, 132, 134 and 138**.

The development is incongruous to the built development of Cottenham – a developed core with only linear development on arterial roads - contrary to both **NPPF 17, 131, 132, 134 and 138** and the **Cottenham Village Design Statement** and **DP/1p, DP2/a and DP/3.2**.

We also agree that, viewed from Rampton Road, the effect of extending the ridge line of the built environment of Cottenham village into open countryside would result in demonstrable and significant harm to the landscape character. This conflicts with the requirements of **NPPF 59** and **61** policies **DP/3** development criteria and **NE/4** landscape character areas of the development control policies DPD, the adopted District Design Guide SPD and policies **NH/2** Protecting and Enhancing Landscape Character of the emerging Local Plan. In the recent survey, conducted as part of the Neighbourhood Plan development, 90% of the 973 respondents considered that preserving the character of the village is important. This very real perception of residents and the need for protection is supported by **NPPF 109, 113**.

Traffic

The Neighbourhood Plan survey indicated that 45% of residents already have concerns about the volume of traffic and speeding in the village. 84% of respondents feel that development will bring more traffic and as such the additional traffic generated is sufficient in itself to refuse **DP/3 2k**.

The travel plan is flawed and it is not appropriate in a rural location. We lack confidence in the plan to decrease the number of traffic movements. Contrary to **NPPF 32, 34, 35, 37, 38 and 39**.

Rampton Road is a busy road with some 700 vehicles (800 by 2020) passing the site entrances at substantial speeds in the morning rush hour.

The Gladman Transport and Travel Plans, although suggesting predicted generated traffic levels of 0.518 (0.546 in Travel Plan) per household in the morning rush hour, only aspire to reduce the measured level by 10% over the first five years of the project. With 200 planned houses, this represents an additional 20% or more level of traffic flows.

That 0.5 level admits that more than 100 vehicles per hour (+15%) will be added every day to the current load.

However, independent measurement of actual trip generation measurements on two similar (and more representative estates than Pelham Way used in the reports) Cottenham estates in April 2016 suggest a figure between 0.7 and 0.8 (equivalent to 200 additional trips, a 25% increase) is more appropriate for an estate of this size in Cottenham where vehicle ownership and dependency is higher than might be the case elsewhere. A figure near the high end of this range is likely as the proposal is much further from the village core than any of these three estates, reducing the likelihood that residents will walk to the shops and other amenities in the core.

Reducing this increase, by increasing modal share of passenger transport, cycling and walking will be particularly challenging given the distance of the site from Cottenham's facilities, cyclist and pedestrian safety issues, the limited public transport options and the nature of employment in Cambridge.

Worryingly the Travel Plan only assumes a 10% reduction on "business as usual" The increased intensity of traffic and lack of adequate segregation between pedestrians, cycles and vehicles, especially at these access points, will significantly increase accident risk at these points.

Pedestrian access does rely on significant improvements to speed management on Rampton Road and also the quality of pavements between the site and Lambs Lane, including a safe crossing over Rampton Road.

The application states that there is footpath access available from the site coming out on Rampton Road between 83 and 85. (Transport Assessment 4.3.1) From previous discussions with the owners of 83 they have vehicular access rights over this single lane track. Also it sits outside of the Gladman plot and so is in different ownership. On these 2 grounds it should be discounted from any assessment which significantly impacts on the applicant's assessment of walking distances and feasibility to the village core. Other statements about distances to core village facilities on foot will have to be reassessed and increased where referenced in the application information.

Regarding the proposed new accesses :

- the secondary access (117 Rampton Road) would probably bear the burden of traffic, requiring some form of priority control.
- the main site access road has now been moved further along Rampton Road such that it is now half way down the hill just after Rampthill farm. With traffic rounding the bend at speed from Rampton and reduced the visibility for traffic coming down the hill from Cottenham, this location appears more dangerous than the earlier plan.

Noise/pollution: Contrary to **NPPF 58, 110 and 123**. Although Gladman have made efforts to lessen the acknowledged traffic noise on the design of the new build there is nothing to lessen effects on existing residents on Rampton Road or indeed the rest of the village.

Due to the proximity to the edge of the village the development fails to be sustainable (**DP/1b** – minimise the need to travel and reduce car dependency) and **NPPF 34, 35, 37 and 38**.

3 The scale of the development is wrong for Cottenham

Cottenham Parish Council strongly recommends refusal of this proposal. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre incapable of sustaining a development of this scale. The adverse impacts of this development, particularly the flood risk **NPPF 100-103**, impact on landscape and traffic increase **NPPF 39** and loss of agricultural land **NPPF 112**, significantly outweigh the benefits of up to 200 homes (40% “affordable”) and 70 care places and represent grounds for refusal according to **NPPF 14**. In particular, rather than ‘improving’ as per **NPPF 9**, it will have a significant negative effect on the Cottenham community and should be rejected under **NPPF 14**.

1. **Scale and Proximity:** The recent survey, conducted as part of the development of Cottenham’s Neighbourhood Plan received nearly 1,000 replies. Within this, 66% of residents were neither in favour of large developments nor of such developments when built on the periphery of the village environment. This development, being more than a sustainable 800 metre walking distance from the village core, fails to be sustainable as it will encourage car dependency (**DP/1 1 b** – minimise the need to travel and reduce car dependency) and **NPPF 34, 35, 37 and 38**.
2. **Pre-school places:** Cottenham has a known excess of demand over places which will get worse with the change of rules from September 2017 and the proposed development will increase that demand without doing anything about the supply so the development fails to meet **NPPF 72**. In the recent Neighbourhood Plan survey, 44% of respondents identified the need to increase pre-school provision. Cottenham’s proposed new Village Hall provisionally includes a £600,000 facility for 30 early years nursery places. The proposed developer contribution appears insufficient to implement such a facility.
1. **Medical/day care facilities:** the development will increase both the general population by approx. 10% but with a bias towards the elderly which will increase demands on our already overburdened facilities. Increased pressure on Medical facilities was identified as a significant problem by 75% of residents in the recent Neighbourhood Plan survey. As previously commented these facilities are currently located an unsustainable distance from the development site. The development fails to meet **DP/1 1 m** and **DP/3 1f**. In response to the survey, a new Medical Centre is already being considered to cope with Cottenham’s current 6,500 population at a project cost of around £1,200,000. Large developments such as proposed here add nearly 10% to that unmet demand; the proposed developer contribution falls significantly short of the relevant cost.
2. **Leisure:** Leisure facilities were seen as inadequate by 68% of residents in the recent Neighbourhood Plan survey. A 10% increase in population will only exacerbate this problem. While the proposed development is located close to many of the outdoor facilities in the village it’s an unsustainable walking distance from the core of the village. There is no meaningfully sustainable way for established residents to use the facilities onsite. The development fails to meet **DP/1 1 m** and **DP/3 1f** and **NPPF 58 and 59**. A feasibility study for a new Village Hall has projected a cost of around £2,500,000 including a possible £600,000 for an early years nursery facility or hub for small businesses. The suggested developer contribution is inadequate to ensure adequate funding for this project.
3. **Overloading of Primary School:** Contrary to **NPPF 72** and **DP/1 1m, DP/4 2 15**, the development will overload the recently-extended Primary School, already one of the largest in Cambridgeshire. Any further increase in capacity risks damage to the cohesive role that the school plays in the village. A clear view (62%) from the recent Neighbourhood Plan survey is the value of having one primary school serving the whole village. The recently-completed extension was only built to cope with the current capacity of 630. Further expansion would inevitably, for child safety and traffic considerations, require a second access road leading to a loss of agricultural land and/or Public Open Space which, as mentioned before, is in deficit.

4. **Employment:** the development fails to meet **NPPF 17 and 19** as well as **DP/1 1b**. Without local employment provision it will increase local commuter traffic. The recent Neighbourhood Plan survey identified that 57% saw the development of local employment as being important. Without local provision it will increase local commuter traffic. The new Village hall is being designed at a projected cost of around £2,500,000 including a possible £600,000 for an early years nursery facility or hub for small businesses; if constructed this will go some way towards closing the supply gap.

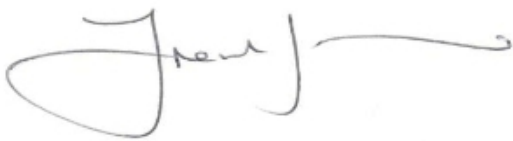
4 The development is unlikely to deliver 40% truly affordable homes for Cottenham

Affordable housing: In principle Cottenham needs more affordable homes but only if they are truly affordable and not built at the expense of an excessive number of market homes disconnected from the village environment. Unless they can be built within reach of a mortgage of 3.5x gross salary as recommended by DCLG (Land Registry and the Annual Survey of Hours & Earnings, ONS) and quoted in section 2.4.3 of the Affordable Homes ...) they will be out of reach of village residents most in need of them and cannot be considered as affordable **NPPF Annex 2**.

Another issue with the affordable homes is their distance from the village core; an 800 metre distance is regarded as truly sustainable whereas these will be over 1200 meters away encouraging rather than discouraging car use.

Due to the distance from the core of the village the development fails to be sustainable (**DP/1b** – minimise the need to travel and reduce car dependency) and **NPPF 34 and 35**.

Yours sincerely



Frank Morris

Chair

Appendix – Transport & Travel Plan

The **Transport and Travel Plans** have numerous errors or omissions with consequences for traffic volumes or road safety:

4.2.5.6 The speed surveys were conducted in March 2015; relying on measurements taken a non-neutral month is not in line with practice set by ...

4.2.5.7 The surveys indicate a considerable proportion of vehicles travelling at over 40mph near the 30mph limited area at the proposed site access.

4.2.6 The surveys indicate a considerable proportion of vehicles travelling at nearly 40mph within the 30mph limited area near the proposed site access. Achieving acceptable visibility requirements will need more than simple relocation of the 30mph boundary as has been found on Beach Road where an additional 40mph buffer zone has been introduced.

4.3 Given the prevailing road speeds it is likely that only a segregated cycle path would provide adequate safety for cyclists. The proposed internal cycle route depends on a possible future development by Persimmon and must be discounted here. Roads within Cottenham are not conducive to safe cycling due to frequent width constraints introduced in 1993 as part of the traffic-calming scheme; these chicanes force cyclists to dismount or cross into the path of motorists. The proposed Toucan crossing on Rampton road will help but appears not to be fully funded yet is only necessary as a result of the increased pedestrian and road traffic caused by the development.

4.4 No consideration has been given to mobility-impaired residents wishing to access facilities in the village core some considerable distance away.

5.1.1 Walking is the most important mode of travel at the local level BUT 2Km is an unsustainable walking distance for a substantial proportion of adult residents, especially those (most) with access to a car.

5.1.2 reinforces 2Km as the maximum walking distance, implying that 400m is much more sustainable.

5.1.3 Only the Primary School and a bus stop are within the 800m / 10 minute walk isochrones from the proposed site; all other village facilities are further away. Even the bus stops are the final stops on a 1-way journey around the village which terminates at Lambs Lane. Ongoing travel is often subject to considerable synchronisation delays at this stop. The legitimacy of using the suggested walk route alongside xxx Rampton Road is questioned. We note the s106 offer to improve the bus stop on Lambs Lane and provide electronic timetable information there but would point out that already exists at the terminus bus stop a little further along Lambs Lane.

5.1.4 While many village facilities are within 2km of the site, it is unlikely that many residents would choose to walk to places such as Travis Perkins, supermarket or greengrocer with all but the lightest of purchases. The Anglican Church is beyond 2Km from the site.

5.1.5 highlights how few village facilities are beyond 800m practical walking distance from the site. The Post Office distance appears not to be the distance to the current Post Office which is now about 1500m from the site.

5.1.8 Linkage with other village pedestrian infrastructure does not mitigate the effect of distances involved.

5.1.9 Linkage with other village pedestrian infrastructure does not mitigate the effect of distances involved, although the Toucan crossing will improve safety on Rampton road if implemented. Rampton Road is a busy road with some 700 vehicles (800 by 2020) passing the site entrances at substantial speeds in the morning rush hour.

5.2 While cycling opens up some more options, especially access to the Guided Busway, the small proportion of people willing or able to make 25 minute journeys (the Chartered Institute for Highways & Transportation guideline for maximum distance cyclable comfortably by a reasonably fit person) is limited as demonstrated by the relatively small number of commute journeys by Cottenham residents made by cycle.

5.3 appears completely unfounded. Future residents of the proposed development will not have good accessibility to services they might use daily or major employment locations without extensive use of a car. In addition, the nature of most Cambridge jobs precludes car-sharing.

6.2 The site is not well-served by public transport when its nearest bus stops, some 500m from the site centroid, are at the end of a bus route. Even after this discontinuity, the service only meanders to Cambridge City Centre. No improvements have been suggested

6.3.2 implies that Citi8 services still run beyond Cambridge City Centre – not true.

6.3.3 implies that Citi8 services still run beyond Cambridge City Centre – not true; a connection is required, adding considerably to the times required.

6.3.5 implies that Citi8 services still run beyond Cambridge City Centre – not true; a connection is required, deterring commuters.

6.3.6 implies that Citi8 services still run beyond Cambridge City Centre – not true; a connection is required to reach the railway station, deterring commuters.

6.4 Suggesting drivers access the Guided bus by parking at Longstanton is hardly a “desire line” when there are Park & Ride facilities within a shorter distance.

6.5.1 Waterbeach is beyond reasonable cycling distance and parking there is all but impossible after 8am on weekday mornings. Chartered Institution of Highways & Transportation advises that a distance of 5 miles is the limit for comfortable cycling by a reasonably fit person

6.6.3 Cambridge is beyond reasonable cycling distance and the Citi8 no longer reaches the station.

6.6 The site is not adequately served by public transport and no improvements have been suggested. In the recent Neighbourhood Plan survey, 63% of residents wanted to see improvements in public transport links to Cambridge with only 11% currently using the bus 4 or more times a week. Bus services run at 20 minute intervals and a shorter journey time to Cambridge was the single most-cited (78%) incentive to use bus services more. This issue is not sufficiently addressed by the Travel Plan.

5. At 7.1.2 of the new travel plan there is a proposal to add a cycle footpath between the accesses to the site and the junction with Lambs lane. This can not be accommodated with the narrow width of the path.

7.5 The Travel Plan target of a 2-way vehicle trip rate of 0.546 vehicles per hour per dwelling within 5 years appears ambitious if not impossible. Our own actual trip generation measurements, carried out by independent consultants, on two representative Cottenham estates in April this year and TRICS data suggest a figure between 0.7 and 0.8 is more appropriate for an estate of this size in Cottenham where vehicle ownership and dependency is higher than might be the case elsewhere. Increasing modal share of passenger transport, cycling and walking will be particularly challenging given the distance of the site from Cottenham’s facilities, cyclist and pedestrian safety issues, the limited public transport options and the nature of employment in Cambridge. More worrying is the proposal to set a baseline after measurement then reduce it by just 10%.

8.3.1 We have serious reservations about the ability of the use of historic data, some as much as 15 years old, in the TRICS database to properly represent future travel conditions for an affluent village in such close proximity to a hyper-growth city like Cambridge. The TRICS data derived from the David Wilson Homes situation demonstrates the inaccuracy of these database approaches to trip rate prediction in Cottenham and similar locations. AHA assume some 17 two-way vehicle trips will be generated by the 47 homes (equivalent to 0.36 trips per household per hour) whereas real measurements commissioned by independent consultants for Cottenham Parish Council for the similarly-located Brenda Gautrey Way estate measured some 73 two-way trips from the 108 houses feeding that junction (equivalent to 0.68 trips per household per hour). Check 3 Nov as “neutral”

3. The use of Pelham Way as a baseline for measuring existing traffic flows (8.8.2.4 of Transport Assessment) is flawed as the housing in this area is in a different stage of maturity having been built in the 1970s. As such the age profile of the residents will generally be older than purchasers on a new estate that are likely

to have a higher percentage of families with working members. A more valid comparison would be to assess the traffic from the Tenison Manor estate - newer estate and more compatible in size.

8.5 Background traffic growth ignores any potential traffic growth from Endurance and other proposed developments in the vicinity. The TRICS data derived from the David Wilson Homes situation demonstrates the inaccuracy of these database approaches to trip rate prediction in Cottenham and similar locations. AHA assume some 17 two-way vehicle trips will be generated by the 47 homes (equivalent to 0.36 trips per household per hour) whereas real measurements commissioned by independent consultants for Cottenham Parish Council for the similarly-located (although closer to the village core) Brenda Gautrey Way estate measured some 73 two-way trips from the 108 houses feeding that junction (equivalent to 0.68 trips per household per hour).

8.7.1 The modal split is likely to have changed since the 2011 census, particularly against the use of bus following the curtailment of the Citi 8 service at Cambridge city centre, forcing more people to use private car transport. The location of the site and its distance from core village facilities, combined with limited public transport options are likely to increase the proportion of such departures and arrivals that are made as single person car journeys.

8.8.1 We have serious reservations about the ability of the use of historic data, some as much as 15 years old, in the TRICS database to properly represent future travel conditions for an affluent village in such close proximity to a hyper-growth city like Cambridge. The TRICS data derived from the David Wilson Homes situation demonstrates the inaccuracy of these database approaches to trip rate prediction in Cottenham and similar locations. AHA assume some 17 two-way vehicle trips will be generated by the 47 homes (equivalent to 0.36 trips per household per hour) whereas real measurements commissioned by Cottenham Parish Council for the similarly-located Brenda Gautrey Way estate measured some 73 trips from the 108 houses feeding that junction (equivalent to 0.68 trips per household per hour).

8.8.2 The traffic generated by the proposed development will have a material effect on the local highway network for two reasons. The traffic likely to be generated will be around twice that suggested and more of that traffic, following the closure of direct access to the A14, will flow via Rampton Road and Histon Roads towards Cambridge.

8.10 We believe, following evidence from both the Brenda Gautrey Way and Tenison Manor estates that traffic generation will exceed 150 two-way trips in the morning rush hour, a material addition to the 800 vehicles passing the site, saturating the Oakington Road junction and taking the traffic entering Histon Road well above 1,000 vehicles per hour.

10.3 When most Cottenham residents commute to work in or around Cambridge it is implausible that significant amounts of rush-hour travel can be converted to cycling or walking.

10.5 When most Cottenham residents commute to work in or around Cambridge it is implausible that significant amounts of rush-hour travel can be converted to cycling or walking.

The meandering nature and extended journey time of the Citi8 limit its value as an alternative to single-person car journeys

- Cottenham does not host a full 6th form; students travel to Histon or Cambridge

10.7 When most Cottenham residents commute to work in or around Cambridge it is implausible that significant amounts of rush-hour travel can be converted to cycling or walking.

- The meandering nature and extended journey time of the Citi8 limit its value as an alternative to single-person car journeys

10.8 When the existing road junctions appear to operate at capacity already it is inconceivable that adding some 150 vehicle trips in the morning rush hour will not saturate some or all of these junctions leading to serious congestion, pollution and safety hazards for everyone.

10.9 AHA's analysis is flawed and does not demonstrate that the proposed development is consistent with the sustainable development objectives of national and local planning guidance.

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14th November 2016

FAO Karen Pell-Coggins
Planning & New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
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CB23 6EA

Dear Karen

Planning Application S1411/16/OL - Development off Rampton Road Cottenham

Cottenham Parish Council, while noting the recent amendments, strongly recommends refusal of this proposal as unsustainable under the National Planning Policy Framework (**NPPF7**) because the economic benefits are significantly outweighed by the environmental and social disbenefits.

In particular, while there would be undoubted economic benefits in terms of affordable homes, which are required in Cottenham, and market homes, which are in short supply across South Cambridgeshire. However, this development is too large for Cottenham, especially following recent approval of the Endurance Estates application to build 50 homes and the recently-completed Racecourse View comprising 47 homes. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre, and its sustainability is being threatened by a series of larger developments, especially when the development does not fit well with existing infrastructure or infrastructure provision lags the housing development.

The adverse environmental and social impacts of this development, particularly the urbanisation of Rampton Road to cope with the increased traffic **NPPF 39**, medium and long-term flood risk from the necessarily large and complex SUDS **NPPF 100-103**, impact on landscape and traffic increase and loss of agricultural land **NPPF 112**, potential damage to a listed building **NPPF 129**, pressure to expand the largest primary school in Cambridgeshire, and the disruptive effect of such an expansion on Cottenham's Recreation Ground **NPPF 70** significantly outweigh the economic benefits of up to 200 homes (up to 40% "affordable") and up to 70 care places.

Other issues, such as the need for additional indoor community facilities, medical facilities, early years accommodation and open space for sport, and additional space for burials can be mitigated by appropriate developer contributions. Overall, the proposal does not "improve" as required by **NPPF9** and is not truly sustainable as required by **NPPF14**.

- a) **Housing supply** – the proposal offers up to 200 houses, up to 40% of which may be "affordable", plus up to 70 residential places with care on a site. However it is sufficiently far outside the established development framework as to risk creation of a relatively isolated

community on the edge of the established village. Being more than 1,200 metres from most village facilities, it will encourage use of unsustainable modes of transport. There appear to be other sites in Cottenham, especially within 800 metres of the village core in the north-east, that could be more sustainable and capable of better integration. In the representative Neighbourhood Plan survey, 69% disagreed with the suggestion of allowing large developments in Cottenham and, while 56% thought it important to improve the availability of affordable homes, 64% disagreed with the provision of 100 affordable homes within a 250 home development.

- b) **Traffic** – the latest proposal includes draconian highway re-engineering measures to mitigate the traffic congestion and queuing at the Oakington Road / Rampton Road junction and beyond; the base modelling seems to have under-estimated today's traffic and the likely additional traffic generated by the estate (see **Appendix 1**). Even then, the proposed mitigation measures are extremely disruptive and will change the amenity and character of this part of Rampton Road, especially adjacent to the Grade II listed John Moreton 1853 almshouses, which are likely to suffer vibration damage and houses against which the proposed speed cushions are located. Every 100 houses will, based on comparisons with Brenda Gautrey Way, a similar Cottenham estate, add 50 outbound and 26 inbound trips to the local road network which already has capacity issues leading to queues, especially at the Oakington road / Rampton Road roundabout and elsewhere in the local network. The extent of modelling and revision already demonstrates that this network is close to severe overload. This modelling needs to be revisited using real traffic flow measurements taken in neutral months avoiding discrepancies due to holidays and weather effects. In the representative Neighbourhood Plan survey, 95% thought it important not to let noise and pollution increase while 87% wanted to make it easier to move in, out and around the village.
- c) **Safety** As in the earlier rejected **S/1818/15/OL** application, we have grave misgivings about the suggested design of the access points onto Rampton Road. This is already a busy road feeding traffic to the rest of the village and beyond via very busy junctions and roundabouts, acknowledged in the application to operate at, or beyond, capacity if the development proceeds without mitigation. The increased intensity of traffic and lack of adequate segregation between pedestrians, cycles and vehicles, especially at these access points, will significantly increase accident risk. The anticipated queue lengths and the related exhaust pollution are unsustainable economically, environmentally and socially. This is contrary to adopted SCDC policy **TR/3** mitigating travel impact of the development control polices DPD. In the representative Neighbourhood Plan survey, 92% wanted Cottenham still to be described as safe in 15 years time.
- d) **Amenity** Viewed from Rampton Road, the effect of extending the ridge line of the built environment of Cottenham village into open countryside would result in demonstrable and significant harm to the landscape character. This conflicts with the requirements of **NPPF 59** and **61**, policies **DP/3** development criteria and **NE/4** landscape character areas of the development control policies DPD, the adopted District Design Guide SPD and policies **NH/2** Protecting and Enhancing Landscape Character of the emerging Local Plan. In the recent survey, conducted as part of the Neighbourhood Plan development, 90% of the 973 respondents considered that preserving the character of Cottenham is important. This very real perception of residents and the need for protection is supported by **NPPF 109** and **113**. In the representative Neighbourhood Plan survey, 94% thought it important to preserve the character of the village and its Conservation Area.

- e) **Flood risk** In conflict with **NPPF 100-103**, the proposed development will expose Cottenham to an existential flood threat. Cottenham Lode, with embankments already below the 1 in 100 year flood risk, takes surface water not only from Cottenham but also from many villages far to the south-east, including excess water from Northstowe in high level conditions. The claimed performance of the proposed surface water attenuation, after several design attempts, appears sufficient to bring run-off levels down to that which can safely be managed by the pumps of the Old West Internal Drainage Board. However, technical feasibility has not been demonstrated nor have long-term maintenance arrangements been suggested. A flood event in this scenario would have devastating consequences for Cottenham environmentally, economically and socially. The Old West Internal Drainage Board has clearly stated their acceptable run-off rate and their approval is necessary for the development to proceed. The time needed to achieve an acceptable design and long-term maintenance agreements could seriously compromise the scheme's delivery timescales, limiting the scheme's ability to contribute to closing the 5-year housing supply.
- f) **Affordability** The proposed development asserts as its main benefit, that up to 40% of the homes will be "affordable". The application includes (paragraph 2.4.3 of the Socio-economic Report) a DCLG specification (Land Registry and the Annual Survey of Hours & Earnings, ONS) of affordability as requiring a **mortgage 3.5x gross income** compared to the Cambridgeshire average of 7.7x. With local construction worker wages quoted at £28,000 gross, mortgage of £100,000 plus a 10% deposit implies that these houses will be sold at £120,000 each despite costing £95 per square foot to build. Should this development go ahead and to avoid claims of misrepresentation, we request a binding condition be placed on the affordability criterion, proportion, relative mortgage cost, and local residency credentials of potential purchasers or occupants of these affordable properties so they remain locally truly affordable "in perpetuity".

Many of the arguments stated by the promoter are in the context of national planning policy or the wider context of South Cambridgeshire based on the district's lack of 5-year housing land supply nullifying many of SCDC's development control policies. However sustainability requires a balance between economic, environmental and social benefits and disbenefits, not only at the South Cambridgeshire level but also in Cottenham. Location matters and this proposal is for Cottenham and, in that context, is not sustainable economically, environmentally or socially.

1. Cottenham is the wrong place for this development
2. Rampton Road is the wrong place for this development
3. The scale of the development is wrong for Cottenham
4. The promised affordable homes are unlikely to be affordable in Cottenham

1 Cottenham is the wrong place for this development

The proposal offers economic benefits in terms of affordable homes, which are required in Cottenham, and market homes, which are in short supply across South Cambridgeshire. However, this development is too large for Cottenham, especially following recent approval of the Endurance Estates application to build 50 homes and the recently-completed Racecourse View comprising 47 homes. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre, and its sustainability is being threatened by a series of larger developments, especially when the development does not fit well with existing infrastructure or infrastructure provision lags the housing development.

The adverse environmental and social impacts of this development, particularly the urbanisation of Rampton Road to cope with the increased traffic **NPPF 39**, medium and long-term flood risk from the necessarily large and complex SUDS **NPPF 100-103**, impact on landscape and traffic increase and loss of agricultural land **NPPF 112**, potential damage to a listed building **NPPF 129**, pressure to expand the largest primary school in Cambridgeshire, and the disruptive effect of such an expansion on Cottenham's Recreation Ground **NPPF 70** significantly outweigh the economic benefits of up to 200 homes (up to 40% "affordable") and up to 70 care places.

Flood risk - NPPF 100 to 103

Cottenham is vulnerable to flooding and the Cottenham Lode, while embanked as it passes through Cottenham, is expected to carry surface water from a wide area to the south-west of Cottenham including, under high water conditions, flows from Northstowe. Although managed by the Environment Agency, Cottenham Lode is currently understood not to be able to withstand a 1 in 100 year flood event. While only a small number of houses in Cottenham would be directly affected by such an event, all five arterial roads would become impassable for several days with severe consequences for families with parents or children outside Cottenham during the day for school or work unable to re-unite at home. Those homes might also suffer loss of power and communications during such an emergency.

This proposed development takes flood risk too lightly. It is not enough to raise floor levels to 150mm above the surrounding ground or increase the size of the retention pond, implicitly recognising the flood risk. The proposal includes a substantial SUDS which is claimed to reduce run-off rates to within the Old West IDB pumping capacity (1.1 litres/second/hectare); however this performance has not been demonstrated nor have arrangements been made for its long-term maintenance. Cottenham has experience of developer's failure to make adequate arrangements for long-term maintenance of SUDS. And it is that SUDS and the IDB's pumps which must prevent an overflow of the Catchwater Drain, into which the outfall from this site must pass, on its way to the Cottenham Lode.

Further safety margins need to be included to account for a progressive increase in the impermeable area of the development as householders extend property, add parking spaces or even paved paths. In addition maintenance of the efficacy of retention ponds is a challenge as demonstrated by the poor maintenance state of the balancing pond and outfall at the nearby Tenison Manor estate which, in turn, has led to refusal by the County Council to adopt the estate's road network.

Unless the banks of the Lode itself are raised to a higher protection standard, the retention pond and control system demonstrated to reduce maximum run-off rates below 5 litres per second, the control system and its power supplies designed to a high standard of integrity, and adequate long-term maintenance proposal in place, the flood risk from this proposal is unacceptable.

Traffic – NPPF 34

NPPF 34 requires 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.

Cottenham is already a congested place in rush hours with traffic flowing south into the village from Ely and East Cambridgeshire via Twenty Pence Road. That normal flow is amplified at the Village Green when traffic from Willingham, Earith and beyond joins the rush towards Histon and Cambridge. The usual heavy traffic flow reaches gridlock whenever the A10 or A14 is compromised.

The Travel Plan acknowledges that it will increase rush hour traffic by 20% on an already busy road. This traffic will then flow onto nine identified junctions with known congestion problems:

9.7.2 SJ2 Lambs Lane

9.8.2 SJ3 Rampton Road

9.8.3 SJ3 Rampton Road / Oakington Road

9.9.4 SJ4 High Street

9.10.4 SJ5 High Street

9.11.3 SJ6 B1049S

9.12.3 SJ7 Denmark Road

9.14.3 SJ9 Oakington

9.15.3 SJ10 Histon - Impington Lane / Water Lane

9.17.2 SJ11 A14 / B1049

We believe that traffic generation will be much higher than estimated for three reasons:

- car ownership is likely to be considerably higher than in the mature Pelham Way estate used in the application, as demonstrated by independent measurement of Brenda Gautrey Way
- car usage will be marginally higher than any of Brenda Gautrey Way and Tenison Manor due to the increased distance from the village's core facilities, thus discouraging walking
- Independent measurements of recent real traffic flows taken at key locations for Cottenham Parish Council in late September 2016 (avoiding holiday and weather effects - a neutral month as recommended in the Design Manual for Roads & Bridges but ignored by the Transport Consultants when preparing their Transport Plan). This data demonstrates (see **Appendix 1**) that the likely trip generation rate will be considerably higher than used in the network modelling by Gladman's Transport Consultants.

The Travel Plan is flawed (see **Appendix 2**) and inappropriate in a rural location with only limited opportunities to use public transport beyond Cambridge City centre. We lack confidence in the plan to decrease the number of traffic movements and assert it is inconsistent with **NPPF 32, 34, and 35**.

Conservation Area and Listed Buildings

Cottenham's **Conservation Area** is a significant heritage asset with many features documented in the **Village Design Statement SPD**. 90% of 973 respondents to the recent Neighbourhood Plan survey considered that preserving the character of the village and Conservation Area is important. This very real perception of residents and the need for protection is supported by **NPPF 131, 132, 134 and 138**.

The roundabout changes necessary to manage the traffic from this development bring the road much closer to the Grade II listed John Moreton 1853 almshouses and expose the vulnerable elderly residents to increased pollution and the buildings themselves to serious damage from vibration.

The development itself is incongruous to the built development of Cottenham – a developed core with only linear development on arterial roads - contrary to both **NPPF 17, 131, 132, 134 and 138** and the **Cottenham Village Design Statement** and **DP/1p, DP2/a and DP/3.2**.

Public Open Space

Cottenham currently has a deficit of 2 ha (hectares each 1000m² or about 2.5 acres) or formal sports provision, which this proposal exacerbates. The on-site open space may be well-provisioned for residents of the site but the site itself is too far from the village centre to be of benefit to most existing residents. In addition, should the Primary School expand on or adjacent to its current site, the County Council could insist on using part of the Recreation Ground proposed as Local Green Space (northern segment of **NH12-049**) which would effectively enclose the formal recreation space at a size below that needed for Cottenham. Addition of an alternate location for formal sports would involve fragmentation and significant capital expenditure.

Loss of agricultural land: NPPF 112.

The site is Grade 1 or Grade 2 Best & Most Versatile agricultural land which should not readily be given up.

2 Rampton Road is the wrong place for this development

NPPF 55 requires that housing should be located where it will enhance or maintain the vitality of rural communities so as to promote sustainable development in rural areas. Only the Primary School, Recreation Ground and Village Hall are within an easy 800 metre walking distance. The 1,000 metre plus distance of the development from the village core, especially without the claimed pedestrian access route, will lead to an increase in traffic and parking, therefore damaging the character of the village core and the views approaching the village from Oakington and Rampton.

Cottenham's **Conservation Area** is a significant heritage asset with many features documented in the **Village Design Statement SPD**. 90% of 973 respondents to the recent Neighbourhood Plan survey considered that preserving the character of the village and conservation area is important. This very real perception of residents and the need for protection is supported by **NPPF 131, 132, 134 and 138**.

The roundabout changes necessary to manage the traffic from this development bring the road much closer to the Grade II listed John Moreton 1853 almshouses and expose the vulnerable elderly residents to increased pollution and the buildings themselves to serious damage from vibration.

Even when partially screened with woodland, the substantial site will be visible from several public roads and has a significantly different form to established development at the village edge, including Tenison Manor which is both screened by trees and much less visible from public highways. The development is incongruous to the built development of Cottenham – a developed core with only linear development on arterial roads. - contrary to both **NPPF 17, 131, 132, 134 and 138** and the **Cottenham Village Design Statement** and **DP/1p, DP2/a and DP/3.2**.

We also agree that, viewed from Rampton Road, the effect of extending the ridge line of the built environment of Cottenham village into open countryside would result in demonstrable and significant harm to the landscape character. This conflicts with the requirements of **NPPF 59 and 61** policies **DP/3** development criteria and **NE/4** landscape character areas of the development control policies DPD, the adopted **District Design Guide SPD** and policies **NH/2** Protecting and Enhancing Landscape Character of the emerging Local Plan. In the recent survey, conducted as part of the Neighbourhood Plan development, 90% of the 973 respondents considered that preserving the character of the village is important. This very real perception of residents and the need for protection is supported by **NPPF 109, 113**.

Traffic

The Neighbourhood Plan survey indicated that 45% of residents already have concerns about the volume of traffic and speeding in the village. 84% of respondents feel that development will bring more traffic and as such the additional traffic generated is sufficient in itself to refuse **DP/3 2k**.

The travel plan is flawed (see **Appendix 2**) and it is not appropriate in a rural location. We lack confidence in the plan to decrease the number of traffic movements. Contrary to **NPPF 32, 34, 35, 37, 38 and 39**.

Rampton Road is a busy road with some 700 vehicles (800 by 2020) passing the site entrances at substantial speeds in the morning rush hour.

The Gladman Transport and Travel Plans, although suggesting predicted generated traffic levels of 0.518 (0.546 in Travel Plan) per household in the morning rush hour, only aspire to reduce the measured level by 10% over the first five years of the project. With 200 planned houses, this represents an additional 20% or more level of traffic flows. That 0.5 level admits that more than 100 vehicles per hour (+15%) will be added every day to the current load.

However, independent measurement of actual trip generation measurements on a similar (and more representative estate than Pelham Way used in the reports) Cottenham estate in September 2016 confirm a figure between 0.7 and 0.8 (equivalent to 200 additional trips, a 25% increase) is more appropriate for an

estate of this size in Cottenham where vehicle ownership and dependency is higher than might be the case elsewhere. A figure near the high end of this range is likely as the proposal is much further from the village core than any of these three estates, reducing the likelihood that residents will walk to the shops and other amenities in the core.

Reducing this increase, by increasing modal share of passenger transport, cycling and walking will be particularly challenging given the 1,000 metre plus distance of the site from Cottenham's facilities, cyclist and pedestrian safety issues, the limited public transport options and the nature of employment in Cambridge.

Worryingly the Travel Plan only assumes a 10% reduction on "business as usual". The increased intensity of traffic and lack of adequate segregation between pedestrians, cycles and vehicles, especially at these access points, will significantly increase accident risk at these points.

Pedestrian access does rely on significant improvements to speed management on Rampton Road and also the quality of pavements between the site and Lambs Lane, including a safe crossing over Rampton Road. The application states that there is footpath access available from the site coming out on Rampton Road between 83 and 85. (Transport Assessment 4.3.1) From previous discussions with the owners of 83, they and a few neighbours have vehicular access rights over this single lane track. Also it sits outside of the Gladman plot and so is in different ownership. On these two grounds it should be discounted from any assessment which significantly impacts on the applicant's assessment of walking distances and feasibility to the village core. Other statements about distances to core village facilities on foot will have to be reassessed and increased where referenced in the application information.

Regarding the proposed new access points :

- the secondary access (117 Rampton Road) would probably bear the burden of traffic, requiring some form of priority control.
- the main site access road has now been moved further along Rampton Road such that it is now half way down the hill just after Ramphill farm. With traffic rounding the bend at speed from Rampton and reduced the visibility for traffic coming down the hill from Cottenham, this location appears more dangerous than the earlier plan.
- the suggested pedestrian access should be discounted as we understand Gladman have no rights of way over this route which is essentially a private access controlled by two house-owners.

Noise/pollution

Contrary to **NPPF 58, 110 and 123**. Although Gladman have made efforts to lessen the acknowledged traffic noise on the design of the new build there is nothing to lessen effects on existing residents on Rampton Road or indeed the rest of the village.

Due to the proximity to the edge of the village the development fails to be sustainable (**DP/1b** – minimise the need to travel and reduce car dependency) and **NPPF 34, 35, 37 and 38**.

3 The scale of the development is wrong for Cottenham

The proposal offers economic benefits in terms of affordable homes, which are required in Cottenham, and market homes, which are in short supply across South Cambridgeshire. However, this development is too large for Cottenham, especially following recent approval of the Endurance Estates application to build 50 homes and the recently-completed Racecourse View comprising 47 homes. Cottenham is classified - **ST/5** in the adopted Local Plan - as a minor rural centre, and its sustainability is being threatened by a series of larger developments, especially when the development does not fit well with existing infrastructure or infrastructure provision lags the housing development.

The adverse environmental and social impacts of this development, particularly the urbanisation of Rampton Road to cope with the increased traffic **NPPF 39**, medium and long-term flood risk from the necessarily large and complex SUDS **NPPF 100-103**, impact on landscape and traffic increase and loss of agricultural land **NPPF 112**, potential damage to a listed building **NPPF 129**, pressure to expand the largest primary school in Cambridgeshire, and the disruptive effect of such an expansion on Cottenham's Recreation Ground **NPPF 70** significantly outweigh the economic benefits of up to 200 homes (up to 40% "affordable") and up to 70 care places.

Other issues, such as the need for additional indoor community facilities, medical facilities, early years accommodation and open space for sport, and additional space for burials can be mitigated by appropriate developer contributions. Overall, therefore, the proposal does not "improve" as required by **NPPF9** and is not sustainable as required by **NPPF14**.

1. **Scale and Proximity:** The recent survey, conducted as part of the development of Cottenham's Neighbourhood Plan received nearly 1,000 replies. Within this, 66% of residents were neither in favour of large developments nor of such developments when built on the periphery of the village environment. This development, being more than a sustainable 800 metre walking distance from the village core, fails to be sustainable as it will encourage car dependency (**DP/1 1 b** – minimise the need to travel and reduce car dependency) and **NPPF 34, 35, 37 and 38**.
2. **Pre-school places:** Cottenham has a known excess of demand over places which will get worse with the change of rules from September 2017 and the proposed development will increase that demand without doing anything about the supply so the development fails to meet **NPPF 72**. In the recent Neighbourhood Plan survey, 44% of respondents identified the need to increase pre-school provision and 50% thought it quite important or very important to expand the provision. Cottenham's proposed new Village Hall provisionally includes a £600,000 facility for up to 50 early years nursery places. This development and the approved Endurance one have been estimated to create additional demand for 40-50 places daily between 7.30am and 6pm. The proposed developer contribution appears insufficient to implement such a facility.
3. **Medical/day care facilities:** the development will increase both the general population by approx. 10% but with a bias towards the elderly which will increase demands on our already overburdened facilities. Increased pressure on Medical facilities was identified as a significant problem by 75% of residents in the recent Neighbourhood Plan survey. As previously commented these facilities are currently located an unsustainable distance from the development site. The development fails to meet **DP/1 1 m** and **DP/3 1 f**. In response to the survey, a new Medical Centre is already being considered to cope with Cottenham's current 6,500 population at a project cost of around £1,200,000. Large developments such as proposed here add nearly 10% to that unmet demand; the proposed developer contribution falls significantly short of the relevant cost.

4. **Overloading of Primary School:** Contrary to **NPPF 72** and **DP/1 1m, DP/4 2 15**, the development will overload the recently-extended Primary School, already the largest in Cambridgeshire. Any further increase in capacity risks damage to the cohesive role that the school plays in the village. A clear view (62%) from the recent Neighbourhood Plan survey is the value of having one primary school, at its current size, serving the whole village. The recently-completed extension was only built to cope with the current capacity of 630. Further expansion would inevitably, for child safety and traffic considerations, require a second access road leading to a loss of agricultural land and/or Public Open Space which, as mentioned before, is in deficit.
5. **Leisure:** Leisure facilities were seen as inadequate by 68% of residents in the recent Neighbourhood Plan survey. A 10% increase in population will only exacerbate this problem. While the proposed development is located close to many of the outdoor facilities in the village it's an unsustainable walking distance from the core of the village. There is no meaningfully sustainable way for established residents to use the facilities onsite. The development fails to meet **DP/1 1 m** and **DP/3 1f** and **NPPF 58 and 59**. A feasibility study for a new Village Hall has projected a cost of around £2,500,000 including a possible £600,000 for an early years nursery facility or hub for small businesses. The suggested developer contribution is inadequate to ensure adequate funding for this project. Additionally expansion of the Primary School is likely to involve significant loss of open space at the Recreation Ground which cannot readily be mitigated; the lease on our "third field" from County Farms is likely to be revoked to enable any school expansion and, although this could be compensated in a "land swap" considerable expense would be required to bring even an adjacent field into an acceptable state of drainage and stone-free for sports use. There is not enough available land adjacent to the existing Recreation ground to satisfy both land for any school expansion and bring Cottenham's provision up to CURRENT needs.
6. **Employment:** the development fails to meet **NPPF 17 and 19** as well as **DP/1 1b**. Without local employment provision it will increase local commuter traffic. The recent Neighbourhood Plan survey identified that 57% saw the development of local employment as being important. Without local provision it will increase local commuter traffic. The new Village hall is being designed at a projected cost of around £2,500,000 including a possible £600,000 for an early years nursery facility or hub for small businesses; if constructed this will go some way towards closing the supply gap.
7. **Burial grounds:** Cottenham's three burial grounds are nearly full; any significant population expansion will create a need to develop additional capacity. Every 100 additional houses is likely to create "demand" for around 30 additional burial plots within the 100 years before plots can be recycled legally (assuming 2 per plot and 80% cremated / 20% buried) requiring about 3/20 hectares (3/8 acre) per 100 houses. Sadly, the demographic basis of the development – especially the 70 residential homes with care – exacerbates this issue, with each care home place likely to create demand at a similar level to a house. On that basis, the necessary land would cost at least £300 per house or care place, assuming appropriate land is available, preferably adjacent to the existing provision.

4 The development is unlikely to deliver 40% truly affordable homes for Cottenham

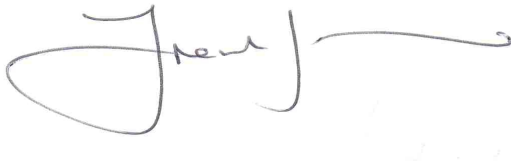
Affordable housing

In principle, Cottenham needs more affordable homes but only if they are truly affordable and not built at the expense of an excessive number of market homes disconnected from the village environment. Unless they can be built within reach of a mortgage of 3.5x gross salary as recommended by DCLG (Land Registry and the Annual Survey of Hours & Earnings, ONS) and quoted in section 2.4.3 of the Affordable Homes setion of the application) they will be out of reach of village residents most in need of them and cannot be considered as affordable **NPPF Annex 2**.

Another issue with the affordable homes is their distance from the village core; an 800 metre distance is regarded as truly sustainable whereas these will be over 1,200 metres away encouraging rather than discouraging car use and, in turn making them less affordable.

Due to the distance from the core of the village the development fails to be sustainable (**DP/1b** – minimise the need to travel and reduce car dependency) and **NPPF 34 and 35**.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Frank Morris', with a long horizontal flourish extending to the right.

Frank Morris

Chair

Appendix 1: Traffic congestion at Oakington Road – Rampton Road roundabout

Summary

This report estimates the effects of several planning applications in Cottenham on the already congested Oakington Road – Rampton Road roundabout following independent measurements of traffic flows carried out by TSL Traffic Data Collection on 26th September 2016.

Oakington Road connects villages to the south-west of Cottenham via this roundabout to Cottenham and the network beyond via Rampton Road which runs north-west to Rampton, Willingham etc / south-east to Histon and Cambridge. Measurements of flows and queue lengths were taken on all legs of this roundabout.

Short queues develop in both the morning and afternoon rush hours with a longer queue present on the Oakington Road approach during the evening peak.

All four current planning applications will, unless the effects are mediated in some way, exacerbate these queues as they contribute additional traffic to Oakington Road and Rampton Road.

Unlike many studies in support of planning applications, the estimated trip rate generation is based on real measurements on the relatively new Brenda Gautrey Way estate in Cottenham. Measurements here slightly under-estimate vehicle flows on the planned development because Brenda Gautrey Way is physically closer to Cottenham village centre so a higher proportion of journeys can be walked. Nevertheless the expected number from these measurements – 0.76 vehicle trips per household in the rush hours - is generally higher than that predicted using TRICS data from unrepresentative sites in other parts of the country.

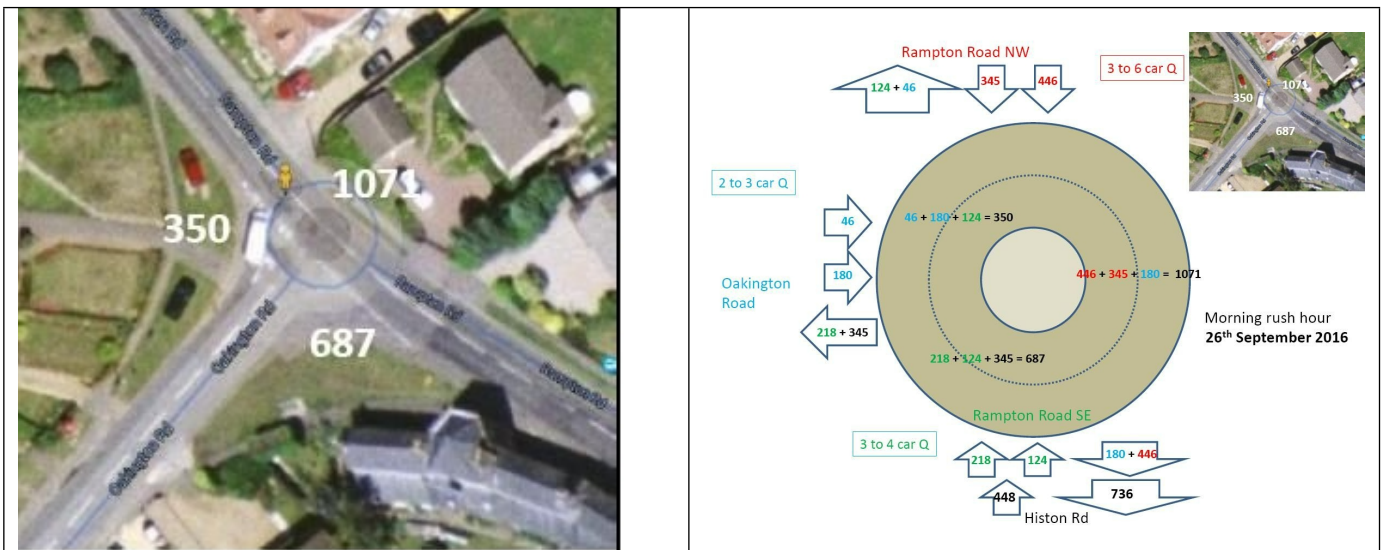
Traffic flows were also measured on the road into Cambridge – Histon Road – as a comparator with other available statistics and predictions.

This report also considers the likely effect of adding a “clean” left filter lane on each leg of the roundabout. To function effectively, this would require considerable widening of both the inner “lane” of the mini-roundabout and addition of an outer lane to minimise interference between the various flows on what is a relatively tight roundabout. Such a widening scheme has serious planning and safety issues as the roundabout is located in front of the Grade II listed “John Moreton 1853” almshouses and the driveways of several houses connect directly on to the roundabout.

It is unclear as to the degree which Gladman’s latest proposals for re-engineering this roundabout and its approaches will achieve the same alleviation as described here. The design, despite being draconian in scale and impact, does not create “clean left filters” and the basis of their modelling uses lower than realistic traffic flow and trip rates which are obscured by over-reliance on simulation.

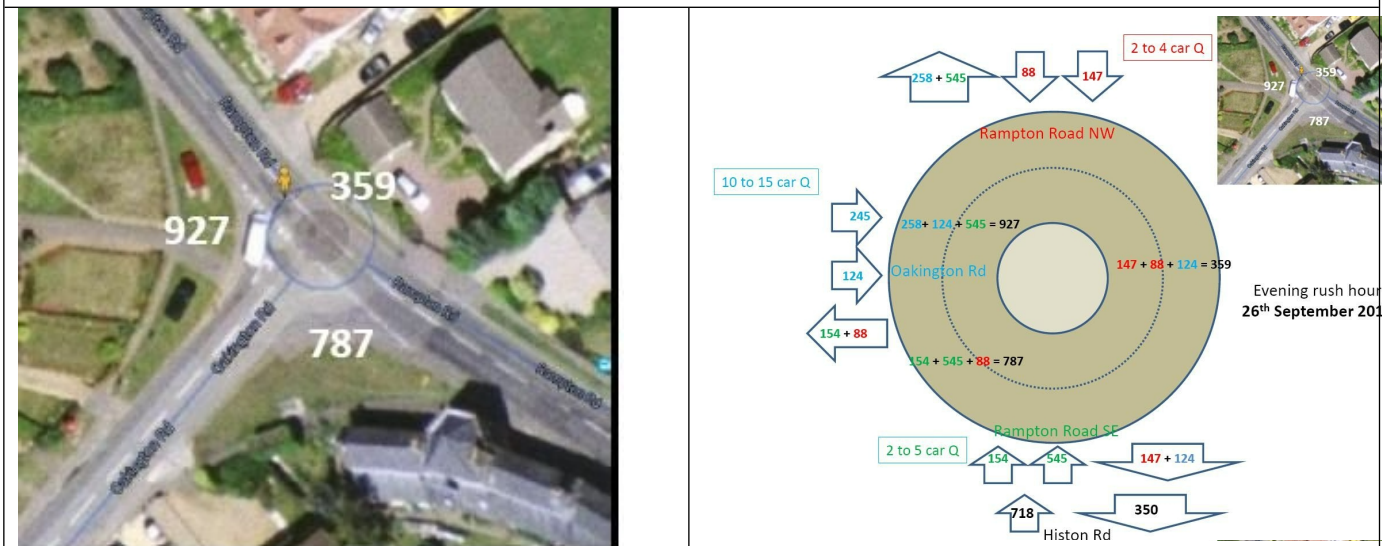
Flows on 26th September 2016

The schematics show traffic flows in the AM and PM peaks on 26th September 2016.



Inlet > exit	Peak hour	Peak hour flow
Oakington Rd > RRd North AM peak	9.00 to 10.00	46 vehicles, inc. 0 buses and 0 HGVs (G2015 - 57)
Oakington Rd > RRd South AM peak	8.00 to 9.00	180 vehicles, inc. 0 buses and 3 HGVs (G2015 - 147)
Rampton Rd N > RRd S AM peak	7.30 to 8.30	447 vehicles, inc. 2 buses and 3 HGVs (G2015 - 531)
Rampton Rd N > Oakington Rd AM peak	7.15 to 8.15	345 vehicles, inc. 3 buses and 0 HGVs (G2015 - 333)
Rampton Rd S > RRd N AM peak is with	8.00 to 9.00	124 vehicles, inc. 5 buses and 0 HGVs (G2015 - 140)
Rampton Rd S > Oakington Rd AM peak	8.00 to 9.00	218 vehicles, inc. 0 buses and 2 HGVs (G2015 - 186)

Morning peak hour flows - highest southbound; longest queue on Rampton Road inbound



Inlet > exit	Peak hour	Peak hour flow
Oakington Rd > RRd North PM peak	17.00 to 18.00	245 vehicles, inc. 0 buses and 0 HGVs (G2015 - 241)
Oakington Rd > RRd South PM peak	17.15 to 18.15	124 vehicles, inc. 0 buses and 1 HGVs (G2015 - 147)
Rampton Rd N > RRd S PM peak	16.00 to 17.00	147 vehicles, inc. 0 buses and 0 HGVs (G2015 - 137)
Rampton Rd N > Oakington Rd PM peak	17.15 to 18.15	88 vehicles, inc. 0 buses and 0 HGVs (G2015 - 97)
Rampton Rd S > RRd N PM peak	17.00 to 18.00	545 vehicles, inc. 3 buses and 1 HGVs (G2015 - 508)
Rampton Rd S > Oakington Rd PM peak	17.00 to 18.00	154 vehicles, inc. 0 buses and 1 HGVs (G2015 - 163)

Evening peak hour flows - highest northbound; longest queue (15) on Oakington Road inbound

Trip rate generation for new estates in Cottenham

Measurement at Brenda Gautrey Way (108 dwellings inc. Leopold Way etc) <> Beach Road

The traffic survey (26th September 2016) carried out for Cottenham Parish Council by 360TSL Traffic Data Collection on the sole vehicular entry/exit from Brenda Gautrey Way (including traffic from Paxton Close, Sovereign Way and Leopold Walk). These homes are typically only one third as far away from the village's facilities as those on the proposed Oakington Road or Rampton Road sites yet generate some **53 vehicle departures (0.5 per household) and 24 arrivals (0.26 per household) during the morning peak hour** or approximately **0.76 trips per household per hour**. The PM peak hour is a reversal of these two rates with 56 arrivals and 24 departures.

This is consistent with earlier independent TSL surveys (22nd March - AM d55/a23 and PM d14/a42 and 22nd April AM -d53/a20 and PM d19/a42). It should also be noted that the Brenda Gautrey Way development has a footpath connecting it directly to the high street near a village shop, the secondary school and other amenities; this will have an impact on reducing car use from the Brenda Gautrey site when compared with the proposed developments. So **some uplift on the Cottenham Parish Council data** should be factored into traffic predictions for the Oakington Road and Rampton Road sites.

- Persimmon - Applying this real trip generation rate to the 126 home proposal by Persimmon indicates some 62 morning departures and 24 arrivals, **about 20% higher than claimed by RSK** in the Traffic Plan before taking account of the increased distance from the village core.
- Gladman - Applied to the 200 home / 70 residential place Gladman proposal indicates around 105 departures and 51 arrivals - similar to the 104/46 numbers used by Ashleyhelme in Table 8 of their Traffic report although their Travel Plan target of 0.546 additional trips per home appears ambitious.

Inlet > exit	Peak hour	Peak hour flow
Brenda Gautrey > BRd North AM peak	8.00 to 9.00	40 vehicles, inc. 0 buses and 0 HGVs
Brenda Gautrey > BRd South AM peak	7.00 to 8.00	13 vehicles, inc. 0 buses and 0 HGVs
Brenda Gautrey > BRd North PM peak	17.15 to 18.15	18 vehicles, inc. 0 buses and 0 HGVs
Brenda Gautrey > BRd South PM peak	17.00 to 18.00	6 vehicles, inc. 0 buses and 0 HGVs
Beach Rd N > BGW AM peak	8.15 to 9.15	14 vehicles, inc. 0 buses and 0 HGVs
Beach Rd S > BGW AM peak	8.00 to 9.00	3 vehicles, inc. 0 buses and 0 HGVs
Beach Rd N > BGW PM peak	16.00 to 17.00	40 vehicles, inc. 0 buses and 0 HGVs
Beach Rd S > BGW PM peak	17.00 to 18.00	16 vehicles, inc. 0 buses and 0 HGVs

Effects of development on the morning peak flows

The schematics show traffic flows supplemented by the likely effects of the Endurance, Gladman and Persimmon proposals.



Effect on Morning peak flows - highest southbound; longest queue on Rampton Road inbound

Oakington Road approach

Around 226 cars arrive in the morning peak hour today.

Oakington Rd already suffers congestion – with 2 to 6 stationary vehicles between 7am and 9.30am

Endurance (50) will add at least 35 trips to the morning load on Oakington Rd, **25 into** and 13 from

Approx. 13 will flow towards the roundabout

Gladman (210) will add at least 150 trips to the morning load on Rampton Road, 105 into and **45 from**

Approx. 33 will flow from the roundabout, **about 22 from Oakington Rd**, 11 from Rampton Rd S,

Persimmon (130) will add at least 90 trips to the morning load on Oakington Road, **65 into** and 33 from

Approx. 33 will flow towards the roundabout

This will add **68 cars to the 226 that arrive there today**, an increase of **30%** that **will extend queue lengths**

Rampton Road south-bound approach

Around 792 cars arrive in the morning peak hour today.

Rampton Rd NW already suffers congestion – with 3 to 6 stationary vehicles between 7am and 9.30am

Endurance (50) will add at least 35 trips to the morning load on Oakington Road, 25 into and **13 from**

Approx. 7 will flow from the roundabout; **about 5 from Rampton Rd N**, 2 from Rampton Rd S,

Gladman (210) will add at least 150 trips to the morning load on Rampton Road, **105 into** and 45 from

Approx. 70 will flow towards the roundabout

Persimmon (130) will add at least 90 trips to the morning load on Oakington Road, 65 into and **33 from**

Approx. 20 will flow from the roundabout; **about 14 from Rampton Rd N**, 6 from Rampton Rd S,

This will add **95 to the 792 that arrive there today**, an increase of **13%** that **will extend queue lengths**.

Rampton Road north-bound approach

Around 342 cars arrive in the morning peak hour today.

Rampton Rd NW already suffers congestion – with 3 to 4 stationary vehicles between 7am and 9.30am

Endurance (50) will add at least 35 trips to the morning load on Oakington Road, 25 into and **13 from**

Approx. 7 will flow from the roundabout; about 5 from Rampton Rd N, **2 from Rampton Rd S**,

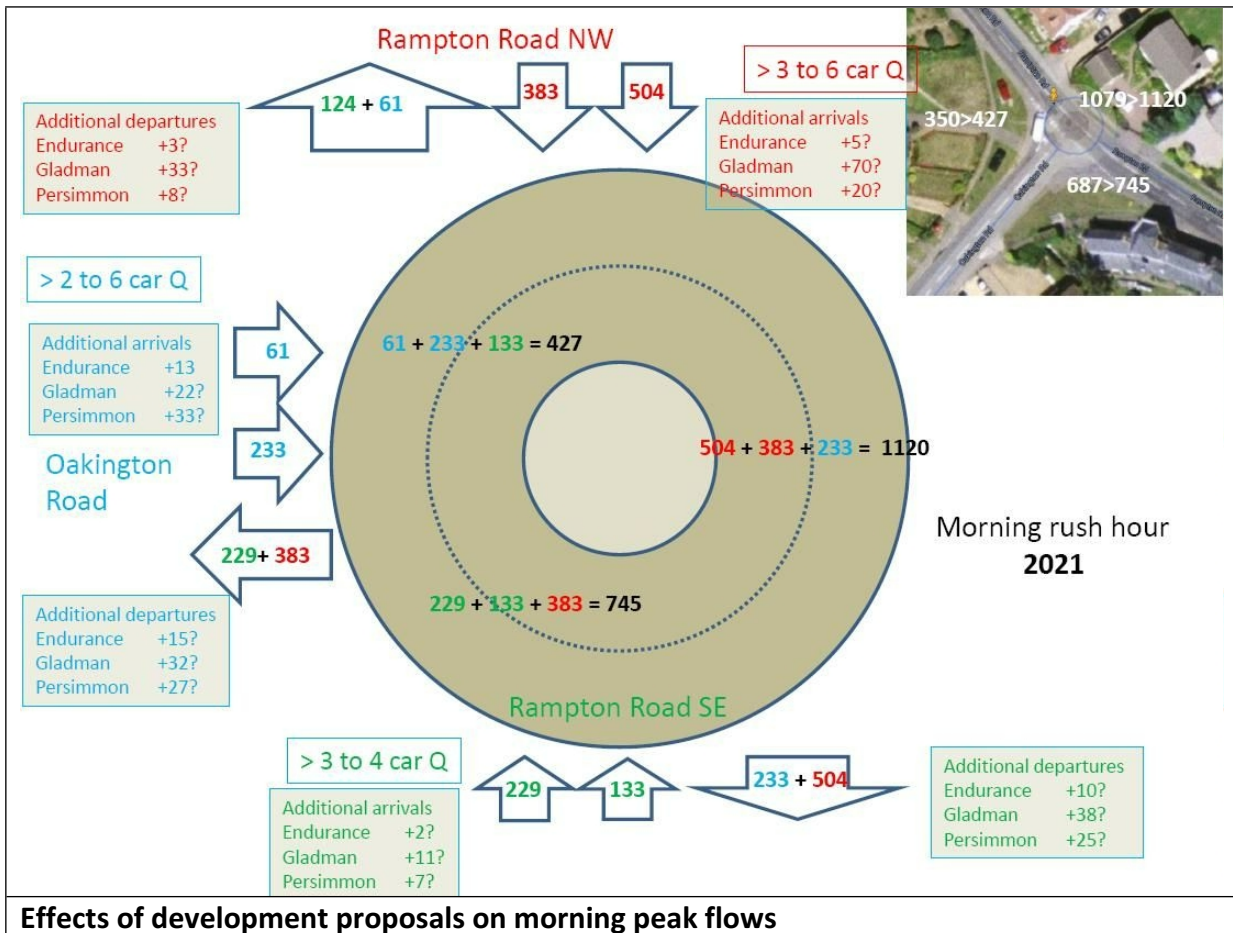
Gladman (210) will add at least 150 trips to the morning load on Rampton Road, 105 into and **45 from**

Approx. 33 will flow from the roundabout, about 22 from Oakington Rd, **11 from Rampton Rd S**,

Persimmon (130) will add at least 90 trips to the morning load on Oakington Road, 65 into and **33 from**

Approx. 20 will flow from the roundabout; about 13 from Rampton Rd N, **7 from Rampton Rd S**,

This will add **20 to the 342 that arrive there today**, an increase of **6%** that **will extend queue lengths**.



Effects of development on the evening peak flows

The schematics show traffic flows supplemented by the likely effects of the Endurance, Gladman and Persimmon proposals.



Evening peak hour flows - highest northbound; longest queue on Oakington Road inbound

Oakington Road approach

Around 369 cars arrive in the afternoon peak hour today.

Oakington Rd already suffers congestion – with 10 to 15 stationary vehicles between 5pm and 5.25pm
Endurance (50) will add at least 35 trips to the afternoon load on Oakington Rd, **13 into** and 25 from

Approx. 7 will flow towards the roundabout

Gladman (210) will add at least 150 trips to the afternoon load on Rampton Road, 45 into and **105 from**

Approx. 70 will flow from the roundabout, **about 23 from Oakington Rd**, 47 from Rampton Rd S,

Persimmon (130) will add at least 90 trips to the afternoon load on Oakington Road, **33 into** and 45 from

Approx. 16 will flow towards the roundabout

This will **add 46 cars to the 369 that arrive there today**, an increase of **12%** that **will extend queue lengths**

Rampton Road south-bound approach

Around 235 cars arrive in the afternoon peak hour

Rampton Rd NW already suffers congestion – with up to 4 stationary vehicles between 5pm and 7pm

Endurance (50) will add at least 35 trips to the afternoon load on Oakington Road, 13 into and **25 from**

Approx. 15 will flow from the roundabout; **about 5 from Rampton Rd N**, 5 from Rampton Rd S,

Gladman (210) will add at least 150 trips to the afternoon load on Rampton Road, **45 into** and 105 from

Approx. 30 will flow towards the roundabout

Persimmon (130) will add at least 90 trips to the afternoon load on Oakington Road, 33 into and **65 from**

Approx. 40 will flow from the roundabout; **about 14 from Rampton Rd N**, 26 from Rampton Rd S,

This will **add 49 to the 235 that arrive there today**, an increase of **6%** that **will extend queue lengths**.

Rampton Road north-bound approach

Around 342 cars arrive in the afternoon peak hour today.

Rampton Rd SE already suffers congestion – with up to 5 stationary vehicles between 4pm and 5.30pm

Endurance (50) will add at least 35 trips to the afternoon load on Oakington Road, 13 into and **25 from**

Approx. 13 will flow from the roundabout; about 4 from Rampton Rd N, **9 from Rampton Rd S**,

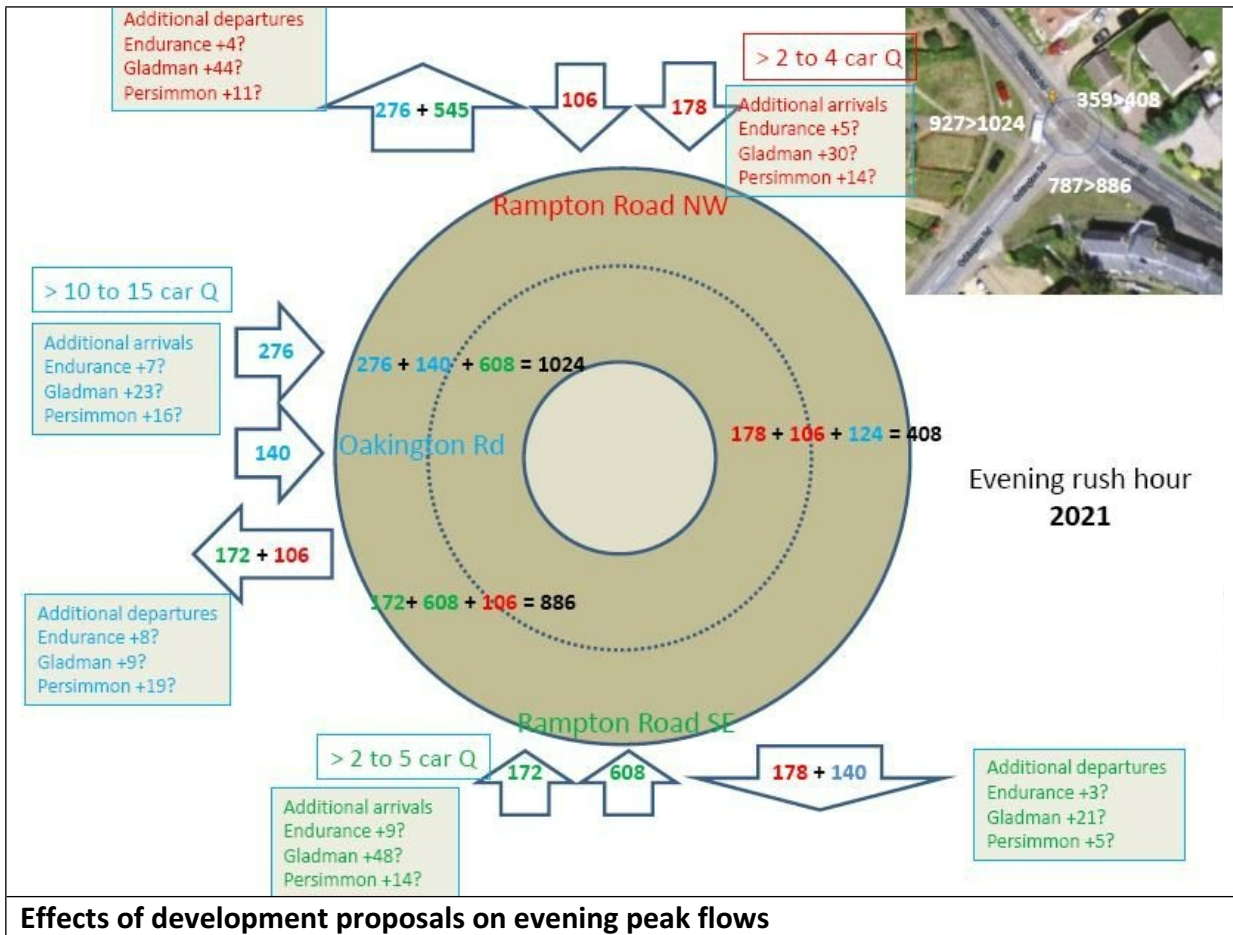
Gladman (210) will add at least 150 trips to the afternoon load on Rampton Road, 45 into and **105 from**

Approx. 70 will flow from the roundabout, about 22 from Oakington Rd, **48 from Rampton Rd S**,

Persimmon (130) will add at least 90 trips to the afternoon load on Oakington Road, 33 into and **65 from**

Approx. 20 will flow from the roundabout; about 6 from Rampton Rd N, **14 from Rampton Rd S**,

This will **add 71 to the 709 that arrive there today**, an increase of **10%** that **will extend queue lengths**.



Possible mitigations

Oakington Road approach

Around 226 cars arrive in the morning peak hour

A full “left-filter” lane could remove some 46 cars from today’s and 61 from “tomorrow’s traffic

As 233 cars would be arriving **queue lengths will remain about the same even with a “clean” filter lane.**

Rampton Road south-bound approach

Around 801 cars arrive in the morning peak hour

A full “left-filter” lane could remove some 447 cars from today’s and 504 from “tomorrow’s traffic

As “only” ~383 cars would be arriving queues would disappear.

Rampton Road north-bound approach

Around 342 cars arrive in the morning peak hour

A full “left-filter” lane could remove some 218 cars from today’s and 229 from “tomorrow’s traffic

As “only” ~133 cars would be arriving queue lengths would disappear.

Oakington Road approach

Around 369 cars arrive today in the afternoon peak hour

A full “left-filter” lane could remove some 245 cars from today’s and 276 from “tomorrow’s traffic

As “only” 140 cars would be arriving queues would disappear

Rampton Road south-bound approach

Around 235 cars arrive in the afternoon peak hour

A full “left-filter” lane could remove some 147 cars from today’s and 178 from “tomorrow’s traffic

As “only” 106cars would be arriving queues would disappear.

Rampton Road north-bound approach

Around 699 cars arrive in the afternoon peak hour

A full “left-filter” lane could remove some 154 cars from today’s and 172 from “tomorrow’s traffic

As only 608 cars would still be arriving **queue lengths would drop slightly.**

Conclusion

Either of the major developments (Gladman or Persimmon) would add significant traffic to this marginally overloaded roundabout, extending queue lengths, especially along Oakington Road in the morning on which even a “clean” left filter would only stabilise queues and along Rampton Road northbound in the evening.

Appendix 2: Measurements taken by TSL Traffic Management on 26th September 2016
 Roundabout approach – Rampton Road North

TIME	Ahead to Rampton Road (South)				Right to Oakington Road			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	90	1	0	91	69	0	1	70
0715 - 0730	98	2	0	100	73	0	1	74
0730 - 0745	118	1	0	119	87	0	0	87
0745 - 0800	102	1	0	103	99	0	1	100
Hourly Total	408	5	0	413	328	0	3	331
0800 - 0815	112	1	2	115	83	0	1	84
0815 - 0830	107	0	2	109	68	0	0	68
0830 - 0845	98	0	1	99	59	0	0	59
0845 - 0900	88	1	0	89	46	0	0	46
Hourly Total	405	2	5	412	256	0	1	257
0900 - 0915	75	1	0	76	38	1	0	39
0915 - 0930	69	0	0	69	31	0	0	31
0930 - 0945	33	1	0	34	22	0	1	23
0945 - 1000	29	0	0	29	17	0	0	17
Hourly Total	206	2	0	208	108	1	1	110

Session Total	1019	9	5	1033	692	1	5	698
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1600 - 1615	35	0	0	35	19	0	0	19
1615 - 1630	44	0	0	44	23	0	0	23
1630 - 1645	41	0	0	41	24	0	0	24
1645 - 1700	27	0	0	27	13	0	0	13
Hourly Total	147	0	0	147	79	0	0	79
1700 - 1715	29	0	0	29	24	0	0	24
1715 - 1730	28	0	0	28	16	0	0	16
1730 - 1745	32	0	0	32	20	0	0	20
1745 - 1800	27	0	0	27	24	0	0	24
Hourly Total	116	0	0	116	84	0	0	84
1800 - 1815	20	0	0	20	28	0	0	28
1815 - 1830	34	0	0	34	14	0	0	14
1830 - 1845	26	0	0	26	17	0	0	17
1845 - 1900	23	0	0	23	13	0	0	13
Hourly Total	103	0	0	103	72	0	0	72

Session Total	366	0	0	366	235	0	0	235
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Roundabout approach – Rampton Road South

TIME	Left to Oakington Road				Ahead to Rampton Road (North)			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	24	2	0	26	9	0	0	9
0715 - 0730	31	4	0	35	11	0	1	12
0730 - 0745	33	2	0	35	23	0	0	23
0745 - 0800	57	1	0	58	20	1	1	22
Hourly Total	145	9	0	154	63	1	2	66
0800 - 0815	55	0	0	55	26	0	1	27
0815 - 0830	54	1	0	55	31	0	1	32
0830 - 0845	57	1	0	58	30	0	0	30
0845 - 0900	50	0	0	50	29	0	3	32
Hourly Total	216	2	0	218	116	0	5	121
0900 - 0915	32	1	0	33	23	0	1	24
0915 - 0930	30	0	0	30	20	1	1	22
0930 - 0945	16	1	0	17	23	1	1	25
0945 - 1000	13	0	0	13	19	1	0	20
Hourly Total	91	2	0	93	85	3	3	91

Session Total	452	13	0	465	264	4	10	278
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1600 - 1615	40	1	0	41	85	1	0	86
1615 - 1630	36	0	0	36	99	0	1	100
1630 - 1645	32	0	0	32	103	0	1	104
1645 - 1700	35	1	0	36	114	0	1	115
Hourly Total	143	2	0	145	401	1	3	405
1700 - 1715	43	0	0	43	127	0	1	128
1715 - 1730	41	1	0	42	156	0	0	156
1730 - 1745	33	0	0	33	141	1	1	143
1745 - 1800	36	0	0	36	117	0	1	118
Hourly Total	153	1	0	154	541	1	3	545
1800 - 1815	32	1	0	33	103	2	1	106
1815 - 1830	12	0	0	12	85	0	1	86
1830 - 1845	10	0	0	10	80	0	0	80
1845 - 1900	9	0	0	9	71	1	1	73
Hourly Total	63	1	0	64	339	3	3	345

Session Total	359	4	0	363	1281	5	9	1295
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Roundabout approach – Oakington Road

TIME	Left to Rampton Road (North)				Right to Rampton Road (South)			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	9	0	0	9	17	0	0	17
0715 - 0730	10	0	0	10	17	0	0	17
0730 - 0745	13	0	0	13	26	1	0	27
0745 - 0800	6	0	0	6	27	0	0	27
Hourly Total	38	0	0	38	87	1	0	88
0800 - 0815	9	0	0	9	40	1	0	41
0815 - 0830	8	0	0	8	51	0	0	51
0830 - 0845	7	0	0	7	46	2	0	48
0845 - 0900	6	0	1	7	40	0	0	40
Hourly Total	30	0	1	31	177	3	0	180
0900 - 0915	12	0	0	12	24	1	1	26
0915 - 0930	10	0	0	10	20	2	0	22
0930 - 0945	14	0	0	14	20	0	0	20
0945 - 1000	10	0	0	10	16	1	0	17
Hourly Total	46	0	0	46	80	4	1	85

Session Total	114	0	1	115	344	8	1	353
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1600 - 1615	30	0	0	30	18	1	0	19
1615 - 1630	38	0	0	38	21	1	0	22
1630 - 1645	40	0	1	41	25	1	0	26
1645 - 1700	46	0	0	46	27	1	0	28
Hourly Total	154	0	1	155	91	4	0	95
1700 - 1715	62	0	0	62	33	1	0	34
1715 - 1730	70	0	0	70	26	0	0	26
1730 - 1745	60	0	0	60	30	1	0	31
1745 - 1800	53	0	0	53	32	0	0	32
Hourly Total	245	0	0	245	121	2	0	123
1800 - 1815	49	0	0	49	35	0	0	35
1815 - 1830	53	0	0	53	17	1	0	18
1830 - 1845	46	0	0	46	23	0	0	23
1845 - 1900	42	0	0	42	16	1	0	17
Hourly Total	190	0	0	190	91	2	0	93

Session Total	589	0	1	590	303	8	0	311
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Roundabout – queuing AM

TIME	Queue Lengths (Vehicles)					
	Rampton Road (SB)		Rampton Road (NB)		Oakington Road	
	Stationary	Rolling	Stationary	Rolling	Stationary	Rolling
700	0	0	0	0	0	0
705	0	0	0	0	0	0
710	3	0	2	0	0	0
715	2	0	0	0	0	0
720	4	0	3	0	3	0
725	3	0	0	0	3	0
730	5	0	2	0	2	0
735	5	0	4	0	2	0
740	6	0	3	0	2	0
745	5	0	4	0	2	0
750	4	0	3	0	2	0
755	5	0	3	0	3	0
800	4	0	3	0	3	0
805	4	0	3	0	2	0
810	4	0	3	0	3	0
815	4	0	0	0	2	0
820	5	0	4	0	2	0
825	4	0	3	0	2	0
830	3	0	4	0	0	0
835	4	0	3	0	2	0
840	3	0	0	0	2	0
845	4	0	3	0	0	0
850	4	0	0	0	0	0
855	4	0	3	0	0	0
900	0	0	0	0	0	0
905	0	0	0	0	0	0
910	0	0	0	0	2	0
915	0	0	0	0	0	0
920	2	0	0	0	0	0
925	0	0	0	0	0	0
930	0	0	0	0	0	0
935	0	0	0	0	5	0
940	3	0	0	0	0	0
945	0	0	0	0	2	0
950	0	0	0	0	0	0
955	0	0	0	0	0	0

Roundabout approach – queuing PM

TIME	Queue Lengths (Vehicles)					
	Rampton Road (SB)		Rampton Road (NB)		Oakington Road	
	Stationary	Rolling	Stationary	Rolling	Stationary	Rolling
1600	0	0	0	0	3	0
1605	0	0	0	0	4	0
1610	0	0	0	0	3	0
1615	0	0	0	0	3	0
1620	0	0	0	0	3	0
1625	0	0	0	0	8	0
1630	2	0	2	0	5	0
1635	0	0	0	0	5	0
1640	2	0	0	0	5	0
1645	3	0	4	0	6	0
1650	2	0	0	0	5	0
1655	0	0	5	0	6	0
1700	0	0	2	0	10	2
1705	3	0	0	0	10	0
1710	0	0	3	0	10	0
1715	2	0	0	0	15	4
1720	0	0	2	0	12	2
1725	2	0	0	0	10	2
1730	2	0	2	0	8	0
1735	3	0	0	0	8	2
1740	3	0	2	0	8	2
1745	3	0	2	0	6	0
1750	2	0	2	0	7	0
1755	4	0	2	0	4	0
1800	0	0	0	0	6	2
1805	2	0	0	0	6	0
1810	3	0	0	0	7	0
1815	2	0	0	0	4	0
1820	3	0	2	0	4	0
1825	0	0	0	0	3	0
1830	2	0	0	0	4	0
1835	2	0	0	0	4	0
1840	3	0	0	0	3	0
1845	0	0	0	0	3	0
1850	0	0	0	0	4	0
1855	0	0	0	0	3	0

Beach Road approach North

TIME	Ahead to Beach Road (South)				Right to Brenda Guatrey Way			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	61	0	0	61	2	0	0	2
0715 - 0730	67	2	0	69	1	0	0	1
0730 - 0745	83	1	0	84	1	0	0	1
0745 - 0800	96	0	0	96	3	0	0	3
Hourly Total	307	3	0	310	7	0	0	7
0800 - 0815	92	2	0	94	3	0	0	3
0815 - 0830	93	1	0	94	2	0	0	2
0830 - 0845	81	0	2	83	4	0	0	4
0845 - 0900	72	2	0	74	2	0	0	2
Hourly Total	338	5	2	345	11	0	0	11
0900 - 0915	54	0	1	55	6	0	0	6
0915 - 0930	43	0	0	43	4	0	0	4
0930 - 0945	35	3	0	38	3	0	0	3
0945 - 1000	36	0	0	36	3	0	0	3
Hourly Total	168	3	1	172	16	0	0	16

Session Total	813	11	3	827	34	0	0	34
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1600 - 1615	32	1	0	33	2	0	0	2
1615 - 1630	31	2	0	33	5	0	0	5
1630 - 1645	35	0	0	35	6	0	0	6
1645 - 1700	26	0	1	27	5	0	0	5
Hourly Total	124	3	1	128	18	0	0	18
1700 - 1715	36	0	0	36	5	0	0	5
1715 - 1730	27	0	0	27	7	0	0	7
1730 - 1745	31	1	0	32	8	0	0	8
1745 - 1800	29	0	0	29	11	0	0	11
Hourly Total	123	1	0	124	31	0	0	31
1800 - 1815	30	2	0	32	14	0	0	14
1815 - 1830	26	1	0	27	6	0	0	6
1830 - 1845	24	0	0	24	3	0	0	3
1845 - 1900	23	0	0	23	5	0	0	5
Hourly Total	103	3	0	106	28	0	0	28

Session Total	350	7	1	358	77	0	0	77
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Beach Road approach South

TIME	Left to Brenda Guatrey Way				Ahead to Beach Road (North)			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	0	0	0	0	17	1	0	18
0715 - 0730	0	0	0	0	25	1	0	26
0730 - 0745	0	0	0	0	33	0	0	33
0745 - 0800	1	0	0	1	32	2	0	34
Hourly Total	1	0	0	1	107	4	0	111
0800 - 0815	0	0	0	0	43	1	0	44
0815 - 0830	0	0	0	0	35	2	0	37
0830 - 0845	2	0	0	2	44	0	2	46
0845 - 0900	1	0	0	1	39	0	0	39
Hourly Total	3	0	0	3	161	3	2	166
0900 - 0915	0	0	0	0	31	1	0	32
0915 - 0930	0	0	0	0	29	0	0	29
0930 - 0945	1	0	0	1	30	2	0	32
0945 - 1000	1	0	0	1	23	1	0	24
Hourly Total	2	0	0	2	113	4	0	117

Session Total	6	0	0	6	381	11	2	394
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1600 - 1615	2	0	0	2	57	1	0	58
1615 - 1630	3	0	0	3	69	0	1	70
1630 - 1645	3	0	0	3	89	3	0	92
1645 - 1700	5	0	0	5	129	1	0	130
Hourly Total	13	0	0	13	344	5	1	350
1700 - 1715	5	0	0	5	134	0	1	135
1715 - 1730	2	0	0	2	131	1	0	132
1730 - 1745	3	0	0	3	150	1	0	151
1745 - 1800	6	0	0	6	144	1	0	145
Hourly Total	16	0	0	16	559	3	1	563
1800 - 1815	3	0	0	3	129	0	0	129
1815 - 1830	5	0	0	5	81	1	0	82
1830 - 1845	1	0	0	1	77	1	0	78
1845 - 1900	2	0	0	2	71	0	0	71
Hourly Total	11	0	0	11	358	2	0	360

Session Total	40	0	0	40	1261	10	2	1273
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Beach Road approach – Brenda Gautrey Way

TIME	Left to Beach Road (North)				Right to Beach Road (South)			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	7	0	0	7	2	0	0	2
0715 - 0730	1	0	0	1	2	0	0	2
0730 - 0745	6	0	0	6	2	0	0	2
0745 - 0800	6	0	0	6	7	0	0	7
Hourly Total	20	0	0	20	13	0	0	13
0800 - 0815	11	0	0	11	1	0	0	1
0815 - 0830	5	0	0	5	3	0	0	3
0830 - 0845	13	0	0	13	1	0	0	1
0845 - 0900	11	0	0	11	1	0	0	1
Hourly Total	40	0	0	40	6	0	0	6
0900 - 0915	7	0	0	7	3	0	0	3
0915 - 0930	3	0	0	3	1	0	0	1
0930 - 0945	2	0	0	2	2	0	0	2
0945 - 1000	2	0	0	2	1	0	0	1
Hourly Total	14	0	0	14	7	0	0	7

Session Total	74	0	0	74	26	0	0	26
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1600 - 1615	4	0	0	4	0	0	0	0
1615 - 1630	6	0	0	6	1	0	0	1
1630 - 1645	1	0	0	1	2	0	0	2
1645 - 1700	6	0	0	6	0	0	0	0
Hourly Total	17	0	0	17	3	0	0	3
1700 - 1715	5	0	0	5	1	0	0	1
1715 - 1730	2	0	0	2	1	0	0	1
1730 - 1745	3	0	0	3	0	0	0	0
1745 - 1800	7	0	0	7	4	0	0	4
Hourly Total	17	0	0	17	6	0	0	6
1800 - 1815	6	0	0	6	0	0	0	0
1815 - 1830	5	0	0	5	2	0	0	2
1830 - 1845	4	0	0	4	0	0	0	0
1845 - 1900	2	0	0	2	0	0	0	0
Hourly Total	17	0	0	17	2	0	0	2

Session Total	51	0	0	51	11	0	0	11
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Histon Road 26th September 2016

TIME	Northbound				Southbound			
	LIGHT	HEAVY	BUS	TOTAL	LIGHT	HEAVY	BUS	TOTAL
0700 - 0715	75	1	0	76	85	0	0	85
0715 - 0730	77	2	2	81	103	2	2	107
0730 - 0745	85	1	1	87	112	2	2	116
0745 - 0800	89	1	2	92	136	1	0	137
Hourly Total	326	5	5	336	436	5	4	445
0800 - 0815	103	3	2	108	167	2	3	172
0815 - 0830	106	1	1	108	162	3	1	166
0830 - 0845	109	0	0	109	186	1	0	187
0845 - 0900	121	1	1	123	194	5	1	200
Hourly Total	439	5	4	448	709	11	5	725
0900 - 0915	96	2	1	99	179	2	2	183
0915 - 0930	85	2	1	88	155	3	2	160
0930 - 0945	81	0	0	81	138	0	0	138
0945 - 1000	67	1	2	70	121	1	1	123
Hourly Total	329	5	4	338	593	6	5	604

Session Total	1094	15	13	1122	1738	22	14	1774
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1600 - 1615	120	1	2	123	67	1	1	69
1615 - 1630	116	1	1	118	69	1	1	71
1630 - 1645	136	2	2	140	77	0	0	77
1645 - 1700	149	0	1	150	78	1	2	81
Hourly Total	521	4	6	531	291	3	4	298
1700 - 1715	167	2	2	171	72	0	0	72
1715 - 1730	182	1	3	186	93	0	2	95
1730 - 1745	177	0	3	180	89	1	1	91
1745 - 1800	179	1	1	181	90	2	0	92
Hourly Total	705	4	9	718	344	3	3	350
1800 - 1815	151	0	2	153	77	2	2	81
1815 - 1830	133	0	0	133	75	0	2	77
1830 - 1845	119	1	1	121	58	2	0	60
1845 - 1900	102	0	2	104	56	1	0	57
Hourly Total	505	1	5	511	266	5	4	275

Session Total	1731	9	20	1760	901	11	11	923
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Appendix 2: Transport & Travel Plan - critique

The **Transport and Travel Plans** have numerous errors or omissions with consequences for traffic volumes or road safety:

4.2.5.6 The speed surveys were conducted in March 2015; relying on measurements taken in a non-neutral month (to avoid holiday and adverse weather effects) is not in line with practice set in the Design Manual for Roads & Bridges

4.2.5.7 The surveys indicate a considerable proportion of vehicles travelling at over 40mph near the 30mph limited area at the proposed site access.

4.2.6 The surveys indicate a considerable proportion of vehicles travelling at nearly 40mph within the 30mph limited area near the proposed site access. Achieving acceptable visibility requirements will need more than simple relocation of the 30mph boundary as has been found on Beach Road where an additional 40mph buffer zone has been introduced and further measures are now being considered.

4.3 Given the prevailing road speeds it is likely that only a segregated cycle path would provide adequate safety for cyclists. The proposed internal cycle route depends on a possible future development by Persimmon and must be discounted here. Roads within Cottenham are not conducive to safe cycling due to frequent width constraints introduced in 1993 as part of the traffic-calming scheme; these chicanes force cyclists to dismount or cross into the path of motorists. The proposed Toucan crossing on Rampton road will help but appears not to be fully funded yet is only necessary as a result of the increased pedestrian and road traffic caused by the development.

4.4 No consideration has been given to mobility-impaired residents wishing to access facilities in the village core some considerable distance away.

5.1.1 Walking is the most important mode of travel at the local level BUT 2Km is an unsustainable walking distance for a substantial proportion of adult residents, especially those (most) with access to a car.

5.1.2 reinforces 2Km as the maximum walking distance, implying that 400m is much more sustainable.

5.1.3 Only the Primary School and a bus stop are within the 800m / 10 minute walk isochrones from the proposed site; all other village facilities are further away. Even the bus stops are the final stops on a 1-way journey around the village which terminates at Lambs Lane. Ongoing travel is often subject to considerable synchronisation delays at this stop. The legitimacy of using the suggested walk route alongside number 83 Rampton Road is questioned as Gladman have no control over access to it. We note the s106 offer to improve the bus stop on Lambs Lane and provide electronic timetable information there but would point out that RTI already exists at the terminus bus stop a little further along Lambs Lane.

5.1.4 While many village facilities are within 2Km of the site, it is unlikely that many residents would choose to walk to places such as Travis Perkins, supermarket or greengrocer with all but the lightest of purchases. The Anglican Church is beyond 2Km from the site.

5.1.5 highlights how few village facilities are beyond 800m practical walking distance from the site. The Post Office distance appears not to be the distance to the current Post Office which is now about 1500m from the site.

5.1.8 Linkage with other village pedestrian infrastructure does not mitigate the effect of distances involved.

5.1.9 Linkage with other village pedestrian infrastructure does not mitigate the effect of distances involved, although the Toucan crossing will improve safety on Rampton road if implemented. Rampton Road is a busy road with some 700 vehicles (800 by 2020) passing the site entrances at substantial speeds in the morning rush hour.

5.2 While cycling opens up some more options, including access to the Guided Busway at Oakington, the small proportion of people willing or able to make 25 minute 5 Km cycle journeys (the Chartered Institute

for Highways & Transportation guideline for maximum distance cyclable comfortably by a reasonably fit person) is limited, as demonstrated by the relatively small number of commute journeys by Cottenham residents made by cycle.

5.3 appears completely unfounded. Future residents of the proposed development will not have good accessibility to services they might use daily or major employment locations without extensive use of a car. In addition, the nature of most Cambridge jobs precludes car-sharing.

6.2 The site is not well-served by public transport when its nearest bus stops, some 500m from the site centroid, are at the end of a bus route. Even after this discontinuity, the service only meanders to Cambridge City Centre. No improvements have been suggested

6.3.2 implies that Citi8 services still run beyond Cambridge City Centre – not true.

6.3.3 implies that Citi8 services still run beyond Cambridge City Centre – not true; a connection is required, adding considerably to the times required.

6.3.5 implies that Citi8 services still run beyond Cambridge City Centre – not true; a connection is required, deterring commuters.

6.3.6 implies that Citi8 services still run beyond Cambridge City Centre – not true; a connection is required to reach the railway station, deterring commuters.

6.4 Suggesting drivers access the Guided bus by parking at Longstanton is hardly a “desire line” when there are Park & Ride facilities within a shorter distance.

6.5.1 Waterbeach is beyond reasonable cycling distance and parking there is all but impossible after 8am on weekday mornings. Chartered Institution of Highways & Transportation advises that a distance of 5 miles is the limit for comfortable cycling by a reasonably fit person

6.6.3 Cambridge is beyond reasonable cycling distance and the Citi8 no longer reaches the station.

6.6 The site is not adequately served by public transport and no improvements have been suggested. In the recent Neighbourhood Plan survey, 63% of residents wanted to see improvements in public transport links to Cambridge with only 11% currently using the bus 4 or more times a week. Bus services run at 20 minute intervals and a shorter journey time to Cambridge was the single most-cited (78%) incentive to use bus services more. This issue is not sufficiently addressed by the Travel Plan.

5. At 7.1.2 of the new travel plan there is a proposal to add a cycle footpath between the accesses to the site and the junction with Lambs lane. This can not be accommodated with the narrow width of the path.

7.5 The Travel Plan target of a 2-way vehicle trip rate of 0.546 vehicles per hour per dwelling within 5 years appears ambitious if not impossible. Our own actual trip generation measurements, carried out by independent consultants, on two representative Cottenham estates in April this year and TRICS data suggest a figure between 0.7 and 0.8 is more appropriate for an estate of this size in Cottenham where vehicle ownership and dependency is higher than might be the case elsewhere. Increasing modal share of passenger transport, cycling and walking will be particularly challenging given the distance of the site from Cottenham’s facilities, cyclist and pedestrian safety issues, the limited public transport options and the nature of employment in Cambridge. More worrying is the proposal to set a baseline after measurement then reduce it by just 10%.

8.3.1 We have serious reservations about the ability of the use of historic data, some as much as 15 years old, in the TRICS database to properly represent future travel conditions for an affluent village in such close proximity to a hyper-growth city like Cambridge. The TRICS data derived from the David Wilson Homes (off Beach Road, now known as Racecourse View) situation demonstrates the inaccuracy of these database approaches to trip rate prediction in Cottenham and similar locations. AHA assume some 17 two-way vehicle trips will be generated by the 47 homes (equivalent to 0.36 trips per household per hour) whereas

real measurements (see **Appendix 1**) commissioned by independent consultants for Cottenham Parish Council for the similarly-located Brenda Gautrey Way estate measured some 73 two-way trips from the 108 houses feeding that junction (equivalent to 0.68 trips per household per hour). **Note that, to avoid effects of holidays and weather, valid traffic measurements have to be made only in April, May, June, September and October according to the Design Manual for Roads & Bridges.**

The use of Pelham Way as a baseline for measuring existing traffic flows (8.8.2.4 of Transport Assessment) is flawed as the housing in this area is in a different stage of maturity having been built in the 1970s. As such the age profile of the residents will generally be older than purchasers on a new estate that are likely to have a higher percentage of families with working members. A more valid comparison would be to assess the traffic from the Tenison Manor estate - newer estate and more compatible in size.

8.5 Background traffic growth ignores any potential traffic growth from Endurance and other proposed developments in the vicinity. The TRICS data derived from the David Wilson Homes situation demonstrates the inaccuracy of these database approaches to trip rate prediction in Cottenham and similar locations. AHA assume some 17 two-way vehicle trips will be generated by the 47 homes (equivalent to 0.36 trips per household per hour) whereas real measurements commissioned by independent consultants for Cottenham Parish Council for the similarly-located (although closer to the village core) Brenda Gautrey Way estate measured some 73 two-way trips from the 108 houses feeding that junction (equivalent to 0.68 trips per household per hour).

8.7.1 The modal split is likely to have changed since the 2011 census, particularly against the use of bus following the curtailment of the Citi 8 service at Cambridge city centre, forcing more people to use private car transport. The location of the site and its distance from core village facilities, combined with limited public transport options are likely to increase the proportion of such departures and arrivals that are made as single person car journeys.

8.8.1 We have serious reservations about the ability of the use of historic data, some as much as 15 years old, in the TRICS database to properly represent future travel conditions for an affluent village in such close proximity to a hyper-growth city like Cambridge. The TRICS data derived from the David Wilson Homes situation demonstrates the inaccuracy of these database approaches to trip rate prediction in Cottenham and similar locations. AHA assume some 17 two-way vehicle trips will be generated by the 47 homes (equivalent to 0.36 trips per household per hour) whereas real measurements commissioned by Cottenham Parish Council for the similarly-located Brenda Gautrey Way estate measured some 73 trips from the 108 houses feeding that junction (equivalent to 0.68 trips per household per hour).

8.8.2 The traffic generated by the proposed development will have a material effect on the local highway network for two reasons. The traffic likely to be generated will be around twice that suggested and more of that traffic, following the closure of direct access to the A14, will flow via Rampton Road and Histon Roads towards Cambridge.

8.10 We believe, following evidence from the Brenda Gautrey Way estate that traffic generation will exceed 150 two-way trips in the morning rush hour, a material addition to the 800 vehicles passing the site, saturating the Oakington Road junction and taking the traffic entering Histon Road well above 1,000 vehicles per hour.

10.3 When most Cottenham residents commute to work in or around Cambridge it is implausible that significant amounts of rush-hour travel can be converted to cycling or walking.

10.5 When most Cottenham residents commute to work in or around Cambridge it is implausible that significant amounts of rush-hour travel can be converted to cycling or walking.

The meandering nature and extended journey time of the Citi8 limit its value as an alternative to single-person car journeys

- Cottenham does not host a full 6th form; students travel to Impington or Cambridge

10.7 When most Cottenham residents commute to work in or around Cambridge it is implausible that significant amounts of rush-hour travel can be converted to cycling or walking.

- The meandering nature and extended journey time of the Citi8 limit its value as an alternative to single-person car journeys

10.8 When the existing road junctions appear to operate at capacity already it is inconceivable that adding some 150 vehicle trips in the morning rush hour will not saturate some or all of these junctions leading to serious congestion, pollution and safety hazards for everyone.

10.9 AHA's analysis is flawed and does not demonstrate that the proposed development is consistent with the sustainable development objectives of national and local planning guidance.

Heads of terms for the completion of a Section 106 agreement

Cottenham – Rampton Road (S/1411/16/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Cottenham and the remaining should be allocated on a 50/50 split basis between applicants with a District wide connection

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£286,200
Primary School	CCC	£715,500
Libraries and lifelong learning	CCC	£30,010
Transport	CCC	£88,281.70
Sports	SCDC	£115,000
Children's play space	SCDC	£75,000 (plus £12,000 if payable)
Indoor community space	SCDC	£197,000
Household waste bins	SCDC	£14,700
Monitoring	SCDC	£3,000
Healthcare	SCDC	£80,220
Burial space	SCDC	£56,700
Community transport scheme	SCDC	£133,334
TOTAL		£1,794,946
TOTAL PER DWELLING		£8,974.73

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local equipped area for play	SCDC	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).
Trim trails	SCDC	7 x adult trim trail equipment areas and 5 x children's trim trail equipment areas
Onsite street snooker table	SCDC	Onsite provision to be provided if not satisfied through offsite payment of £12,000 as above
Community Orchard	SCDC	Specification to be submitted for the provision and future maintenance of

		community orchard
Woodland parking provision	SCDC	Specification to be submitted for the provision and future maintenance of parking area serving the woodland area.
Archaeological Protection Area	SCDC	

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Highways	CCC	Bus shelter to be installed at the Lambs Lane bus stop (maintenance of shelter to be secured by s106 agreement)
Highways	CCC	A Toucan crossing facility to be provided along Rampton Road at a location to be agreed with CCC (maintenance of crossing to be secured by s106 agreement)
Highways	CCC	Improvements to pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road are to be agreed with the County Council and implemented by the developer
Highways	CCC	Widening of the footway on east side of B1049 within 30mph zone between the junctions of B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling. The works include resurfacing and widening the path to 2.5m where possible within the existing public highway.
Highways	CCC	Roundabout improvements at the Rampton Road/ Oakington Road Junction need to be implemented prior to occupation of the development.
Transport	CCC	Installation of 12 'Sheffield Cycle Stands' at locations to be agreed with the Parish Council and CCC along Cottenham High Street and elsewhere in the village
Transport	CCC	A Travel Plan will need to be provided for each use on site (residential dwellings and carehome) prior to occupation for agreement with the County Council.
Pumping station	SCDC	

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	See 'Primary School'
Quantum	£286,200
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	
Number Pooled obligations	

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	YES
Detail	<p>As a detailed development mix has not been provided the number of pupils arising from the proposed development has been calculated by using the Council's general multipliers. This calculates that the following number of children will be generated:</p> <p>Early Years = 60 children (of which 32 are entitled to free provision) Primary = 70 children</p> <p>There are three childcare providers in Cottenham. Ladybird Pre-School located at Cottenham Primary School and 2 childminders.</p> <p>According to the future projections, there is insufficient early year's capacity in the Cottenham area to accommodate the places being generated by this development. A contribution will therefore be required in order to mitigate the impact of the early years aged children arising from this development</p> <p>This development lies within the catchment area of Cottenham Primary School.</p> <p>Over a number of years the Council has provided additional teaching capacity in response to growing demand in the village. These expansions left the school with significant pressures on its auxiliary spaces, notably the size of the hall and limited informal teaching spaces. As a response, the Council has recently completed a significant refurbishment of the school to provide appropriate accommodation for a three form of entry primary school. As part of this work, detailed assessments of the sites capacity were undertaken.</p> <p>At that time it was considered that the current site offered no opportunity for expansion beyond the school's current 3FE.</p> <p>The Council's forecasts indicate that the school will be operating at capacity with intakes in line with the Published Admission Number of 90. However, it is accepted that an unexpectedly low cohort admitted into Reception in September 2016 means that, in the short-term, there are a number of surplus places in the school.</p> <p>The school's class structure limits these surplus places to a single cohort. The Council considers that it would not be appropriate to simply</p>

	<p>deduct these places from the additional demand from the developments. This is due to the fact that by the time the developments are completed and the full demand from the sites is being generated, this small cohort will be in Year 5 or 6. Instead, the Council considers it more appropriate to plan for the medium-term, assessing the impact that developments will have over an extended period.</p> <p>In summary, as the analysis illustrates, it is reasonable to assume, that there will in the medium-term be some limited capacity at the school. Given this, it is therefore, appropriate to adjust, proportionally the identified requirements to mitigate the impact of all upcoming developments in Cottenham.</p> <p>Following more detailed discussions with the existing education provider, the Council has confirmed that, if necessary, there is a willingness to consider further expansion of the primary school, beyond its current 3FE.</p> <p>The County Council's proposed solution to mitigating the early years and primary education aged pupils arising from this site is to build a new 1FE primary school facility with adjoining 1 class early years facility. This combined project will cost £6,200,000 and would create 52 early years places and 210 primary school places. The primary school expansion will be located on the land owned by the County Council adjacent to the school but not in the school site.</p> <table border="1" data-bbox="501 987 1353 1424"> <thead> <tr> <th></th> <th>Early Years</th> <th>Primary</th> </tr> </thead> <tbody> <tr> <td>Land off Rampton Road (S/1411/16)</td> <td>£286,200</td> <td>£715,500</td> </tr> <tr> <td>Land at Oakington Road (S/1606/16/OL)</td> <td>£194,400</td> <td>£486,000</td> </tr> <tr> <td>Land north east of Rampton Road (S/2876/16)</td> <td>£220,800</td> <td>£772,800</td> </tr> <tr> <td>36 Oakington Road (S/1952/15) * Already secured</td> <td>£59,400</td> <td>£148,500</td> </tr> <tr> <td>Total</td> <td>£760,800</td> <td>£2,122,800</td> </tr> </tbody> </table> <p>Across these 4 developments a contribution of £2,883,600 is being sought.</p> <p>Cottenham Parish Council are looking to deliver a new community centre and the plans currently include provision for an early years nursery following agreement, in principle, from CCC to direct relevant s106 early years contributions to the project. If in the future it is agreed by all parties that this proposition is a more viable option for providing early years accommodation then it may be that a deed of variation could be completed to redirect some of this money towards the Parish Council project. Until that time the solution will be early year's classrooms on the primary school site.</p>		Early Years	Primary	Land off Rampton Road (S/1411/16)	£286,200	£715,500	Land at Oakington Road (S/1606/16/OL)	£194,400	£486,000	Land north east of Rampton Road (S/2876/16)	£220,800	£772,800	36 Oakington Road (S/1952/15) * Already secured	£59,400	£148,500	Total	£760,800	£2,122,800
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Total	£760,800	£2,122,800																	
Quantum	£715,500 for Primary Education																		
Fixed / Tariff	Fixed																		
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings																		
Index to be applied from	Quarter 1 2016																		

Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (36 Oakington Road)

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO
Detail	<p>Based on the County Council's general multipliers this development is expected to generate a net increase of 50 secondary school places (200 dwellings x 0.25 multiplier). The catchment school is Cottenham Village College.</p> <p>According to the latest forecasts there is sufficient capacity and therefore Cottenham Village College should be able to accommodate the additional children living in the new developments. Therefore no contributions are sought for secondary education provision.</p>

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	<p>Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.</p> <p>The importance of libraries to the quality of life, well-being, social, economic and cultural development of communities is recognised both nationally and locally. Therefore, it is important to include access to a range of library facilities to meet the needs of the residents of this new development for information, learning and reading resources in connection with work, personal development, personal interests and leisure.</p> <p>Cottenham is served by a level one library with an operational space of 128 sqm. The County Councils proposed solution to mitigating the impact on the libraries and lifelong learning service arising from this site and others in the area would be to modify the internal area at Cottenham library, to create more library space and provide more shelving and resources. In order to do this, we would require a developer contribution of £60.02 per head of population increase. This figure is based on the MLA Standard Charge Approach for public libraries (Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and Archives Council, May 2010).</p> <p>The number of new residents arising from the scheme has been calculated by using the Council's detailed household multipliers and equates to 500 new residents (200 dwellings x 2.5 average household size, see below).</p> <p>Therefore the total contributions from this development which are required for mitigating the pressures on libraries and lifelong learning provision are £30,010 (500 new residents x £60.02).</p> <p>This contribution would be used for:</p>

	<ul style="list-style-type: none"> Removing the internal walls of the lobby and incorporating this space into the library operational space Decreasing the size of the workroom/staffroom and adding the space freed up to the library area.
Quantum	£30,010
Fixed / Tariff	Fixed
Trigger	50% of the contribution prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (36 Oakington Road)

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO
Detail	The Cambridge and Northstowe HRC area as defined by CCC has maximised its pooling limited under CIL Regulation 123 and as such the LPA cannot secure any contributions for such infrastructure.

Ref	CCC6
Type	Transport
Policy	TR/3
Required	YES
Detail	<ul style="list-style-type: none"> A contribution of £27,000 for a RTP1 board to be installed at the Lambs Lane bus stop – prior to commencement A commuted sum of £7,000 for the ongoing maintenance of the shelter to be paid to the County Council – on completion of the shelter, for the County to pass to the Parish Council A commuted sum of £38,661.70 towards the ongoing maintenance of the Toucan crossing facility at Rampton Road – on completion of the Toucan facility. A capital contribution of £9,620 towards the County Council's local highway improvement scheme at The Green junction in Histon. – Prior to commencement A contribution of £6,000 towards a local highway improvement scheme at Water Lane/ Oakington Road Junction. – Prior to commencement
Quantum	£88,281.70
Fixed / Tariff	Fixed
Trigger	As set out in the 'Detail' section above
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The recreation study of 2013 identified Cottenham as having a deficit of 5.26ha of outdoor sports space.</p> <p>Cottenham Parish Council has said that in order to meet the needs of future resident's sports contributions are required to part fund a number of projects including:</p> <ul style="list-style-type: none"> • New sports pavilion (est cost £350,000) • Additional cricket squares • Pitch drainage • Floodlights • Additional land <p>The off-site contribution towards the increase in demand for provision of outdoor sports provision would ordinarily be in the region of £215,000 in accordance with the policy.</p> <p>However, although there is a recognised demand for improved sports facilities, there is a greater need for new indoor community space facilities in Cottenham.</p> <p>On that basis (and as was secured at the Endurance Estates application for 50 dwellings at Oakington Road) the Council would propose reducing the sports contribution in lieu of an increased community space contribution. The net effect is that the owner's liability remains the same but such an approach would make the delivery of the new community centre more possible (and which is needed to mitigate the impact or growth in the village).</p> <p>Rather than secure £215,000 sports contribution the Council seeks a contribution of £115,000 with the difference (£100,000) being added to offsite indoor community space contribution.</p>
Quantum	£115,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupation of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (Oakington Road)

Ref	SCDC2
Type	Children's play space
Policy	SF/10
Required	YES
Detail	<p>The recreation study of 2013 identified Cottenham as having a deficit of 4.70ha of children's play space.</p> <p>The applicant is proposing the provision of a LEAP to meet the needs of 2-8 year olds. The LEAP will need to be provided in accordance with the open space SPD.</p> <p>In order to meet the needs of older children Cottenham Parish Council has requested an offsite contribution to help finance the provision of a</p>

	<p>MUGA, skate park extension and possible offsite street snooker table.</p> <p>A contribution of £70,000 towards these projects is required to meet the needs of older children.</p> <p>In accordance with development control policies the development will be required to provide the following quantum of children's play space.</p> <table border="1" data-bbox="710 436 1141 660"> <thead> <tr> <th></th> <th>Informal play space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> </tr> </tbody> </table>		Informal play space	1 bed	Nil	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
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Quantum	<p>£75,000 towards offsite MUGA</p> <p>Either £12,000 towards offsite street snooker table or onsite provision within the development</p>										
Fixed / Tariff	Fixed										
Trigger	<p>£75,000 MUGA contribution payable prior to occupation of 75 dwellings</p> <p>£12,000 street snooker table to be installed or contribution paid prior to occupation of 50 dwellings</p> <p>LEAP to be provided and available for use prior to occupation of 50 dwellings</p>										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	NONE										

Ref	SCDC3										
Type	Informal open space										
Policy	SF/10										
Required	YES										
Detail	<p>The applicant will be required to provide a minimum level of informal open space in accordance with the table below</p> <table border="1" data-bbox="622 1467 1228 1646"> <thead> <tr> <th></th> <th>Informal open space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>5.4 m2</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> </tr> </tbody> </table>		Informal open space	1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
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2 bed	7m2										
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4+ bed	13.3m2										
Quantum											
Fixed / Tariff											
Trigger	TBD										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	None										

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>Cottenham is served by the Cottenham Salvation Army Hall and Cottenham Village Hall but nevertheless against the adopted standard there is a recognised shortfall of 383 square metres of indoor community space.</p> <p>Cottenham is defined as a Minor Rural Centre in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for Minor Rural Centres is as follows:</p> <ul style="list-style-type: none"> • Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates. • The centre should feature one main hall space suitable for various uses, including casual sport and physical activity; theatrical rehearsals /performances and social functions. The facility should also offer at least one meeting room. • All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation wherever possible. • Facilities should include a 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. • Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>Cottenham Parish Council has advised the District Council that they intend to construct a new village hall on land that is within their control.</p> <p>Cottenham Parish Council has said that in order to meet the needs of future residents a multipurpose community centre needs to be constructed.</p> <p>Cottenham Parish Council is embarking on a plan to provide a community centre in the village. The estimated cost of this building is now at £2.5m and which would incorporate different users including possibly early years. The Parish Council have drawn up a brief for the building design and have now appointed an architect. A planning application has now been received (S/3163/16/FL).</p> <p>A financial contribution based on the approved housing mix would ordinarily result in a contribution in the region of £97,000 being payable.</p> <p>As explained above (under 'Sports') this contribution would be supplemented by a contribution of £100,000 from the reduced sports contribution meaning a total contribution of £197,000 towards this project.</p> <p>Currently the estimated cost is £2.5m for the build (including fees). The</p>

	Parish Council already have some money towards the cost and will probably take out a Public Works Loan for the remainder over 25 years. This will be repaid via the precept and add up to £1 per week to the Band D property, with less on lower bands, more on higher.
Quantum	£197,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupations of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One at present (Oakington Road)

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£73.50 per house and £150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Paid in full prior to commencement of each phase
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	£3,000
Quantum	
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	
Required	YES
Detail	<p>Paragraph 2.19 of the Open Space in New Developments SPD advises that 'for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed'. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space is offered to Cottenham Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p>

	<p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.</p> <p>For clarity this provision applies to all areas of open space including (but not exclusive to) the community woodland and SUDS areas</p>
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1																																						
Type	Health																																						
Policy	DP/4																																						
Required	YES																																						
Detail	<p>The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 585 residents and subsequently increase demand upon existing constrained services.</p> <p>The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1 below.</p> <table border="1"> <thead> <tr> <th>Premises</th> <th>Weighted list size ¹</th> <th>NIA (m2) ²</th> <th>Capacity ³</th> <th>Spare capacity (NIA m2) ⁴</th> </tr> </thead> <tbody> <tr> <td>Cottenham Surgery</td> <td>6,638</td> <td>190.30</td> <td>2,775</td> <td>-59.16</td> </tr> <tr> <td>The Surgery, Telegraph Street</td> <td>12,204</td> <td>450.89</td> <td>6,575</td> <td>-385.96</td> </tr> <tr> <td>Total</td> <td>15,842</td> <td>641.19</td> <td>9,350</td> <td>-445.12</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list. 2. Current Net Internal Area occupied by the Practice 3. Patient Capacity based on the Existing NIA of the Practice 4. Based on existing weighted list size <p>The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.</p> <p>Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.</p> <table border="1"> <thead> <tr> <th>Premises</th> <th>Additional pop growth ⁵</th> <th>Additional floorspace required ⁶</th> <th>Spare capacity (NIA) ⁷</th> <th>Capital required to create additional floorspace ⁸</th> </tr> </thead> <tbody> <tr> <td>Additional capacity</td> <td>585</td> <td>40.11</td> <td>-59.16</td> <td>£80,220</td> </tr> <tr> <td>Total</td> <td>585</td> <td>40.11</td> <td>-59.16</td> <td>£80,220</td> </tr> </tbody> </table> <p>5. Calculated using the South Cambridgeshire District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number). Calculated using an average of 1.5 residents per extra care apartment.</p>				Premises	Weighted list size ¹	NIA (m2) ²	Capacity ³	Spare capacity (NIA m2) ⁴	Cottenham Surgery	6,638	190.30	2,775	-59.16	The Surgery, Telegraph Street	12,204	450.89	6,575	-385.96	Total	15,842	641.19	9,350	-445.12	Premises	Additional pop growth ⁵	Additional floorspace required ⁶	Spare capacity (NIA) ⁷	Capital required to create additional floorspace ⁸	Additional capacity	585	40.11	-59.16	£80,220	Total	585	40.11	-59.16	£80,220
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	<p>6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”</p> <p>7. Existing capacity within premises as shown in Table 1</p> <p>8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £.</p> <p>A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £80,220.</p> <p>District Council planners have seen plans provided by Firs House Surgery showing a number of different ways in which additional GP consulting capacity may be achieved at their premises.</p>
Quantum	£80,220
Fixed / Tariff	Tariff
Trigger	100% prior to occupation of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One (being 50 dwellings at Oakington Road S/1952/15/OL)

Ref	OTHER2
Type	Burial provision
Policy	SC/4 of emerging Local Plan
Required	YES
Detail	<p>Under the current development control policies DPD July 2007 there is no policy that requires the payment of contributions towards burial space although I am able to confirm that as part of new towns such provision has been secured.</p> <p>Policy SC/4 says that All housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographic changes. The full range of services and facilities are likely to be required in new settlements and similar developments.</p> <p>The community needs of large scale major developments (individual sites with 200 or more dwellings, or groups of smaller sites which cumulatively exceed this figure), will be established through detailed assessments and strategies prepared in consultation with service providers, and approved by the local authority in partnership with the landowners and stakeholders.</p> <p>The community facilities and services to be provided include:</p> <ol style="list-style-type: none"> Primary and secondary schools; Meeting places; Health facilities; Libraries; Sports facilities; Commercial facilities important to community life including childcare

- nurseries, local shops restaurants and cafes, and public houses;
- g. Provision for faith groups;
- h. Provision for burials;
- i. Provision for waste and recycling.

In terms of the Provision for burials the Council received two representations albeit in the form of the same objector. The basis of the objection is that the development itself should not provide space for burials (i.e. that they should be planned for on a District wide basis) rather than an objection against the policy itself. This matter was not discussed in the hearing session for the policy.

Of the three burial grounds in Cottenham:

1. The Dissenters' Cemetery off Lambs Lane is within 3 or 4 years of being full. There are about 12 vacant plots remaining with between 3 and 6 new plots being used each year. They have contingency plans for interment of ashes but the pressing need is to bring a new strip of adjacent land into use for burials that would create capacity for around 50 additional plots. However, the charity has limited access to finance to pay for the necessary 10 metre hardened access path, a 50 metre replacement fence and ground preparation. Longer term there will be a need to consider some "recycling" of the oldest (100+ years as allowed by law) plots.

2. The "Church" part of the cemetery at All Saints Church is already full with recent "new plot" burials using plots in the unconsecrated "Public Burial Ground" part. This practice may become an issue creating an immediate need for additional consecrated space in which case the most likely solution is to acquire adjacent land from Cambridgeshire County Council.

3. The "Public Burial Ground" at All Saints Church has about 50 unused plots, equivalent to a maximum of 10 years supply at the recent rate of burials. The presence of a 70 unit apartment with care would likely create more pressure on burial spaces than houses meaning spare capacity is likely to be taken up quicker.

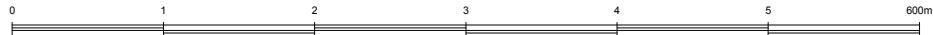
A	Purchase price per acre of land (£250,000)	£250,000
B	Cost of laying out each acre of land, car parking, fencing, benches, footpaths, landscaping etc (£100,000)	£100,000
C	Total cost of purchasing and laying out 1 acre of burial land (A + B)	£350,000
D	Number of single burial plots than can be achieved per acre of land (1250)	1250
E	Cost of providing each burial plot (C / D)	£280

F	Burial/cremation 'demand' per house over 100 year period (2.5 per property)	2.5
G	% of people likely to be buried rather than cremated (assume 30%) source: Constitutional Affairs Select Committee Eighth Report, 2006.	30%
H	Burial plots needed per house (F x G)	0.75
I	Cost of providing burial space on a per house basis (E x H)	£210.00

Quantum	£210 per dwelling (i.e. £56,700 if 200 dwellings and 70 bed care home is provided)
Fixed / Tariff	Tariff
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	OTHER2
Type	Community transport scheme
Policy	DP/4, TR/3 and NPPF
Required	YES
Detail	<p>Concerns have been expressed regarding the highways capacity of the Rampton Road development by itself, but also with the possibility of planning permission being granted for other large developments along Rampton Road. Some measures have been proposed by applicants, including such improvements as RTPI to encourage public transport travel into Cambridge. Other than Cambridge, key destinations for future residents to access sustainable transport modes include (a) the Cambridge Busway stop at Oakington (circa 2.5 miles) which will allow access to destinations including Cambridge, St Ives and Huntingdon and (b) Waterbeach train station (circa 4 miles) predominantly for commuters to London.</p> <p>A proposal has been put forward by Cottenham Parish Council to either establish a new community transport initiative and which they would run or alternatively the Councils would work with existing operators (such as Ely & Soham Association for Community Transport) to provide:</p> <p>(1) A fixed timetable during commuter hours between the development and the destinations of Oakington Busway stop and Waterbeach train station.</p> <p>(2) A flexible demand responsive service offering journeys throughout the village but also between the site and destinations including Ely.</p> <p>The cost of providing a subsidised service for 5 years is £320,000 comprising £70,000 vehicle purchase (2-3 years old) and £50,000 per annum subsidised service. A small fee over these 5 years will be charged for users of the service as the total cost is likely to be in the region of £90,000 per annum.</p> <p>There are 3 large planning applications in Cottenham comprising a total of 480 dwellings.</p> <ul style="list-style-type: none"> • Land off Rampton Road (S/1411/16) 200 houses plus 70 bed care home • Land at Oakington Road (S /1606/16/OL) 126 dwellings • Land north east of Rampton Road (S/2876/16) 154 dwellings <p>The Council is proposing dividing the total cost across all developments (ensuring that there is a fair and reasonable approach) such that each new dwelling will be required to contribute £666.67.</p> <p>Although the contribution is based purely on the impact of the dwellings (i.e. no cost has been included in respect of the 70 bed care home) the service could also be made available to the operator of the care home</p>

	providing day trips to residents.
Quantum	£666.67 per dwelling (i.e. £133,334 if 200 dwellings is provided)
Fixed / Tariff	Tariff
Trigger	TBA
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None



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Scale - 1:5000

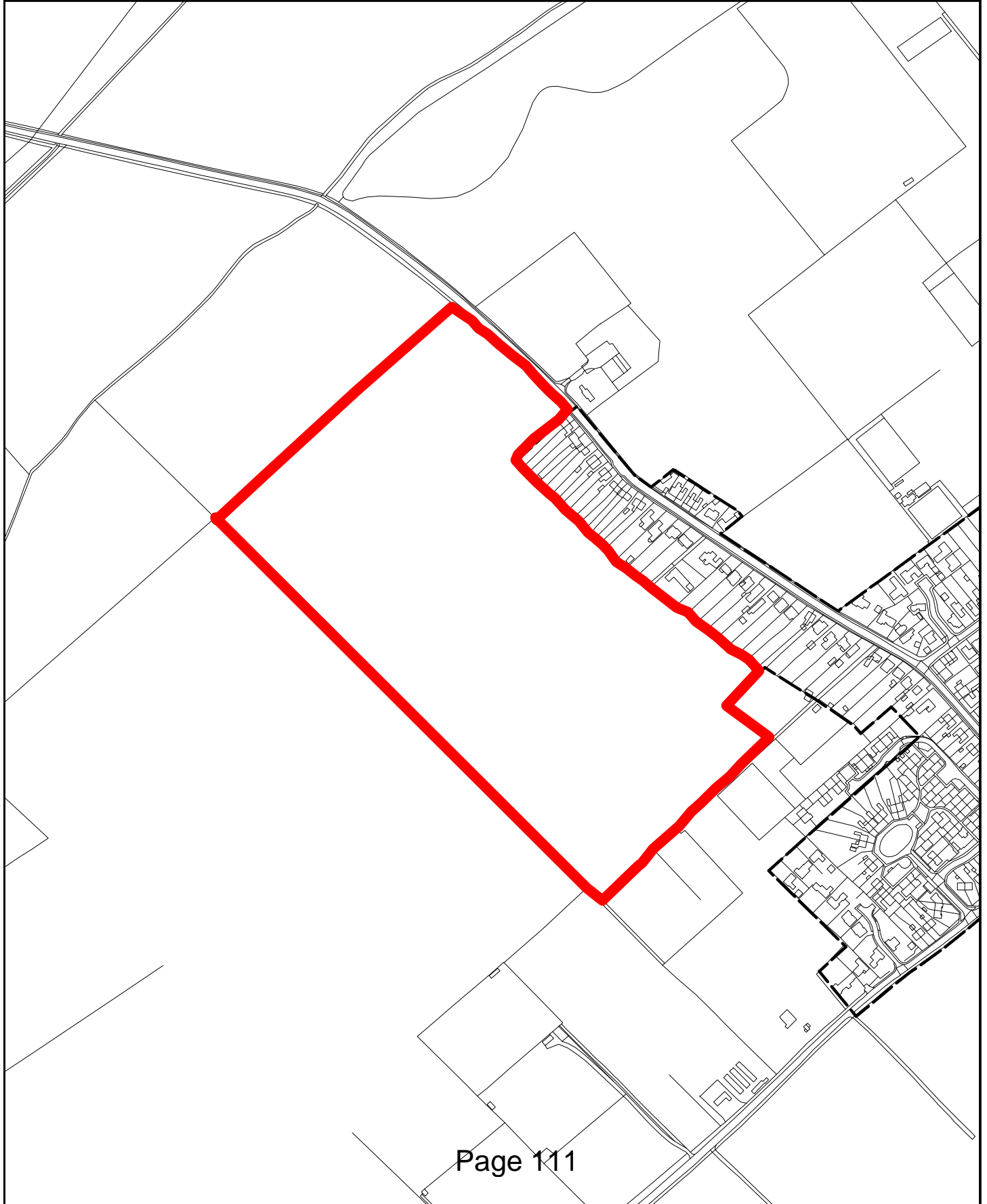
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Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2017

AUTHOR/S: Head of Development Management

Application Number:	S/1294/16/FL
Parish(es):	Orchard Park
Proposal:	Erection of a mixed-use residential led development comprising 63 one bedroom units on upper floors including 40% affordable housing along with 67 car parking spaces, cycle parking and associated hard and soft landscaping, gymnasium (D2 use class) and two commercial units (comprising flexible A1, A2 and D1 uses)
Site address:	Parcel L2, Topper Street, Orchard Park
Applicant(s):	Turnwood Limited
Recommendation:	Delegated approval (subject to complete Section 106)
Key material considerations:	Principle of development Visual impact Affordable housing Residential amenity Highway safety & parking provision Ecology Surface water and foul water drainage Environmental impacts Section 106 Contributions
Committee Site Visit:	31 January 2017
Departure Application:	No
Presenting Officer:	Katie Christodoulides, Senior Planning Officer
Application brought to Committee because:	The proposed mechanism for providing 40% affordable housing requires approval by the Planning Committee.
Date by which decision due:	3 February 2017 (extension of time agreed)

Executive Summary

1. This full planning application seeks approval for 63no. one bedroom apartments (40% affordable), a gymnasium and two commercial units comprising A1 (Shops), A2 (Financial and Professional Services) or D1 (Non-residential Institutions) uses, together with associated car and cycle parking and landscaping. The principal of development on the site has been

established through Policy SP/1 of the adopted Site Specific Policies DPD for Orchard Park which allocated the area for a sustainable housing-led mixed use development providing a minimum of 900 dwellings. The proposed site and development is considered to be sustainable given the site's location and proposed mix of residential and commercial uses. The proposal seeks 40% affordable housing provision through 25 dwellings being proposed at 80% equity share of the open market value, with the remaining 20% retained by the Council in perpetuity. The proposal would meet the local housing need in Orchard Park and provide housing for nearby workers in the Science Park who are seeking to purchase a house.

2. The proposal is considered to be acceptable. Comments on the proposals from Cambridgeshire County Council as Local Highway Authority, the Lead Local Flood Risk Authority; the Environment Agency and the Council's internal consultees have been addressed by amendments and recommended conditions.
3. Overall, it is considered that the proposal would bring forward a number of economic and social benefits, and make a significant contribution to the on-going deficit in the Council's five year housing land supply and the significant need for affordable housing. The proposed obligations would also mitigate demands on services, facilities and infrastructure arising from the development. Economic benefits will occur through the increased vitality of the area and that the development would help support economic activity and growth. In the short term, there would be the creation of jobs in the construction industry as well as the multiplier effect in the wider economy arising from increased activity. The provision of housing would help meet the needs of businesses in Orchard Park.
4. It is considered that the scheme provides positive elements which enhance social sustainability. These include the provision of 40% affordable housing within the development, and a financial contribution through a S106 Agreement for off-site open space which would go towards outside gym equipment at the community centre, together with a contribution towards the refurbishment and improvement of the health centre at Arbury Road surgery.
5. These benefits can be afforded significant weight in favour of the proposal and are deemed to clearly outweigh any potential disbenefits, which include the impact on the street scene and increase in traffic movements.
6. None of the disbenefits are considered to result in significant and demonstrable harm, and the development comprises sustainable development having regard to paragraph 14 of the National Planning Policy Framework (NPPF). The proposal is therefore recommended for approval, subject to the necessary safeguarding conditions and Section 106 Agreement.

Planning History

7. S/1760/14/OL-Outline Application for the erection/development of 15 no. 3 & 4 bed townhouses- Approved.

S/1734/07/F-Erection of 182 dwellings (56 affordable) and associated infrastructure-Appeal Dismissed.

S/2379/01/O-Development Comprising Residential, Employment, Retail, Leisure, Social/Community Uses, Open Space, Educational Facilities and Associated Transport Infrastructure-Approved.

Planning Policies

National Guidance

8. National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance (PPG)

Development Plan Policies

South Cambridgeshire LDF Core Strategy DPD, 2007

9. ST/2 Housing Provision
ST/5 Minor Rural Centres
ST/9 Retail Hierarchy
10. **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
 - HG/1: Housing Density
 - HG/2: Housing Mix
 - HG/3: Affordable Housing
 - ET/1: Limitations on the Occupancy of New Premises in South Cambridgeshire
 - ET/2: Promotion of Clusters
 - ET/4 Mew Employment in Villages
 - SF/2 Application for New Retail Development
 - SF/10: Outdoor Play space, Informal Open Space, and New Developments
 - SF/11: Open Space Standards
 - NE/1: Energy Efficiency
 - NE/2: Renewable Energy
 - NE/3: Renewable Energy Technologies in New Development
 - NE/6: Biodiversity
 - NE/8: Groundwater
 - NE/9: Water and Drainage Infrastructure
 - NE/11: Flood Risk
 - NE/12 Water Conservation
 - NE/14 Lighting Proposals
 - NE/15 Noise Pollution
 - TR/1: Planning for More Sustainable Travel
 - TR/2: Car and Cycle Parking Standards
 - TR/3: Mitigating Travel Impact

South Cambridgeshire LDF Supplementary Planning Documents (SPD)

11. District Design Guide - Adopted March 2010
Open Space in New Developments-Adopted January 2009
Biodiversity- Adopted January 2009
Site Specific Policies DPD- adopted 2010
Affordable Housing SPD - Adopted March 2010
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Orchard Park design Guide SPD – adopted March 2011
Health Impact Assessment SPD– Adopted March 2011

South Cambridgeshire Local Plan Submission - March 2014

12. S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in favour of sustainable development
CC/1 Mitigation and Adaption to Climate Change
CC/2 Renewable and Low Carbon Energy Generation

CC/3 Renewable and Low Carbon Energy Generation in New Developments
 CC/4 Sustainable Design and Construction
 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/4 Biodiversity
 H/7 Housing Density
 H/8 Housing Mix
 H/9 Affordable Housing
 H/11 Residential Space Standards for Market Housing
 E/12 New Employment in Development in Villages
 E/22 Applications for New Retail Development
 SC/6 Indoor Community Facilities
 SC/7 Outdoor Play Space, Informal Open Space and New Developments
 SC/8 Open Space Standards
 SC/10 Lighting Proposals

Consultation

13. **Orchard Park Community Council-** No recommendation. Comments that there is no allocation of disabled parking for commercial units or residential units, visitor parking to be shared with commercial units, gym and possible overspill from residential units noting 1 allocation space per unit, material to compliment Orchard Park Design Guide and security of car park to be clarified to ensure those occupying units have secure parking. Following Amended plans dated 28/09/2016, the Parish have no recommendation and note that the comments previously have not been addressed and therefore the same comments are raised in regard to no allocation of disabled parking for commercial units or residential units, visitor parking to be shared with commercial units, gym and possible overspill from residential units noting 1 allocation space per unit, materials to compliment Orchard Park Design Guide and security of car park to be clarified to ensure those occupying units have secure parking.
14. **Cambridgeshire County Council Major Transport Team-** Objects to the proposal until further details have been submitted addressing the transport implications. Following Amended plans dated 28/09/2016, the County Highway Team has requested evidence is provided on local car ownership to justify parking. Following the Transport Assessment and additional information, there are no objections subject to a contribution of £75,000 towards the cost of the City Deal proposals to improve facilities for cycles on Arbury Road between Kings Hedges Road with Mere Way and a travel plan condition.
15. **Local Highway Authority-** Initially raised no objections, but requests conditions in regard to the developer providing an approval in principle document, together with details the falls and levels, the driveway being bound and an informative in regard to no works to the highway. Following Amended plans dated 28/09/2016, the Highway Authority raises no objections.
16. **Environmental Health-** No objections, and recommends approval subject to the imposition of conditions and informatives in regard to hours for deliveries and power operated machinery, pile foundations, odour, noise, sound insulation, hours of use and delivery for the commercial uses.
17. **Ecology Officer-** In principle the proposal complies with the Wildlife and Countryside

Act 1981, and conditions in regard to a reptile mitigation strategy, nesting birds and ecological enhancement should be added to any consent granted.

18. **Trees Officer-** The implementation of the access requires the removal of one tree in the footpath. This is listed as T002 in the tree survey. No objection to this. The two trees either side of this are proposed to be protected from damage (in accordance with the report of Hayden's Arboricultural Consultants) using Heras fencing panels fixed to a scaffold framework (Appendix F.3 in the report). This will not be possible as Heras panels are manufactured in metre lengths. The tree protection drawing shows dimensions smaller than can be achieved using Heras panels. If it were possible to use Heras panels, the barriers would still obstruct the footpath at the very least and may encroach into the road. Tree protection in these areas needs to be provided in the form of plywood structure similar to that shown below. The tree may need to be pruned so as the tree box can be sufficiently slim to allow pedestrian movement and scaffolding on and adjacent the footpath.
19. Further, the tree report will require amendment to accommodate this change in tree protection. This can be done by way of condition if the application is to be approved if the timescale is such that it can't be handled prior to the decision. Otherwise I have no objections or recommendations to make.
20. **Landscape Officer-** Requests a landscape plan is submitted detailing self-watering system for trees in containers to be submitted for approval.
21. **Waste Officer-** No comments received (out of time).
22. **S106 Officer-** No contributions would be required for education and children's play space, contributions would be required for public open space and indoor facilities.
23. **Contaminated Land Officer-** Requests a condition is added to any consent granted to require a full desk study and ground investigation for contamination on the site.
24. **Drainage Officer-** No comments received (out of time).
25. **Urban Design Officer-** The following comments are made:
26. *Plans and Layout*
Generally, the layout is acceptable and appropriate to the site context. The range of uses including the commercial, gym and pool will provide convenient facilities for residents and the community.
27. *Scale and Massing*
The proposal is for a four storey flat roofed "U" shaped block. The height and massing is considered acceptable in the context of the surrounding development which is three and four storey with pitched roofs
28. *Design and Appearance*
The contemporary approach to the design is supported. The design of the west elevation with the large glazed atrium will provide an appropriate landmark in accordance with the Design Guidance SPD and will make a positive contribution to street scene. The balconies will provide some welcome articulation to the facades and the ground floor glazed fronts to the commercial units will provide a further level of animation to the street frontage. The external envelope of the building will be wrapped in perforated steel which will be an interesting contrast to the more traditional materials used on adjoining development. Each apartment has a private balcony which is in

excess of the minimum three metres squared required, and the inner courtyard will provide an attractive space for residents to overlook. It is however unclear from the drawings submitted whether there will be outdoor seating for residents in this area and how this space could be used. A further level of detail is required which could be conditioned.

29. *Parking*

Parking is provided underground which is an optimum solution allowing more flexibility in the design of the building and reducing the impact of parked vehicles on residents' views. The scheme does not provide 100% parking for residents, however given the sustainable location of the development and that a proportion of the car parking spaces will be unallocated for shared use, there is no objection to the number provided.

30. *Conclusions*

I would recommend approval subject to the following information being provided by conditions:

- i) Details of the levels at ground and within the inner courtyard including information on levels of land adjoining the site.
- ii) Full details of ground surface finishes and details of the interface with adjoining land and public realm.
- iii) Full details of retaining walls, boundary treatments, fencing, ramps, stairs, handrails, seating, bike stands, signage and lighting.
- iv) Full details of the perforated steel cladding and other external screens including edge, junction details colour/finish, relationship to glazing and roofing.
- v) Full details of all windows and doors as identified on the approved plan, including materials, colours, surface finishes.
- vi) Full details of balconies as identified on the approved plan, including materials, colours and surface finishes/ textures.

31. The above details should be submitted and approved by the Local Planning Authority prior to the commencement of development. Details submitted should consist of large scale drawings and/or samples.

32. Prior to the occupation of the commercial units, full details of any signage and soffits shall be submitted and agreed by the Local Planning Authority.

33. **Affordable Housing Officer-** The proposed affordable housing for this scheme would provide 40% comprising 25 dwellings at an 80% equity share. The applicant has raised viability issues through the application process, and it has been agreed that if the scheme were to deliver 40% affordable housing, all the units would need to be intermediate housing shared ownership with a purchase price not less than £145,350 per unit. This value represents 77% of the open market value for the outright sale units £190,000. Various models of intermediate housing have been considered comprising intermediate rent, shared ownership 55% initial equity and 80% equity share. The 80% equity share model of intermediate housing has been used on other sites within the district, with the adjacent site K1 in Orchard Park under approved planning application (S/3223/15/FL) having a scheme in which the leasehold properties are sold using the standard Homes and Communities Agency lease agreement substantially, excepting the right to staircasing and rent charged on the unsold equity, the remaining equity is retained by the Council in perpetuity, the equity share units are for owner occupation only and cannot be sublet, and the equity share unit is for the sole residence of the occupier who cannot own another property within the UK.

34. The proposed 25 equity share units will remain 20% cheaper than the open market units within the development, allowing for those on lower incomes who may otherwise be unable to afford to purchase the properties at full market value the ability to purchase them. The 80% equity share would provide sufficient income to the developer to provide 40% affordable housing as 100% intermediate housing.
35. **Cambridge Fire & Rescue-** No comments received (out of time).
36. **Flood Authority-** Initially objected to the proposal and recommended refusal as the applicant has not demonstrated that the storage volume required to attenuate surface water run off can be provided on site, the applicant has not demonstrate that peak discharge will not exceed that of the site and the applicant has not demonstrated that the drainage hierarchy has been followed. The applicant proposes to discharge into the Anglian Water surface water sewerage. The discharge rate is significantly higher than the existing discharge rate. Expects the applicant to reduce the discharge rate. Following Amended Plans received 28/09/2016; the Flood Authority raises no objections in principle to the proposal. Requests conditions in regard to detailed surface water drainage and maintenance.
37. **Environment Agency-** No objection in principle, requests informatives in regard to surface water drainage, foul water drainage, pollution control and contamination. Following Amended Plans received 28/09/2016, the Agency has no further comment to make.
38. **Education Officer-** The Council would not seek any development contributions in respect of education, library or household waste as the proposal would not expect to accommodate children and there are 5 strategic waste contributions pooled towards the waste project and the library at Arbury Court that can accommodate resident's needs within the existing facility.
39. **Anglian Water-** There are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary, the foul drainage from the development is in the catchment of Cambridge Recycling Centre that will have available capacity, the sewerage system at present has available capacity, if the developer wishes to connect to the sewerage network they should serve notice under Section 106 of the Water Industry Act 1991, the preferred method of surface water disposal would be to a sustainable drainage system, with connection to the sewer seen as the last option. The submitted surface water strategy and flood risk assessment is acceptable. Requests a condition is added to any consent that is granted in regard to no hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy.
40. **Police Architectural Liaison Officer-** Should the application be approved, the developer should consider meeting with their Office to discuss crime prevention.
41. **Archaeology Officer-** No objections or requirements for this development as the proposed development area has been archaeological dealt with under the original planning application.
42. **Renewable Energy Officer-** Requests a condition in regard to an energy statement is added to any consent granted.
43. **National Grid (Plant Protection) -** No comments received (out of time).

44. **NHS-** The proposed development is likely to have an impact on the services of 2 main GP practices and 1 branch surgery operating within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from the development. The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and within the health catchment of the development. The development would give rise to a need for improvements to capacity in line with emerging CCG Strategic Estates Plans: by way of extension and fit out of Arbury Road survey, a proportion of the cost of which would need to be met by the developer. A developer contribution would be required to mitigate the impacts of the proposal. NHS England calculates the level of contribution required in this instance to be £23,805.
45. **Highways England-** No comments received (out of time).
46. **Public Health Officer-** The assessment of the Health Impact Assessment has been given a Grade B. Grade B meets the required standard of the HIA SPD policy.
47. **Environmental Health Officer (Air Quality)-** The area of the proposed development is sensitive in terms of air quality being located within the Air Quality Management Area. The Air Quality Report submitted provides 2014 data with 2015 not being significantly worse. The area is undergoing significant redevelopment and rather than debate modelled predications, the Authority is keen to achieve actual deliverables. Requests details on car parking provision, how cycling and non-car commuting methods will be encouraged as well as the installation of electric car charging points. Consideration needs to be given to emissions generated by boilers, CHP plants or biomass boilers, which would need to be proven as very efficient with low NOx releases.

Representations

48. **No.12 Lynfield Court-** Supports the proposal.
49. **No.2 Common Road, Witchford-** Comments there is a desperate shortage of suitable accommodation locally.
50. **No.46 Queensway, Mildenhall-** Supports the proposal.
51. **Address not provided-** There is a need for local, affordable accommodation.
52. **O2 Ventures Limited-** Supports the proposal as it will provide accommodation for first time buyers employed in the locality wishing to live in a well-designed studio.

Site and Surroundings

53. The site forms 'Parcel L2' of Orchard Park, a housing-led mixed use development located to the northern edge of Cambridge. The Orchard Park neighbourhood is largely built out with the exception of a few vacant plots positioned to the northern edge adjacent to the A14 trunk road.
54. Parcel L2 comprises a roughly square shaped vacant site which backs onto the A14, with residential development and public open space to either side. The site lies within the A14 Air Quality Protection Area.

Proposal

55. The application seeks full planning consent for the erection of 63 one bedroom units, a gymnasium and two commercial units (flexible use classes A1(Shops), A2 (Financial and Professional Services) and D1(Non-residential Institutions), cycle parking and hard and soft landscaping.

Planning Assessment

56. The key issues to consider in the determination of this application in terms of the principle of development are the implications of the five-year supply of housing land deficit on the proposals. An assessment is required in relation to the impact of the proposals on the character of the area, impact to street scene, highway safety, the residential amenity of neighbouring properties, landscape impact, ecology, environmental health, surface water and foul water drainage capacity and Section 106 contributions.

Principle of Development

- **Five year housing land supply**

57. 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 of the NPPF.
58. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.7 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 2016 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and latest assessment of housing delivery (in the housing trajectory November 2016). 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.
59. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. Those policies were listed in the approval decision letters and are: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD Policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages). The Inspector did not have to consider policies ST/6 and ST/7 but as a logical consequence of the decision these should also be policies "for the supply of housing".
60. 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 '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, having regard to, amongst other matters, the purpose of the particular policy.

61. Where a Council cannot demonstrate a five year supply of housing land, 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.
64. 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, unless other national policies indicate an exception to this, Green Belt land is one such exception. Sustainable development is defined in paragraph 7 of the NPPF as having environmental, economic and social strands. When assessed these objectives, unless the harm arising from the proposal 'significantly and demonstrably' outweighs the benefits of the proposals, planning permission should be granted (in accordance with paragraph 14).
62. The NPPF advises that every effort should be made to identify and then meet the housing needs of an area, and respond positively to wider opportunities for growth. Policy SP/1 of the adopted Site Specific Policies DPD advises Orchard Park is allocated for a sustainable housing-led mixed use development providing a minimum of 900 dwellings, subject to development taking place in accordance with the approved masterplan. This master plan is set out in the adopted Orchard Park Design Guide, where paragraph 2.9 advises: 'Land parcels COM4 & L2 were the subject of an application by Barratt Homes for 182 dwellings, reference S/1734/07/F. This application was dismissed on appeal in November 2008. Planning application S/1760/14/OL was approved for 15 townhouses on the site but has never been implemented. The principle of residential use on the site has been established, and is therefore considered acceptable subject to planning considerations discussed below.
 - **Environmental sustainability**
63. The site is allocated for development under Policy SF/1. The site currently forms a vacant plot of land and would deliver a scheme which would enhance the biodiversity of the plot by condition (7) being recommended in regard to ecological enhancements and conditions (8 &9) in regard to nesting birds and a reptile mitigation strategy. A landscape scheme, conditions (4 & 5) are recommended to ensure suitable landscaping will enhance the site, and mitigate the impact of the development. Solar photovoltaic (PV) technology is proposed on the roof of the buildings, and condition (26) is recommended to ensure that the proposal meets the requirements of Policies NE/1 and NE/3.
 - **Social sustainability**
64. 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. The development would provide a clear benefit in helping to meet the current housing

shortfall in South Cambridgeshire through delivering up to an additional 63 residential dwellings, 40% of these units (25) will be affordable.

65. The indicative mix for the market and affordable housing would not meet the requirements of Policy H/8. The applicants have put forward justification for a need for one bedroom properties in Orchard Park due to the lack of suitable affordable housing for single, young people at the start of their careers, particularly working within the immediate area where there are the employment hubs at the Science Park, Business Park and Innovation Centre. It is considered that there is a need for affordable properties within the private sector in this area, and the proposal will provide one bedroom market and affordable dwellings as an alternative to Houses in Multiple Occupation (HMO's) which are evident in Orchard Park.
66. Officers are of the view the provision of 63no. additional houses, including the affordable dwellings, is a benefit and significant weight should be attributed to this in the decision making process, particularly in light of the Housing Officer's confirmation that the proposed affordable housing is considered acceptable
67. Paragraph 204 of the NPPF relates to the tests that Local Planning Authorities should apply to assess whether planning obligations should be sought to mitigate the impacts of development. In the line with the CIL regulations 2010, the contributions must be:
- necessary to make the scheme acceptable in planning terms
 - directly related to the development
 - fairly and reasonably related in scale and kind to the development proposed.
68. The Parish Council have suggested there is a need to provide improvements to the public open space facilities through the installation of outside gym equipment based at the community centre, and a contribution towards the refurbishment and improvement of the health centre at Arbury Road surgery. Officers have considered the compliance with CIL under the S106 section of this Report. Subject to the contributions being used for this purpose, this level of provision is considered to be a significant social benefit of the proposals.
69. Another social benefit of the scheme would be the provision of the proposed commercial units at the ground floor level which would increase vitality in the area and the number of social leisure spaces in the area through the proposed gymnasium and commercial units.
- **Economic sustainability**
70. The provision of 63no. 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 in Orchard Park, both of which will be of benefit to the local economy.
71. The provision of the proposed gymnasium and two commercial units will provide jobs and increase local facilities in Orchard Park and this part which is mainly residential.
- **Housing Delivery**
72. The developer has indicated that development will commence on site and within 5 years completion of all dwellings on site.
73. Overall, it is considered that the proposed development would achieve the social,

environmental and economic elements of the definition of sustainable development, subject which the applicant has agreed to in principle and can be secured via a Section 106 agreement.

Housing Density

74. Policy HG/1 of the Development Control Policies Document relates to Housing Density. The policy requires housing development in more sustainable locations to provide net densities of 40 dwellings per hectare unless there are exceptional circumstances, or 30 dwellings per hectare. The site has an area of 0.29 hectares. The proposal would equate to a density of 217 dwellings per hectare. The proposed density given the urban character and density of the area would be considered appropriate.

Housing Mix

75. Under Policy HG/2 of the LDF and H/8 of the Proposed Local Plan, residential developments should contain a mix of units providing accommodation in a range of types, sizes and affordability. Policy H/8 of the Proposed Local Plan requires market homes in development of 10 or more homes to consist of at least 30% 1 or 2 bedroom homes, at least 30% of 3 bedroom homes, and at least 30% 4 or more bedroom homes with a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.
76. The proposal is for 63no. one bedroom studio units. The proposal would therefore fail to comply with Policy H/8. The applicants have acknowledged this and stated that there is a need for one bedroom accommodation in the area following discussions with the Science and Business Park companies, and they have submitted and put forward a Statement of Need. There is a lack of suitable housing for single people at the start of their careers, particularly working within the immediate area where there are the employment hubs at the Science Park, Business Park and Innovation Centre. There is a need for affordable units within the private sector. The proposed units are considered to appeal to first time buyers, providing obtainable and affordable accommodation in an area where there is an identified demand and shortage. Orchard Park has a large number of Houses in Multiple Occupation (HMO's) and this proposal will provide an alternative, well designed form of accommodation to HMO's and private rented housing in the area. As a result, the proposal for one bedroom studio units is put forward. The proposal and justification put forward for the local need in the area for one bedroom studio units is considered acceptable.

Affordable Housing

77. Policy HG/3 of the LDF states that proposals for housing developments will only be permitted if they provide an agreed mix of affordable housing to meet local needs.
78. The amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of two or more dwellings. Policy H/9 of the emerging Local Plan states that the amount of affordable housing sought will be 40% or more of the dwellings for which planning permission may be given on all sites of three or more dwellings. The affordable provision mix is based on 70% rented and 30% intermediate, however each scheme is looked at on an individual basis and the tenure mix altered where viability is an issue or local circumstances dictate a different mix.
79. Paragraph 50 of the NPPF states where local authorities have identified that

affordable housing is needed, set policies for meeting this need on site, unless an off-site provision or a financial contribution of a broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed and balanced communities.

80. The proposal initially sought to deliver 40% affordable housing through intermediate, however this was amended following submission of a Viability Report to 20% Starter Homes in line with the Housing & Planning Act 2016 definition of Starter Homes as being affordable housing. Following discussion with the South Cambridgeshire Housing Team, the scheme now proposes 40% affordable housing through 25no. dwellings at 80% equity share of the open market value, with the remaining 20% retained by the Council in perpetuity. The Councils' Affordable Housing Officer has commented that this is considered acceptable in regard to affordable provision as the applicant has raised viability issues and it has been agreed for the scheme to deliver 40% affordable housing, all the units would need to be intermediate-shared ownership with a purchase price of not less than £145,350 per unit, this value representing 77% of the open market value for the outright sale units. A similar equity share model of intermediate housing has been used on the site opposite comprising of the K1 plot in which a Local Lettings Policy was agreed detailing the affordable housing provision. The proposed intermediate-shared ownership housing is considered acceptable by the Affordable Housing Officer as it responds to the demand and housing need in the area for intermediate housing for those unable to purchase a property at full market price. The priority for the affordable dwellings will be at those who work within the Science, and Business Parks, Innovation Centre, those at the start of their careers and unable to otherwise purchase a home.

Visual Impact & Design

81. The proposal is considered to accord with the essential design criteria within the Adopted Orchard Park Design Guidance LDF, Supplementary Planning Document and supported by the Urban Design Officer. The proposed height for all of the building would be 12 metres, comprising 4 storeys which would fit with the character, size and scale of dwellings in the area, with the adjacent flats to the west being 4 storeys, and flats and dwellings to the east being 3 storeys.
82. The proposed design and appearance of the building would be contemporary with a glazed atrium on the western elevation, allowing a landmark building when approached and viewed from the west, as stated in the Design Guidance. The proposed layout would create a strong frontage along Topper Street with the glazing at ground floor level to serve the commercial units. There would be a strong linear form along the A14 reducing noise and acting as a buffer from residential and amenity areas. The proposed design and materials comprising perforated steel would be significantly contrasting from the materials and appearances of the surrounding dwellings which comprise of brick and render, however the design is considered to be significantly different and achieve a sufficient contrast to the area, allowing for the high quality design approach.
83. The proposed front elevation serving Topper Street would provide a clear positive street scape and distinction between the public and private areas of the development. The design of the proposed rear elevation through the mainly blank elevation with the strip windows in the projecting stairwells would mitigate the noise and air quality concerns, and break up this elevation which faces towards the A14 motorway. This view is considered to be an important view in the street scene and the proposal is considered acceptable in terms of visual amenity to the area. The proposal would therefore accord with the provisions of Policies DP/2 and DP/3 of the LDF.

Neighbour Amenity

84. To the south east of the site lies the neighbouring block of flats serving Flack End. No windows lie in the end (western) gable of this three storey block of flats facing the site, with fenestration comprising Juliette balconies to the front (south) elevation and small front gardens facing Flack End and fenestration, with a communal garden and car park court to the rear. The proposal within the nearest east end gables would have windows which serve the stairwells to the flats, with balconies and windows serving habitable rooms in the central western element. These windows and balconies would be sited 33 metres from the common boundary with the neighbouring properties to the east, and would comply with the District Design Guide which requires a minimum distance of 30 metres for 3 storey buildings to prevent loss of privacy. The proposal is considered acceptable in terms of loss of privacy.
85. The proposed south eastern gable of the development would be sited 11.4 metres from the private garden amenity area and have a height of 12 metres. On balance, it is considered that given this distance and that the majority of the side gable of the proposed building would be to the side of the gable of Flack End with 6 metres projecting beyond this gable. The proposal will result in some harm to the amenity of the rear elevations of the neighbouring flats Nos. 1-11 Flack End and communal garden through loss of light and visually overbearing impacts.
86. To the north east of the site lies the neighbouring three storey semi-detached dwelling at No.17 Flack End. Three windows lie in the side (west) elevation of this dwelling, with the garden area lying to the south (front), adjacent to the car park court. Following Amended Plans dated 28/09/2016, the eastern end of the northern elevation of the proposed building has been reduced in length which has resulted in a reduction in the size of the gym at ground floor level and the loss of three units at the upper floors, siting this gable further away from this neighbouring property. The proposal is therefore considered acceptable in terms of overbearing impact and loss of light to the side elevation windows and garden amenity area of this neighbour. This distance in addition overcomes the impact from loss of privacy to the garden area and south elevation of this neighbour at No.17 Flack End.

To the west of the site lies the neighbouring side (east) gable of the four storey block of flats serving Engledow Drive. This east gable has no windows, with windows and Juliette balconies in the front (southern) elevations. The proposed side west elevation of the proposed building would be sited in close proximity to the blank side gable of the neighbouring property and front elevation, with the proposal projecting 26 metres further forward of the front elevation of this neighbouring block of flats. Given the design of the proposed building with the large glazed atrium to the front and that the neighbouring building has a large grassed open area, the proposal on balance is not considered to result in significant harm in terms of privacy, loss of light or be visually overbearing.

Residential Amenity

87. The proposal would be acceptable in terms of loss of privacy within the site as there would be vision screens in between neighbouring balconies adjoining each other. The proposal would therefore accord with Policy DP/2 of the LDF.
88. To the west of the site lies the neighbouring side (east) gable of the four storey block of flats serving Engledow Drive. The side (east) gable facing the site has no windows, with windows and Juliette balconies in the front (southern) elevation which faces Topper Street. Following the receipt of amended plans, the proposed side west

elevation of the building with balconies in this elevation would site the balconies so that they are not set directly facing the blank elevation of the neighbouring gable and would have vision screens in the side of the balconies to direct views away from this neighbouring gable to prevent a poor outlook from these balconies. The proposal would therefore result in an acceptable level of amenity to these balconies and amenity space.

Highway Safety/Parking Provision

89. The Local Highway Authority have confirmed the proposed vehicular access and trip rate and trip generation proposed from the development would be acceptable and would not result in harm to highway safety.

The proposal would allow for 67no. total car parking spaces, with 56no. spaces to accommodate the 63no. flats, and 11no. car parking spaces for the commercial uses (210m²), visitor parking and non-commercial uses, comprising the gymnasium. The proposal put forward for the commercial uses is for flexible uses of A1, A2 and D1 use. Policy TR/2 of the LDF requires an average of 1.5 spaces per dwelling, with 1no. car parking space per 20m² for A1 use, 1no. car parking space per 25m² for A2 use, and varying car parking levels for D1 use depending on the specific use.

90. The submitted Transport Assessment and Technical Note in response to the Local Highway Authority's initial objections and census data for car ownership in the area is adequate to demonstrate that the proposed level of car parking will be sufficient for the proposal. This is acceptable given the sites location adjacent to the Guided Bus Way, with nearby frequent bus services, and the provision of cycle and pedestrian routes encouraging alternative ways of travel. Orchard Park Community Council in their comments raised concern regarding allocation of disabled parking for the residential and commercial units, allocation for the residential and commercial units and security of the car park. The amended plan dated 11/10/2016 details that the car park spaces will be marked for users and an access barrier to secure the car park.
91. 86 total cycle spaces are proposed. This would comprise of 40no. private secure storage cycle cages for residents, with 36no. outdoor cycle spaces proposed within the internal courtyard with 5no. visitor cycle spaces proposed to the front of the building for the commercial uses, and 5no. cycle spaces for the gym. The proposal will comply with the cycle parking requirements. In line with the County Highway's comments stating that the proposal will increase trips on the surrounding network, with cycling in the area being shown to be high, and the proposals as part of the City Deal encouraging cycling in the area, a contribution of £75,000 towards the cost of City Deal proposals to improve facilities for cycles on Arbury Road between Kings Hedges Road with Mere Way will be required as part of the Section 106 Agreement. The agent has agreed to this. A condition will be added to any consent granted to require that a Travel Welcome Pack is prepared and agreed with the Local Planning Authority prior to occupation.
92. Accordingly. the proposed vehicular access and the proposed level of car and cycle parking would accord with Policy TR/2 of the LDF.

Trees & Landscape

93. The site is currently clear of vegetation. Numerous trees lie along the front of the site adjacent to Topper Street within the public highway. A Tree Survey and soft landscape plan were submitted with the application. The Councils' Tree Officer in their comments raised concern regarding the proposed herras fencing protection and not

being able to achieve the protection without obstructing the highway. A plywood structure would be required to protect the trees and allow pedestrian movement along the footpath. The Tree Survey will need to be amended to accommodate this and a condition shall be added to any consent.

94. The Landscape Officer has commented that a condition should be added to an approval given for the scheme to require a detailed design for the landscaping including a self-watering system for the proposed trees which lie within the containers on the roof of the building.

Ecology

95. An Ecology Report was submitted with the application. A small population of common lizard have been identified at the site and trapping and translocation programme has been provided. The Ecology Officer has commented that the proposal will comply with the Wildlife and Countryside Act 1981 (as amended), and that conditions will be introduced within this permission in regard to a reptile mitigation strategy, site clearance and nesting bird protection and a scheme for ecological enhancement.

Air Quality

96. The Environmental Health Officer is satisfied that the Air Quality Assessment submitted as part of the application concludes that the air quality will not be significantly worsened as a result of the development.

Noise

97. The Environmental Health Officer has considered the proposal in regard to impact on residential properties during construction and traffic noise from the adjacent A14 and noise from the proposed commercial element. Accordingly, no objections are raised subject to conditions being added should consent be granted to require further details in terms of plant equipment, noise from retail uses, sound insulation.

Contaminated Land

98. The whole of Orchard Park was granted consent under approval S/2379/01/O, with a requirement as a condition for a contamination investigation. The Contaminated Land Officer has commented on the proposal and requests that a full desk study and ground investigation are required by way of a condition should approval be granted for this proposal.

Flood Risk/Surface Water

99. Cambridgeshire County Council Local Lead Flood Authority initially objected to the proposal and now raises no objections as the drainage plan has been updated to demonstrate that surface water can be dealt with on site by using geo-cellular storage and limiting the discharge rate off site to 21/s. In line with the Flood Authorities comments a condition shall be added to require details of the surface water drainage scheme to be submitted. The proposal therefore complies with Policy NE/11 and NE/12 of the LDF and the National Planning Policy Framework.

Renewable Energy

100. A sustainability statement has been submitted with the application. The Renewable Energy Officer has commented that further details are required in regard to design

stage SAP calculations and therefore a condition shall be added should consent be granted to require these details.

Archaeology

101. The Archaeology Officer has raised no objections or requirements as the development site has been archaeological dealt with under the original approved application.

Public Art

102. A condition would be added to any consent granted to request details of public art in line with Policy SF/6 of the LDF which requires the provision of publicly accessible art, craft and design works.

Section 106 Contributions

103. 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 no 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.
104. Cambridgeshire County Council have confirmed that given the proposed development is for one bedroom studio flats, they would not expect children to live within the development and therefore there would be no requirement for developer contributions towards education, libraries or strategic waste. Five strategic waste contributions have been pooled towards the waste project and the library at Arbury Court can accommodate the resident's needs within its existing facility.
105. Contributions towards the provision of affordable housing, highway mitigation, off site sports facilities, health and household bin provision would be required and sought by way of a S106 Agreement.

Conclusion

106. Having regard to applicable 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

107. Officers recommend that the Committee approve the application subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

- (a) Completion of an agreement confirming payment of the following as outlined in Appendix 1
- £75,000 towards improvements to cycle facilities on Arbury Road
 - £12,00 towards outside gym equipment at the Community Centre
 - £23,805 towards refurbishment and improvement of the facilities at Arbury Road surgery

- £9,450 towards household waste bins
- Scheme of 40% affordable housing

Conditions

- (1) 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.)
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1:1250, 401PL(21) 01 Rev C Amended 11/10/2016, 401PL(90) 01 Rev A Amended 28/09/2016, 401PL(21) 02 Rev A Amended 28/09/2016, 401PL(21) 03 Rev A Amended 28/09/2016, 401PL(21) 04 Rev A Amended 28/09/2016, 401PL(21) 05 Rev A Amended 28/09/2016, 401PL(21) 06 Rev A Amended 28/09/2016, 401PL(21) 07 Rev A Amended 28/09/2016, 401PL(21) 08 Rev A Amended 28/09/2016, 401PL(21) 09 Rev A Amended 28/09/2016, 401PL(21) 10 Rev A Amended 28/09/2016, 401-SK01 & CSA/2932/100 Rev C.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (3) No development shall take place 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.)
- (4) No development shall take place until full details of both hard and soft landscape works and details of the self-watering system for the trees in containers 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.)
- (5) 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.)

- (6) No development shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a revised tree protection scheme and arboricultural impact assessment to incorporate the substitution of the tree protection fencing with an alternative form of tree protection to that proposed in the arboricultural report submitted with the application. The development shall be carried out in accordance with the approved details. (Reason - There is insufficient space to accommodate the proposed steel mesh fencing panels as detailed in the submitted arboricultural report to protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- (7) No development shall commence until a scheme for ecological enhancement including native planting and in-built features for nesting birds and roosting bats, has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme. (Reason: To provide a habitat for wildlife and enhance the site for biodiversity in accordance with Policy NE/6 of the adopted Local Development Framework, the National Planning Policy Framework and the NERC Act 2006.)
- (8) If site clearance is timed during 1 March to 31 August inclusive in any given year, a nesting bird inspection shall be completed by a suitably qualified ecologist within 48 hours prior to the removal of dense vegetation. If active nests are found, they shall be left undisturbed with a sufficient buffer area until chicks have fledged. No inspection is required outside of this time period. (Reason: To minimise disturbance, harm or potential impact upon protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and their protection under the Wildlife and Countryside Act 1981).
- (9) No development shall commence until a Reptile Mitigation Strategy has been submitted to and approved in writing by the Local Planning Authority. This shall include, details of the layout of temporary reptile fencing, timing and methodology of a trapping and translocation scheme for common lizard; details of a suitable Receptor Site including pre-works enhancement measures and mechanisms for beneficial long-term management, ideally including a ten year annual management plan for the Receptor Site; and a methodology for site clearance works which will minimise the risk to reptiles. All works must then proceed in strict accordance with the agreed mitigation strategy. (Reason: To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended.)
- (10) No development approved by this permission shall be commenced 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.
 - b) 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.
 - c) The works specified in the remediation method statement have been

completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.

(Reason (a) - 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).

- (11) No development shall commence on site until the developer has contacted the Highway Authority and provided an Approval in Principle document in accordance with BD2 Volume 1 Highways Structures: Approval Procedures and General Design, Section 1 Approval Procedures of the Design Manual Roads and Bridges.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- (12) The proposed vehicular access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway and from a bound material to prevent debris spreading onto the adopted public highway.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- (13) No buildings shall be occupied until a Travel Welcome Pack for residents has been submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented in accordance with the approved details.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

- (14) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage for the site based on the agreed surface water drainage scheme (as detailed on the drawing - Title Indicative Drainage Network, Drawing No: 177-2015-SK01 Rev P1, received by LLFA of the 14th October 2016) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and implemented in accordance with the approved details prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- (15) Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any building. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance

purposes. The maintenance plan shall be carried out in full thereafter.
(Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- (16) No hard-standing areas shall be constructed until the works have been carried out in accordance with the approved surface water strategy, unless approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)
- (17) No power operated machinery (or other specified machinery), or any construction work or construction deliveries shall be operated or take place other than between the hours of 08.00am on weekdays and 08.00am on Saturdays nor after 18.00pm on weekdays and 13.00pm on Saturdays (nor at any time on Sundays or Bank Holidays), unless otherwise previously agreed in writing by the Local Planning Authority in accordance with any agreed noise restrictions.
(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (18) There shall be no retail or commercial related deliveries to the approved development outside the hours of 07:00 and 19:00 hours (Monday to Saturday) and 09:00 to 17:00 hours (Sundays, Bank and Public Holidays) unless otherwise agreed in writing by the Local Planning Authority. (Reason: To protect the amenity of the adjoining and nearby properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (19) Public opening hours for the retail/commercial units identified as Commercial 1, 2 and the Gymnasium on drawing PL(21)02A Ground Floor Plan, hereby approved, shall not be outside the hours of 07:30 to 23:00 hours (Monday to Saturday) and 07:30 to 22:00 hours (Sunday, Bank and Public Holidays)
(Reason: To protect the amenity of the adjoining and nearby properties in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (20) Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site, on the boundary of the site and at adjacent properties, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011". The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

(Reason: To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14 of the adopted Local Development Framework 2007.)

- (21) 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. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details.
(Reason - To minimise noise disturbance to adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (22) No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.
(Reason - To protect the occupiers of adjoining buildings from the effect of odour, dust or fumes in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)
- (23) Before the retail and commercial uses hereby permitted are commenced, (uses other than individual residential premises) a noise assessment as necessary and a scheme for the insulation of the building(s) and/or associated plant / equipment, in order to minimise the level of noise emanating from the said building(s) and/or plant shall be submitted to and approved in writing by the local planning authority. The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall thereafter be maintained in strict accordance with the approved details.
(Reason – To protect the amenities of nearby residential properties in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (24) Details of the location and type of any power driven plant or equipment, including equipment for heating, ventilation and for the control or extraction of any odour, dust or fumes from the building(s) but excluding office equipment and vehicles and the location of the outlet from the building(s) of such plant or equipment, shall be submitted to and approved, in writing, by the local Planning Authority before such plant or equipment is installed; the said plant or equipment shall be installed in accordance with the approved details and with any agreed noise restrictions.
(Reason - To protect the occupiers of adjoining buildings (dwellings) from the effect of odour, dust or fumes in accordance with Policy NE/16 of the adopted Local Development Framework 2007.)
- (25) Prior to occupation of the first dwelling, details of a scheme for the provision of public art, to meet the needs of the overall development in accordance with adopted Local Development Framework Policy SF/6, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include

a timetable for the provision to be made and shall be carried out in accordance with the approved details.

(Reason - To ensure a contribution is made towards public art in accordance with Policy SF/6 of the adopted Local Development Framework 2007)

- (26) Prior to the occupation of any buildings, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. The energy statement shall include:
- (a) An assessment of the actual effect on carbon dioxide emissions of the measures previously agreed as part of the energy audit.
 - (b) A statement of how the layout, orientation, design and materials used in the construction of the development have actually been influenced by the energy audit.
- (Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework 2007 and government guidance in PPS1 Delivering Sustainable Development and PPS22 Renewable energy.)

Informatives

- (a) The application should be read in conjunction with the completed Section 106 Agreement.

- (b) Surface Water:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365/CIRIA 156.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a vortex control or orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 annual probability critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

- (c) SuDS:

We strongly encourage the applicant to use SuDS features (i.e. wetland, permeable paving) that offer significant advantages over conventional piped drainage system/storage tanks in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity. A well designed drainage scheme will involve a number of SUDS features in sequence, forming a

surface water management train. A management train will incrementally improve the quantity and quality of surface water run-off reducing the need for a single, large attenuation feature.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles.

(d) Highway Impact:

The granting of a 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, and that a separate permission must be sought from the Highway Authority for such works.

(e) Noise & Dust:

The applicant should take all the 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.

(f) Fires:

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.

(g) Noise:

To satisfy the noise insulation scheme condition for the residential building envelope and traffic noise, the applicant / developer must ensure that the residential units at are acoustically protected by a noise insulation scheme, to ensure the internal noise level within the habitable rooms, and especially bedrooms comply with British Standard 8233:2014 "Sound Insulation and noise reduction for buildings-Code of Practice" derived from the World Health Organisation Guidelines for Community Noise: 2000. The code recommends that a scheme of sound insulation should provide internal design noise levels of 30 LAeq (Good) and 40 LAeq (Reasonable) for living rooms and 30 LAeq (Good) and 35 LAeq (Reasonable) for bedrooms. Where sound insulation requirements preclude the opening of windows for rapid ventilation and thermal comfort / summer cooling, acoustically treated mechanical ventilation may also need to be considered within the context of this internal design noise criteria. Compliance with Building Regulations Approved Document F 2006: Ventilation will also need consideration.

The Food & Health & Safety Team, South Cambridgeshire District Council, for advice concerning the proposed premises design/layout, Food and Occupational Safety/Welfare Regulations/requirements and Food Premises Registration, Tel No: 01954 713111.

Anglia Water, Tel No: 0800 145145 regarding the installation of a grease trap for the foul water. If drains are to be altered the foul water from the kitchen should be passed through fat/oil/grease interceptor facilities (prior to entering any shared private drain and/or the public sewer), designed and constructed to the satisfaction of the Local Planning Authority (LPA).

A 'catch all' informative could be attached advising the applicant to have consideration of South Cambridgeshire District Council Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10- Environmental Health & associated appendices: link- <http://www.scambs.gov.uk/content/district-design-guide-spd>

Any noise insulation scheme required should have due regard to current government / industry standards, best practice and guidance and South Cambridgeshire District Council's Supplementary Planning Document - "District Design Guide: High Quality and Sustainable Development in South Cambridgeshire", Adopted March 2010: Chapter 10 - Environmental Health & in particular Appendix 6: Noise" downloadable from: <http://www.scambs.gov.uk/content/district-design-guide-spd>

- (h) It is recommended that the applicant engage with the Police Architectural Liaison Officer to discuss crime prevention.

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.

Where the [Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, then they must be available for inspection—

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
 - (b) on the Council's website; and
 - (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.
- South Cambridgeshire Local Development Framework Development Core Strategy (adopted January 2007)
 - South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)
 - Planning File Ref: S/1734/14/OL

Report Author:

Katie Christodoulides
Telephone Number:

Senior Planning Officer
01954 713314

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Heads of terms for the completion of a Section 106 agreement

Orchard Park- L2, Topper Street (S/1294/16/FL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	100% Intermediate Housing
Local connection criteria	Priority is to be given to people who: <ol style="list-style-type: none"> 1. Work within the Science Park, Business Park and Innovation Centre 2. Are at the outset of their careers, and 3. Are unable otherwise to purchase a home

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£0
Primary School	CCC	£0
Secondary School	CCC	£0
Libraries and lifelong learning	CCC	£0
Transport	CCC	£75,000
Sports	SCDC	£12,000
Indoor community space	SCDC	£0
Household waste bins	SCDC	£9,450 (£150 per unit)
Monitoring	SCDC	£1,000
Healthcare	SCDC	£23,805
TOTAL		£121,255
TOTAL PER DWELLING		£1,924

Section 106 infrastructure summary:

Item	Beneficiary	Summary
None		

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Travel Welcome Pack	SCDC	Travel Welcome Pack for residents should be prepared and agreed with the Local Planning Authority.

Appendix 1

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	NO

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	NO

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	NO

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO

Ref	CCC7
Type	Transport
Policy	TR/3
Required	YES
Detail	This application will increase the trips on the surrounding network in comparison to previously approved applications for this site. The mode share for cycling from this area is shown to be high from the 2011 census and there are proposals as part of City Deal to further encourage cycling in this area. The following mitigation package is considered to be essential to mitigate the development: £75,000 contribution towards the cost of the City Deal proposals to improve facilities for cycles on Arbury Road between Kings Hedges Road with Mere Way.
Quantum	£75,000
Fixed / Tariff	Fixed
Trigger	100% prior to occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport

Appendix 1

Policy	SF/10
Required	YES
Detail	Orchard Park Community Centre is seeking a contribution of £12,000 towards the introduction of outside gym equipment at the Community Centre.
Quantum	£12,000
Fixed / Tariff	Tariff
Trigger	100% prior to occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Paid in full prior to commencement of each phase
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	n/a
Quantum	£1000
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1
Type	Health
Policy	DP/4
Required	YES
Detail	There is no NHS facility within Orchard Park. NHS England has requested a financial contribution of £23, 805 to be allocated towards the refurbishment and improvement of the existing facilities at Arbury Road surgery.
Quantum	£23,805
Fixed / Tariff	Fixed
Trigger	100% prior to occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None



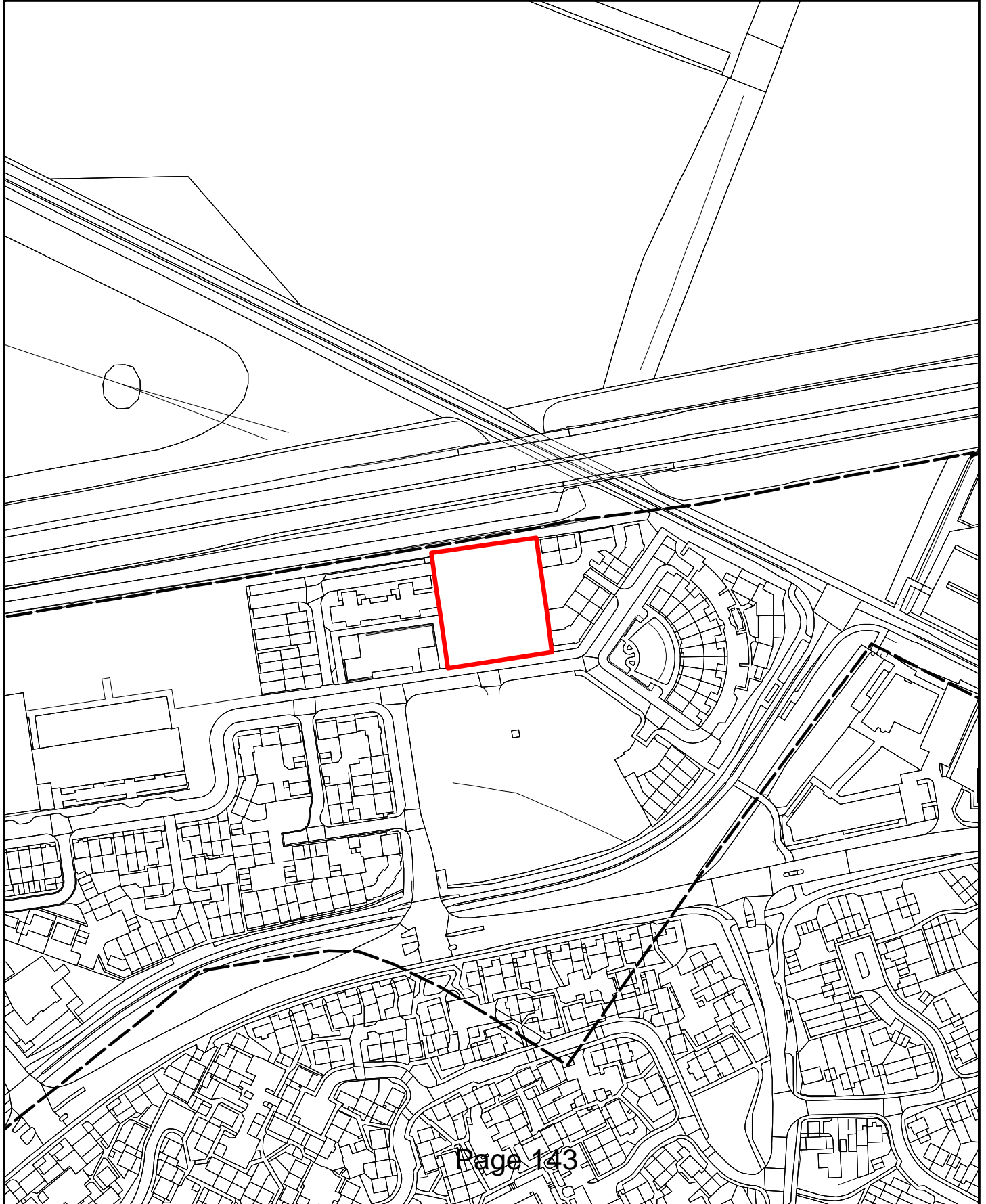
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Date of plot: 16/01/2017



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Agenda Item 7

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2017

AUTHOR/S: Head of Development Management

Application Number:	S/1959/16/FL
Parish(es):	Balsham
Proposal:	Residential development to provide 33 dwellings, new access, closure of the existing access and demolition of all the existing buildings
Site address:	7, High Street
Applicant(s):	Hill Residential
Recommendation:	Delegated Approval (subject to complete section 106)
Key material considerations:	Principle of development Five year housing land supply Sustainability of the location Loss of employment Density of development and affordable housing Visual/heritage impact Highway safety and parking Residential amenity Section 106 contributions
Committee Site Visit:	31 January 2017
Departure Application:	No
Presenting Officer:	Katie Christodoulides, Senior Planning Officer
Application brought to Committee because:	The officer recommendation of Approval conflicts with the recommendation of Balsham Parish Council
Date by which decision due:	28 February 2017 (extension of time agreed)

Executive Summary

1. This application seeks approval for 33 dwellings (40% affordable) and a new access into the site following closure of the existing access. The site forms nine individual industrial units with a large storage area to the south west corner. The units were previously used for B1(a) office, B1(c) light industrial, B2 general industry and B8 storage and distribution, and vacated in November 2016. The site lies within the Balsham Village Framework, with the front part of the site lying within the Conservation Area. The development would not normally be considered acceptable in principle when set against current adopted policy as a result of its scale, as

Balsham is identified as a Group Village within the Adopted Core Strategy. It is however 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 not considered up to date for the purposes of the National Planning Policy Framework 2012 (NPPF).

2. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It states 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. Sustainable development is defined in paragraph 7 of the NPPF as having environmental, economic and social strands.
3. Overall, it is considered that the proposal would bring forward a number of environmental, social and economic benefits and would make a significant contribution to the on-going deficit in the Council's 5 year housing land supply and the significant need for affordable housing within South Cambridgeshire.
4. Environmental benefits include the remediation of the site which has known contamination issues, enhancement through landscaping and ecology, physical connection with the adjacent public footpath, on-site attenuation of surface water run-off and a reduction in vehicle movements and associated carbon and vehicle emissions.
5. The scheme includes positive elements which would enhance social sustainability. These include the provision of 33no. new dwellings within the development, with 13no. being affordable (40%), and public open space on the site. The proposed development would incorporate a mix of housing types which would meet the current need for both smaller and larger homes. The provision of family homes within the area would attract families with young children which would help support the Primary School which has a declining roll of pupils. Existing facilities in the village would benefit from additional demand from the development.
6. In terms of economic benefits in the short term, this would include the creation of jobs in the construction industry as well as the multiplier effect in the wider economy arising from increased activity. The provision of housing would help meet the needs of businesses within Balsham in the medium to long term.
7. These benefits can be afforded significant weight in favour of the proposal and are deemed to clearly outweigh any potential disbenefits which include the loss of the employment site.
8. None of the disbenefits are considered to result in significant and demonstrable harm and the development comprises sustainable development having regard to paragraph 14 of the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the necessary safeguarding conditions and Section 106 Agreement.

Planning History

9. S/1942/04/F- Installation of External Windows to Existing Offices- Approved.
10. S/0382/04/F- Removal of Condition 1 of Planning Permission S/0724/99/F to allow the permanent use of Part of Building as B1(c) use- Approved.

11. S/0381/04/F- Removal of Condition 1 of Planning Permission S/0122/99/F to allow the permanent use of part of Building as showroom and B8/Assembly B1(c) with ancillary offices- Approved.
12. S/2231/03/F- Change of Use of Part of Building from B8 to Showroom and B8/Assembly B1(C) with ancillary offices (renewal of Planning Permission Ref S/0122/99/F- Withdrawn.
13. S/2203/02/A-Sign- Approved.
14. S/0121/99/F- External Alterations to Building- Approved.
15. S/0724/99/F- Change of use of part of building from B8 to B1(c) - Approved.
16. S/0985/98/F- Continued Use as Office/Storage/Workshops for Haulage/Removal Business- Approved.
17. S/1262/94/A-Three Business Signs- Refused.
18. S/0221/94/F- Change of use to offices/storage/workshops for haulage/removal business- Approved.

Planning Policies

19. **National Guidance**
National Planning Policy Framework 2012 (NPPF)
Planning Practice Guidance (PPG)

Development Plan Policies

20. **South Cambridgeshire LDF Core Strategy DPD, 2007**
ST/2 Housing Provision
ST/3 Re-Using Previously Developed Land and Building
ST/6 Group Villages
21. **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
HG/3 Affordable Housing
ET/6 Loss of Rural Employment to Non-Employment Uses
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
NE/1 Energy Efficiency
NE/2 Renewable Energy
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/8 Groundwater
NE/9 Water and Drainage Infrastructure

- NE/10 Foul Drainage-Alternative Drainage Systems
 - NE/11 Flood Risk
 - NE/12 Water Conservation
 - NE/14 Lighting Proposals
 - NE/15 Noise Pollution
 - NE/17 Protecting High Quality Agricultural Land
 - CH/4 Development Within 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
22. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
- Open Space in New Developments SPD - Adopted January 2009
 - Affordable Housing SPD - Adopted March 2010
 - District Design Guide - Adopted March 2010
 - Biodiversity- Adopted January 2009
 - Trees & Development Sites SPD - Adopted January 2009
 - Landscape in New Developments SPD - Adopted March 2010
 - Health Impact Assessment SPD– Adopted March 2011
 - Listed Buildings: Works to or affecting the setting of-July 2009
23. **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/5 Provision of New Jobs and Homes
 - S/6 The Development Strategy to 2031
 - S/7 Development Frameworks
 - S/10 Group Villages
 - 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/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/14 Heritage Assets
 - H/7 Housing Density
 - H/8 Housing Mix
 - H/9 Affordable Housing
 - H/11 Residential Space Standards for Market Housing
 - E/14 Loss of Employment Land to Non Employment Uses
 - SC/2 Heath Impact Assessment
 - SC/6 Indoor Community Facilities
 - SC/7 Outdoor Playspace, Informal Open Space, and New Developments
 - SC/8 Open Space Standards
 - SC/10 Lighting Proposals
 - SC/11 Noise Pollution
 - SC/12 Contaminated Land
 - TI/2 Planning for Sustainable Travel
 - TI/3 Parking Provision

Consultations

24. **Balsham Parish Council-** Recommends refusal and objects to the proposal on the grounds of the increase in traffic onto the High Street at peak times, overdevelopment of the site, and three storey houses at the front of the site being out of keeping with the area. Following the receipt of amended plans dated 7/11/2016, the Parish Council comment that the site is overdeveloped and concerns are raised about sustainability and the proposed plans conflicting with the NPPF and Policies DP/1 – Sustainable Development, DP/7 – Development Frameworks of the Adopted Development Control DPD 2007, and ST/6 – Group Villages of the Adopted Core Strategy DPD 2007. Green space is required to the front of the houses and that they are sited back from the High Street. The Parish only agreed for a maximum of two storey houses on the site. There are serious concerns about highway safety and to see some measures to address this issue.
25. **Tree Officer-** No objections to the proposal which is supported by an arboricultural report with a recommendation for tree protection and a tree protection plan. Requests a condition is added to any consent to require the tree protection measures to be erected and remain in position until completion of the development.
26. **Contaminated Land Officer-** The site is part of land associated with a small industrial site, as well as recent industry from a small former smithy. Enzygo's Phase 1 and 2 reports suggest some remedial proposals for the site and some of the conclusions in principle are agreed with.
27. **Affordable Housing Officer-** The proposed scheme for 33no. dwellings would need 13no. to be affordable. Within Balsham there is a greater need for two bedroom properties over one bedroom properties. However across the District, the need is for one bedroom properties. The proposed mix is for 54% one bedroom properties and 46% two bedroom properties. This exceeds the local and district wide need for one bedroom properties but meets the need for 2no. bedroom properties locally. Given that the proposed mix does not deliver any affordable three or four bedroom properties, the provision of two bedroom accommodation could be said to address local need; however the one bedroom accommodation proposed exceeds both local and district wide need, but meets the need for two bedroom properties locally. Given the scheme can help address the bedroom requirement for the largest group in the most urgent housing need (Band A) in the District, and that the applicant has approached several Registered Providers who have indicated a willingness to manage the affordable housing scheme, the proposed mix can be supported as it meets the strategic affordable housing need across the District.
28. **Sustainability Officer-** The sustainability strategy covers what would be expected for a development that aims to be sustainable. Suggests that energy and carbon are subject to conditions, and a water conservation condition is requested asking for 110 litres of water per person per day as this is an option now presented by current Building Regulations. The document suggests a number of efficient measures which if included in the new development, should see significant energy savings. An air source heat pump is an efficient solution of an off gas area, the carbon intensity of electricity means that the notional DER for the site will not comply with Building Regulations. To prove full policy compliance, demonstration of carbon emission savings made not only against the baseline DER, but notional TER for the modelled development is required. The applicant is requested to provide notional TER based on carbon emissions for the

development, the notional DER carbon emissions, the DER with 'lean' measures and the DER with both 'lean; and 'green' measures.

29. **Environmental Health Officer-** Raises no objections and requests recommended conditions in regard to hours of construction work, hours for power operated machinery, method statement if piling foundations are proposed, programme of measures to minimise airborne dust, a construction programme, noise insulation for residential buildings, electronic charging points, lighting plans and assessment of noise for renewable energy.
30. **Environmental Health Officer (Air Quality)-** No objections. The site is not located within an area particularly sensitive to air quality, and is replacing an industrial site which already has provision of car parking. Requests a condition in regard to electronic vehicle charging infrastructure.
31. **S106 Officer-** The proposed contributions are
- a) Household Waste Receptacles being a contribution equivalent to £73.50 per house and £150 per flat;
 - b) Public Open Space
 - (i) Balsham Sports Pavilion contribution of £72,075.53
 - (ii) Children's play space contribution of £5,000
 - (iii) Informal children's play space provided onsite
 - (iv) Balsham Community Orchard contribution of £3,500
 - (v) Rosie Green Wood contribution of £3,500
 - c) Indoor meeting space
 - (i) Balsham Scout hut contribution of £15,340.32
 - d) Monitoring Fees of £1,000

The total contribution to Balsham Parish Council would be £99,415.85 (£3,012.60 per dwelling)

32. **Public Health Specialist-** No comments received (out of time).
33. **Landscape Design Officer-** Raises no objections and requests a condition in regard to hard and soft landscaping. Following Amended plans dated 07/11/2016 the proposed open space within the scheme is welcomed, the applicant is to consider the recommendations outlined with the District Design Guide SPD.
34. **Ecology Officer-** The preliminary Ecological Appraisal and Bat Report provided by Landscape Planning Ltd are welcomed and no further ecological information is required to inform the application. The proposals are likely to comply with UK and EU legislation without any further survey requirements. Requests a condition is added to any consent in regard to nesting birds and foraging bats and a plan and schedule of biodiversity enhancement measures.
35. **Refuse Officer-** No comments received (out of time).
36. **Anglian Water-** There are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary. The foul drainage from this development is in the catchment of Balsham Water Recycling Centre that will have available capacity for these flows.
37. **Listed Building Officer-** The proposal would not result in any significant impact upon the setting of the listed buildings within the vicinity at Nos.1, 3, 5, 7 and 9 West

Wratting Road.

38. **County Education, Waste and LLL S106-** There would be no contribution towards early years, primary school, secondary school and libraries provision or strategic waste.
39. **Urban Design Officer -** The existing buildings on the site do not make a positive contribution to the Conservation Area, so their demolition and the sites change of use away from commercial and industrial are an opportunity to enhance the Conservation Area. Residential is an appropriate use for the site, 2.5 storey development however is not a typical characteristic of Balsham and will not preserve the character of the Conservation Area. The pedestrian connection to the existing right of way to the south of the site is particularly welcomed as is the redesign of the flats to avoid single aspect north facing dwellings. The proposed density is 42.4 dwelling per hectare which broadly reflects the density of the centre of the village and appears appropriate. There should be some provision of local area of play on the site to provide some open space. The proposed landscape amenity space adjacent to the flats is poor and residents would be unlikely to use it as it is located close to the entrance of the development. There does not appear to be sufficient parking for the flats and no visitor parking has been provided. The siting of the garage blocks and parked cars should be considered in relation to the outlook of habitable rooms and daylight. The general approach to the layout, design and materials is supported, materials should be conditioned. To address the comments the number of units on the site may need to be reduced.
40. **Archaeology Officer-** The site lies in an area of high archaeological potential. No objections to the development in this location but requests a condition in regard to a programme of archaeological investigation. Following the receipt of amended plans dated 07/11/2016, no further comments are to be made.
41. **Lead Local Flood Authority-** Initially objected to the proposal as further information was required in regard to where surface water from the existing site drains to, the pumping of surface water being unsustainable and the requirement to use up to date climate change allowances. Following an updated Flood Risk Assessment by SDP Consulting Engineers, the previous objections are removed. Requests conditions in regard to development being in accordance with the Flood Risk Assessment, details of surface water drainage and maintenance of surface water drainage system. Following the receipt of amended plans dated 07/11/2016, no further comments are to be made.
42. **Local Highways Authority-** Originally objected to the proposal, as the constrained width of 4.8 metres should be narrowed to either 2.75 metres to a single car width or remain at 5 metres. If the above is overcome, requests that the existing access is permanently and effectively close, the falls and levels are such that no private water drains across or onto the public highway, the access shall be constructed of a bound material, a traffic management plan and informative in regard to no works to the highway without a licence is recommended. Following the receipt of amended plans dated 07/11/2016, the revised footway and carriageway widths are acceptable to the Highway Authority and the previous request that the application is refused is withdrawn, and therefore recommends approval. No contributions towards highway improvements would be required.
43. **Environment Agency-** No objection in principle to the proposal development subject to conditions in regard to submission of a remediation strategy and informatives. Following submission of additional information, requests change to wording/time point

to previous contaminated land condition to allow the proposed tank removal and demolition works to take place. Following the receipt of amended plans dated 07/11/2016, no further comments are to be made.

44. **Police Architectural Liaison Officer-** The proposed layout is good in terms of natural surveillance and where parking is either within the curtilage of homes or parking areas for the apartments. Requests a condition in regard to lighting and welcomes consultation with the developer in terms of security for Secured by Design for the affordable homes.
45. **NHS England-** No objections. Due to the size of the proposed development and the capped five numbers of requests as set out in the CIL Regulations , there is not an intention to seek primary healthcare mitigation on this occasion.
46. **Cambridge Fire & Rescue-** Requests adequate provision is made for fire hydrants.

Representations

47. Representations have been received from neighbours at Nos. 3 Field End, 1, 2, 4 & 5 High Street, 7 & 12 Sleaford Close, Hay House, Barton's Close, 25 Old House Road, 11 Trinity Close and the following comments are made:
 - Concerns of over development of the site
 - Concerns over the high density of the site
 - Unsustainable development and location
 - Height of the dwellings at three storey's not being in keeping with adjacent buildings
 - Increased traffic along the High Street
 - Congestion and increased accidents
 - Design failing to compliment the Conservation Area
 - Lack of provision for vehicles to pass at the front of the site
 - Overshadowing
 - Loss of privacy and light to neighbouring properties
 - Apartments not being in keeping with the Conservation Area and village
 - Scale, design and density failing to preserve or enhance the Conservation Area
 - Insufficient garden sizes
 - Impact on local schools and doctors
 - Refuse vehicles accessing the site

Site

48. This application site lies within the Balsham Village Framework, with the front part of the site lying within the Conservation Area. The site forms nine individual industrial units with a large storage area to the south west corner which were previously used for B1(a) office, B1(c) light industrial, B2 general industry and B8 storage and distribution which was vacated in November 2016, with over half the site being vacant and having been marketed as vacant for nearly 5 year. The site is located within the centre of the village, opposite the Meadow Primary School and along the High Street, which has a post office & convenience shop (0.32km) and two pubs (The Bell 0.08km) and (The Bull 0.16km) within walking distance. The site boundaries comprise of a mixture of walls to the existing buildings or corrugated metal fencing.

Proposal

50. The application seeks full planning permission for the erection of 33no. dwellings

including a new vehicular access from the High Street and closure of the existing vehicular access sited opposite the school, and associated parking and landscaping. This would follow demolition of all of the existing buildings within the application site.

Planning Assessment

51. The key issues to consider in the determination of this application are the principle of development and the implications of the five year housing land supply deficit on the proposals. An assessment is required in relation to the density and mix of the development, visual impact, conservation area impact, affordable provision, highway safety and parking provision, trees and landscaping, ecology, residential amenity, section 106 contributions, surface and foul water drainage, archaeology, and environmental issues.

Principle of Development

- Five year housing land supply
52. 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.
 53. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.7 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 2016 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions) and the latest assessment of housing delivery (in the housing trajectory November 2016). 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.
 54. 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 as so not to be restricted 'merely to 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 the Court of Appeal has confirmed that 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 be attached to such relevant policies having regard, amongst other matters to the purpose of the particular policy.
 55. In the case of this application, policies which must be considered as potentially influencing the supply of housing land include ST/2 (Housing Provision) and ST/6 (Group Villages) of the adopted Core Strategy. The Inspector did not have to consider policy ST/6 but as a logical consequence of the decision, this should also be a policy "for the supply of housing". Policies DP/1 (Sustainable Development), DP/7 (Development Frameworks), NE/4 (Landscape Character Areas), NE/6 (Biodiversity),

CH/2 (Archaeological Sites), CH/4 (Development Within the Curtilage or Setting of a Listed Building) and CH/5 (Conservation Areas) of the adopted Development Control Policies. Policies S/7 (Development Frameworks), S/10 Group Villages, NH/2 (Protecting and Enhancing Landscape Character), NH/4 (Biodiversity) and NH/14 (Heritage Assets) of the draft Local Plan are also material considerations and considered to be relevant (draft) policies for the supply of housing.

56. Where a Council cannot demonstrate a five year supply of housing land, 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).
57. 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, unless other national policies indicate an exception to this, Green Belt land is one such exception. Sustainable development is defined in paragraph 7 of the NPPF as having environmental, economic and social strands. When assessed, these objectives unless the harm arising from the proposal 'significantly and demonstrably' outweighs the benefits of the proposals, planning permission should be granted (in accordance with paragraph 14).
58. The site originally came forward in the SHLAA call for sites (July 2012) and following an initial assessment, it was considered to have limited development potential. However it did not include a judgement on whether the site is suitable for residential development in planning policy terms which would be for the separate plan making process.
59. The site is located within the Balsham village framework. Policy ST/6 of the adopted Core Strategy and S/10 of the Local Plan submission permits residential development and redevelopment of up to 8 dwellings within the village framework. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site. The erection of 33 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.
60. It falls to the Council as decision maker to assess the weight that should be given to the existing policy. Officers consider 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.
61. Development in Group Villages (the current status of Balsham) 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.
62. In the emerging Local Plan Balsham is to remain as a Group Village. This emphasises that such villages are less sustainable minor rural settlements with a more limited range of services to meet the needs of new residents in a sustainable manner. Such

villages are amongst the smaller settlements within the District; however, it is recognised that these villages should be treated on their individual merits with an assessment being undertaken in terms of their accessibility to employment, education, and services.

- Housing Delivery Programme

63. As part of the case of the applicant rests on the current five year housing land supply deficit, the developer is required to demonstrate that the dwellings would be delivered within a 5 year period. The applicant has confirmed the aim is to start construction in the second half of 2017 and all dwellings to be completed, sold and occupied by summer 2019.
64. A Sustainability Report has been submitted by the agent, which sets out the terms of delivery. Officers are of the view that the applicant has demonstrated that the site can be delivered within a timescale whereby weight can be given to the contribution the proposal could make to the 5 year housing land supply.
65. The proposals are assessed below against the environmental, social and economic criteria of the definition of sustainable development.

Environmental sustainability

(a) Contaminated Land

66. The site has an existing warehouse, office buildings and a large concreted area, with known contamination issues, including buried fuel tanks and asbestos which are both buried and within the existing structures. The comments of the Contaminated Land Officer are therefore noted. The Phase One and Two Reports dated November 2014 by Enzigo provide some remedial proposals for the site which are agreed with however there are further observations required. A general remedial scheme across the site of hotspot removal, infrastructure removal, validation and cover systems has been proposed; however a condition is recommended requiring the approach to be detailed in a Remedial Method Statement and Verification Report. The proposed development would result in the remediation of contamination on this site which would provide an environmental benefit to the area.

(b) Surface Water

67. The site comprises of hard landscaping and buildings. Surface water from the site currently flows across the concreted surfaces and building roofs into the ditch on the site's southern boundary with no attenuation to reduce the run off-rates. The proposed development includes on-site attenuation, holding back the surface water run-off from the site and releasing it at a controlled pace. The proposed development would result in more controlled surface water and flood prevention scheme.

(c) Loss of employment- noise, emissions, traffic

68. The site if retaining it's employment use, and if used at full capacity would have regular HGV's accessing the site through the High Street and centre of the village, which would present an increased danger to pedestrians, resulting in significant traffic through the centre of the village, with noisy employment activities at unsociable hours in a predominantly residential area. The proposed residential development would reduce vehicle movements to the site from 500 daily trips if the site was at full occupancy, to 290 daily trips as a result of the development, and significantly reduce

the associated environmental effects of noise, vibration and emissions from the employment site.

(d) Energy Efficiency

69. The proposed energy strategy for the development demonstrates the scheme would result in a 25.85% saving in carbon emissions through energy efficiently improvements and a 49.66% improvement following the introduction of renewable energy, exceeding the requirements of Policy NE/3 of the LDF which requires a 10% saving above building regulations.

Social sustainability

(a) Provision of new housing including affordable housing

70. Chapter 6 of the NPPF relates to 'delivering a wide choice of high quality homes' and seeks to 'boost significantly the supply of housing' placing importance on widening the choice of high quality homes and ensuring sufficient housing (including affordable housing) is provided to meet the needs of present and future generations.
71. 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 the importance of ensuring sufficient housing (including affordable) is provided to meet the needs of present and future generations. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 33no. residential dwellings, 40% of these units (13) will be affordable.
72. There remains a shortage of deliverable housing sites in the District. The development would provide a clear public benefit in helping to meet the current housing shortfall in South Cambridgeshire. The site would deliver the residential dwellings within 5 years from the date of granting permission which is clearly demonstrated through the submitted sustainability delivery report.
73. The District's Affordable Housing Officer has confirmed that there is a demonstrable need for affordable housing in Balsham (21 people with a local connection and roughly 1700 people district wide on the district wide register). The proposed mix for the 13 affordable housing would be 7no. x one bedroom homes (54%) and 6no. x two bedroom (46%) homes. This would exceed the local (29%) and district wide (47%) need for one bedroom properties but meets the needs for two bedroom properties locally (52%). The proposed mix does not deliver any affordable three or four bed housing; the provision of two bedroom accommodation would be seen to address local need. However the amount of one bedroom accommodation proposed exceeds both local and district wide need. The Affordable Housing Officer's view is that the scheme can help to address the bedroom requirement for the largest group in the most urgent housing need (65 applicants Band A) in the District, and that the applicant has approached several Registered Providers who have indicated a willingness to manage the affordable housing scheme, and three offers have been received. Therefore it is considered that the proposed mix would meet the strategic affordable housing need across the district and is supported.
74. The proposed market mix would comprise of 8no. x four and five bedroom properties (24%), 19no. x one and two bedroom properties (57%) and 6no. x three bedroom properties (18%) which would meet the need for smaller properties in the area. The provision of larger houses will also meet the high demand for family housing which will

support the Meadow Primary School which requires more pupils to avoid classes being combined due to the declining roll of children at the school. The nearest secondary school at Linton Village College has current capacity for pupils at secondary level.

(b) Accessibility to services and facilities

75. 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. As such, this scale of development must be considered in light of the facilities in Balsham and the impact of the scheme on the capacity of public services.
76. The South Cambridgeshire 2014 Services and Facilities Study for Balsham details a range of services and facilities in the village. These include a village hall, church, primary school, recreation ground, post office/village stores, two pubs and a small number of shopping/retail services consisting of a kitchen interiors shop, antique pine shop and a diary, and small businesses including private hire vehicles and Quixant - a technology manufacturer.
77. The site is located in the centre of the village, opposite the primary school and is within walking distance of many of the main facilities. Balsham has six bus stops with two bus stops being immediately adjacent to the site at West Wratting Road (0.07km). There are several bus services which connect Balsham to the Minor Rural Centre of Linton and larger market town of Haverhill in Suffolk, and one service a day which connects Balsham with Cambridge (Monday to Friday) with one service on a Saturday to Cambridge.
78. Balsham is situated just over 6 miles from Whittlesford Parkway station and 3 miles from Linton (Minor Rural Centre), which has more services and social facilities including sources of employment, a GP surgery, sports centre, library, police and fire stations and secondary education provision.
79. The Meadows Primary School lies opposite the site. The primary school has falling pupil numbers, ie: currently 210 pupils with capacity for 280, and has appealed for new family housing in the village. The school has sufficient capacity and the proposed development will bring in families to the village which will help support the school.
80. The site lies 3.5 miles from Linton Village College Secondary School which is a 15 minute cycle or an 18 minute bus journey; the bus service 19 stops outside the site.
81. Access to employment opportunities exist within Linton (3 miles), Great Abington and Babraham (5 miles) with Granta Park and The Babraham Institute, the Genome Campus in Hinxton, ARM in Fulbourn and Newmarket Business Park; and Haverhill Business Park. The site given its close proximity to these major science and business parks which are currently expanding will provide more employment opportunities within close proximity of the site.

(c) Open Space

82. A landscape amenity space is proposed to the side (east) of the apartments which would lie along the High Street and adjacent to the proposed vehicular entrance; an area of open space is also proposed towards the south within the central area of the site. This open space provision would be secured through a Section 106 Agreement.

(d) Footpath link

83. A new footpath link connecting the public footpath to the south of the site will integrate the development within the village and improve connectivity for the existing residents.

(e) Education Provision

84. The County Council as the relevant Education Authority has identified that the number of children that would result from the development would not result in an increase in the capacity of provision of any of the three tiers of education (early years, primary and secondary). This information is considered to enhance the social sustainability of this scheme.

(f) Health Provision

85. Granta Medical Practice which forms Linton Health Centre is sited an 18 minute bus journey from Balsham and has capacity for more patients at the surgery.

Economic sustainability

86. The redevelopment of the site would result in the loss of a designated employment site. It has been demonstrated that part of the property which was vacant has been marketed for more than four years with no demand from potential businesses taking over the existing site. This is discussed fully within the paragraph titled 'Loss of Employment' below. However, it has been put forward by the applicant that the continued employment use at the site would detract from the character and appearance of the Conservation Area, would disturb residential amenity through twenty four hour operations and regular HGV and car access should the site be in full capacity, and would continue to be inefficient in terms of energy conservation and generation.
87. The provision of 33no. 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 in Balsham, both of which will be of benefit to the local economy. Balsham Butchers has recently closed due to falling demand, and with Plumbs Diary also facing closure currently.
88. The developer has submitted an indicative delivery statement to indicate that development could commence and be delivered within 5 years.
89. Overall, it is considered that the proposed development would achieve the social, economic and environmental elements of the definition of sustainable development, subject to the mitigation measures quoted above, which the applicant has agreed to in principle and can be secured via a Section 106 agreement.

Loss of employment

90. Policy ET/6 of the LDF requires that any proposal for the re-development of existing employment sites to non-employment uses within village frameworks will be resisted, unless it is demonstrated that the site is inappropriate for any employment use to continue having regard to market demand, with documentary evidence submitted that identifies that the site is not suitable or capable for continued employment, and that the property has been adequately marketed for a period of not less than twelve months; or the overall benefit to the community of the proposal outweighs any adverse effect

on employment opportunities and the range of available employment land and premises; or the existing use is generating environmental problems and any alternative employment use would continue to generate similar environmental problems.

91. The site comprises nine individual units of varying sizes and uses, together with a substantial area in the south western corner which has been used for open storage. A Marketing Report and Commercial Viability Appraisal was submitted with the application in which Units 5,6 & 7 have been marketed for their uses (B1a and B2) since March 2012. Units 1, 2 were in use for (B1a and B8) uses until November 2016, with unit 3 being used for B1c use and units 8 and 9 for B8 use. The submitted marketing report details that the site has been marketed since March 2012 with numerous enquiries and viewings, and no suitable occupier being found. The reasons being the site's constraints imposed by the sites central village location, the village location being difficult for HGV access, nearby residential dwellings requiring restrictions on the hours of operation, the buildings being too restrictive for uses due to size and scale, and costly to change.
92. The site was also considered for redevelopment for other smaller scale commercial uses comprising a small industrial scheme, office scheme and live/work scheme. The development appraisals undertaken of all these proposed commercial uses resulted in a substantial loss, and were considered economically unviable, with the redevelopment of the whole site or only part being considered, and anticipated rental returns not being significant to warrant the level of risk involved. The conclusions of the marketing report detail that there is no demand for the existing commercial space, with redevelopment being unviable with the only viable alternative and more appropriate land use being for residential development.

Density of development

93. The site measures 0.83 hectares in area and would equate to a density of 39 dwellings per hectare. Policy HG/1 of the LDF and H/7 of the Proposed Local Plan requires residential developments to make the best use of the site by achieving an average net density of at least 30 dwellings per hectare with higher densities of at least 40 dwellings per hectare in more sustainable locations. The proposed density is considered to be slightly high, however given the site's location within the centre of the village, the density is considered appropriate to the surrounding area in this context.

Mix

94. Under the provisions of Policy HG/2 of the LDF, the market housing provision of proposed schemes is required to include a minimum of 40% 1no. or 2no. bedroom properties, approximately 25% 3no. bedroom properties and approximately 25% 4no. bedroom properties. Policy H/8 of the emerging Local Plan is less prescriptive and states that the mix of properties within developments of 10no. or more dwellings should achieve at least 30% for each of the 3 categories, with the 10% margin to be applied flexibly across the scheme.
95. Emerging Policy H/8 is being given considerable weight in the determination of planning applications due to the nature of the unresolved objections, in accordance with the guidance within paragraph 216 of the NPPF. The proposed housing mix is for 7no. x one bedroom flats, 2no. x two bedroom flats, 10no. x two bedroom houses, 6no. x three bedroom houses, 7no. x four bedroom houses and 1no. x five bedroom house. The proposed mix varies from the policy requirement, with the justification that

there is a need for both smaller properties in the area as well as family houses in which the proposed mix will cater for this need.

Visual Impact

96. The site lies along the High Street with the front half of the site being within the Balsham Conservation Area. Currently there lies a large parking area to the front of the existing office building which is set back from the road, with the existing buildings not being of any particular merit or making a positive contribution to the visual amenity of the area. The character of the dwellings along the High Street vary in terms of their design, scale, form, height and separation with the area immediately surrounding the site, which comprises dwellings sited either hard on to the pavement, set a few metres back or to the east set behind a long drive. Opposite the site lies the primary school which is set back behind a green frontage and area of parking, providing an open outlook. The proposal is considered to provide a positive visual impact on the character and appearance of the area, as a result of the demolition of the existing commercial units.
97. The proposed overall layout of the site is considered acceptable as the proposed number of dwellings can be accommodated whilst respecting the character and appearance of the surrounding area. The access would be resited centrally within the site from the High Street. The proposed layout would form various cul-de-sacs from the main access road into the site, with a row of dwellings fronting the High Street which would be in keeping with the area. A landscaped amenity space with trees and metal railings is proposed immediately to the site of the two and a half storey apartment block which would soften the entrance and provide a positive, open aspect to the High Street. The proposed layout is considered to reflect the pattern and character of the existing village.
98. The majority of dwellings proposed are two storeys in height, with the apartment building sited adjacent to the High Street and proposed vehicular access being two and a half storeys in height. The proposed scale and height of the two storey dwellings is considered to reflect the height of the dwellings in the local area. The proposed two and a half storey apartment building would be slightly higher than the dwellings in the area, however they are not considered to be visually prominent in the area, and would provide a termination to this proposed terrace to the front. The proposed height of the dwellings would be lower than the current height of the existing buildings on the site providing a visual improvement.
99. The proposed design and materials of the dwellings are considered to reflect the traditional forms and type of the dwellings in the area. The design of the proposed apartment building has been designed to read as a series of three linked but individual dwellings which would be in keeping with the local vernacular. The majority of the proposed dwellings would be semi-detached and linked dwellings.
100. The proposal is considered to preserve the character and appearance of the area of the Conservation Area, and would be appropriate to the visual amenity of the area in accordance with Policy DP/2 of the LDF.

Heritage Impact

101. Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 requires decision-makers to pay "special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses." Further, section 72 of the Planning (Listed Buildings and

Conservation Area) Act 1990 states that in the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

102. 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”.
103. 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”.
104. 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.
105. The proposed site lies to the south west of a row of Grade II listed buildings lying along West Wrattling Road (Nos.1-9). The Historic Building Officer has stated that the proposal would not result in significant harm to the setting of these listed buildings, nor the character and appearance of the Balsham Conservation Area.

Highway safety and parking provision

106. The Highway Authority has raised no objections to the scheme. The Highway Authority recommends standard conditions in relation to the management of traffic and materials during the construction phase of the development, the levels of the access being constructed to prevent displacement of surface water and material onto the highway, the existing access to the site is to be closed and the footpath reinstated, and an informative in regard to no works to the public highway.
107. Numerous neighbours and Balsham Parish Council have raised concern regarding the increase in traffic onto the High Street at peak times. The submitted Transport Statement predicts there will be a net reduction in travel, reducing the daily trips to the site by car and HGV’s from the commercial use from 500 trips based on full occupancy of the existing employment site, to 290 trips. The site lies opposite the Primary School and is within walking distance of the village shop, Post Office and village pubs, therefore the reduction in vehicle trips from the residential redevelopment is likely to be greater as it is expected that residents will walk to these facilities.
108. It is not expected that all occupants will leave and return to the site at the same time by motor vehicle, and as such the impact this scheme would have on the High Street is not considered to get significantly worse to a point where the harm to the road network would be so demonstrable to outweigh the benefits of the scheme.
109. The submitted layout identifies that there would be 2no. car parking spaces for each dwelling on plot either provided by a driveway or garage, and 1no. car parking space for each apartment within a shared car park. The proposal would meet the

requirements of the LDF standards of 1.5 spaces per dwelling across developments.

Trees and Landscape

110. The application is supported by an Arboricultural Impact Assessment. The site is dominated by hardstanding and buildings, with trees lying off-site in neighbouring gardens. The District Councils' Tree Officer has raised no objections to the proposal, subject to a condition being recommended in regard to no commencement or demolition of any buildings until tree protection measures in the Arboricultural Impact Assessment have been erected and remain in position for the duration of the development to protect neighbouring trees.
111. In line with the Landscape Officers comments, a condition will be recommended to submit details of proposed hard and soft landscaping details, including a planting specification for the proposed scheme.

Ecology

112. The Ecology Officer has raised no objection to the proposals, however, it is requested that conditions are recommended in regard to the works being carried out in accordance with the recommendations in the ecology appraisal submitted including avoidance and mitigation measures for nesting birds and foraging bats and a scheme for ecological enhancement biodiversity shall be submitted detailing measures for the dispersal of hedgehogs, nesting birds, roosting bats and invertebrates in line with Policies DP/1, DP/3 and NE/6 of the LDF and the Wildlife and Countryside Act 1981 (as amended).

Residential amenity

113. The site is surrounded by residential properties to the west, north and east. To the north of the site lies the primary school with neighbouring dwellings at Nos. 2 & 4 High Street lying opposite to the north east. These dwellings lie immediately adjacent to the High Street and the proposed dwelling forming plot 1 and the garage within the rear garden would be sited opposite these properties, situated 12 metres and 17 metres from these neighbouring properties and the garden of No.4 which lies to the side. The neighbour at No.4 High Street has raised concern regarding loss of privacy, loss of light and overbearing impact on their amenity and garden. The proposed development at plot A1 would result in some harm to these neighbouring properties by virtue of the proposed first floor side bedroom and study windows facing this property; however, given the distance and road in between, the proposed is not considered to result in significant harm to the amenity of these neighbouring dwellings to warrant refusal on these grounds. The application is supported by a Daylight, Sunlight and Overshadowing Analysis in accordance with BRE guidance, it concludes that the proposed development will not impact on daylight and sunlight to neighbouring properties.
114. To the west of the site lies the neighbouring property at No. 11 High Street. Within the side (east) of this neighbouring property lies a window at first floor level with two windows at ground floor level, together with a window at first floor level which faces north to the High Street above the garage. A driveway lies immediately adjacent to the site. The proposed immediate dwelling serving the apartment building would be 3 metres from the common boundary of this neighbouring site and 6.2 metres from the side elevation. There would be no windows in the side (west) elevation of the proposed dwelling, and therefore is anticipated that there will be no loss of privacy to the neighbour at No.11 High Street. The proposed height of this dwelling would be 8

metres. It is considered on balance that the proposal would not result in significant loss of light or overbearing impact to this neighbour.

115. The proposed garage serving the apartment building would be sited immediately adjacent to the neighbouring rear element of No.11 High Street, which has no windows in the side elevation and therefore there would be no impact to this neighbour. The proposed dwelling serving Plot B4 would be sited to the side (east) of the garden area serving this neighbouring property. The proposed dwelling serving plot B4 would be sited 1.5 metres from the common boundary, with no windows in the side elevation. Given its small size and depth and that it would replace a much larger industrial building which serves unit 9 and lies along the majority of this neighbouring garden, the proposal is considered to be an improvement to the existing level of amenity to the garden of this neighbouring property and its rear elevation.
116. To the east of the site lies the neighbouring properties at Nos. 5 High Street, Nos. 20 and 22 Bartons Close. The proposed dwellings forming Plots A1-A10 would be sited 12 metres from the common boundary with No.5 High Street, and 14 metres from the side elevation of this neighbour, which has no windows in this elevation. This neighbour in their comments has raised concerns regarding the impact on their private garden through loss of privacy. The proposed first floor windows to the rear of Plots A3, A4 and A5 would face directly into the rear gardens of No. 5 High Street and 20 Bartons Close. A large gable projects from the rear of No.5 along the boundary with Plot A3; given this, the rear garden area amenity area is partly obscured and the impact in terms of privacy is not considered significant.
117. The bungalows at Nos.20 and 22 Bartons Close lie to the side (east) of the site. A large tree belt outside of the application site runs along this boundary and will be protected during the course of the development. Units 5 and 6 lie immediately on this boundary with these neighbouring properties, therefore the proposed dwellings would be set over 12 metres from the boundary of the site, 16 metres from the side elevation of No.20 and 8 metres from the boundary of the site but 16 metres from the side of No.22. Given this distance and that the dwellings would be significantly lower than the height of the existing industrial units, the proposed amenity and outlook of these neighbouring bungalows would be enhanced by the proposal.
118. To the west of the application site lie the neighbouring properties along Sleaford Close. The neighbour at No.7 Sleaford Close has raised concerns regarding the potential for windows at first floor level in the side (west) elevation of plot A15 and that the single storey remains at this level. This elevation proposes no windows towards the common boundary. A condition shall be added to ensure removal of permitted development rights for any windows in the side to prevent any loss of privacy to the garden of this neighbour and the neighbouring garden serving 8 Sleaford Close.
119. The rear gardens of the bungalows serving Nos. 5 & 6 Sleaford Close would back onto the side of the dwellings proposed forming Plot A16, and the garage building. Within the side elevation of the proposed dwelling A16 there would be no first floor windows proposed and a condition removing permitted development rights would be added to protect the privacy of these neighbours. The proposed dwelling at Plot A16 and its associated garage building would be sited 4 metres from the common boundary. The existing site currently has a large open area which has been used for storage which lies adjacent to these neighbours.
120. The proposed dwellings would be sited in close proximity to the boundary of these neighbouring properties and their rear gardens, and further from the rear elevations of these neighbouring bungalows; however given the siting off the boundary, spacing

between the dwelling plot A16 and garage building and between plot A15, together with the benefit of the loss of the employment use and associated noise and disruption of HGV's, vehicle movements and existing site, the proposed impact on neighbour amenity is considered acceptable in this instance.

121. To the rear (south) of the site lies the neighbouring dwelling serving Hay House, Bartons Close and allotments. Given the distance from this neighbouring property and significant tree belt, and that the proposed dwellings would be sited further within the plot away from this neighbouring dwelling with the footpath running in-between, the proposal is not considered to result in significant harm to this neighbour.
122. The neighbour at No.1 High Street in their comments raised concern regarding loss of view from their property as a result of the development. Loss of view is not a material planning consideration. The visual impact of the proposed dwellings has been assessed above.

Section 106 Contributions

123. The S106 officer has confirmed that there have been more than 5 generic contributions towards (i) off-site sports space and (ii) off-site indoor community space in Balsham since 6 April 2010 and as such all future requests must be based on specific projects.
124. Please see attached Appendix 1 which confirms the requested contributions and rational. In summary we will be seeking contributions and obligations towards sports, children's play space, Balsham Community Orchard, Rosie Green Wood and the indoor meeting space for Balsham Scout hut. Balsham Parish Council have requested these based on the priority for the village to support and to upgrade existing facilities rather than providing new facilities on additional sites.

Flood Risk, Surface Water and Foul Water

Surface Water

125. Cambridgeshire County Council as Lead Local Flood Authority have raised no objection to the application on the basis that the applicant has demonstrated that surface water can be dealt with on the site by pumping, with 100% standby pump, backup alarm for power and pump failure in conjunction with telemetry and generator socket to ensure power can be restored during any long break in mains power. The Lead Local Flood Authority recommended conditions in regard to the development being carried out in accordance with the agreed Flood Risk Assessment, submission of a detailed surface water drainage scheme based on the agreed Flood Risk Assessment and details for the long term maintenance arrangements of any parts of the surface water drainage system.
126. The Environment Agency has raised no objection to the application. The site is located within Flood Zone 1 and is therefore considered at a low risk of flooding. As Anglian Water and the LLFRA have not objected to the proposals in relation to the surface water run off rates if the development was permitted, it is considered that the applicant has demonstrated that flood risk would not increase (on or off site) beyond the existing situation, which is the requirement set out in national policy.

Foul water drainage

127. Anglian Water has confirmed there are no assets owned by Anglian Water or those

subject to an adoption agreement within the development site boundary.

128. Anglian Water has commented that the existing Balsham Water Recycling Centre, which would treat wastewater from the proposed development, does currently have capacity to treat the flows from the development. An informative shall be recommended to inform the developer that if they wish to connect to the sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991.

Water Conservation

129. In line with the Renewable Energy Officers comments, a condition is recommended to ensure the development incorporates all practicable water conservation measures in accordance with adopted Policy NE/12.

Archaeology

130. The comments of Cambridge County Council Archaeology are acknowledged. A condition requiring a programme of archaeological investigation to be secured prior to the commencement of development is recommended.

Noise, Light and Air Quality

131. The Council's Environmental Health Officers raise no objections to the principle of the development in regard to environmental health issues subject to conditions to control hours of power operated machinery, working times, pile foundations, airbourne dust, artificial lighting and operational waste and recycling/waste management strategy in accordance with the RECAP Waste Management Design Guide Toolkit to accord with adopted Policies DP/3, NE/14 and NE/15 of the LDF.

Waste

132. Very little information is provided in the application on the development's compliance with the RECAP design guide. A condition is recommended to require details of operational waste and recycling provision

Energy

133. A Renewable Energy Statement by NRG Consulting was submitted with the application. In line with the Renewable Energy Officers comments, conditions shall be added to require a carbon reduction statement to demonstrate that at least 10% of the proposals predicted carbon emissions will be reduced by on-site renewables and/or low carbon energy sources and shall be maintained in line with Policies NE/1 and NE/3 OF THE Local Development Framework and Policy CC/3 of the Proposed Local Plan.

Recommendation

134. Officers recommend that the Committee grants planning permission subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

Completion of an agreement confirming payment of the following as outlined in Appendix 1

- £72,075.53 towards Balsham Sports Pavillion contribution

- £5,000 towards children's playspace comprising a replacement roundabout
- £3,500 towards Balsham Community Orchard
- £3,500 towards Rosie Green Wood
- £3,114 towards household waste bins
- Scheme of 40% affordable housing
- Scheme of on site public open space, informal open space and landscaped amenity space

Conditions

- (1) 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.)
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: 086-001, 086-422 Rev A, 086-423, 086-430 Rev A, 086-440 Rev A, 086-450 Rev A, 086-480 Rev A, 086-460 Rev A, 086-470 Rev A, 086-471 Rev A, 086-490 Rev A, 086-500 Rev A, 086-510 Rev A & PL02 Rev B. (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- (3) No development apart from site demolition and site clearance works shall take place 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.)
- (4) Prior to the first occupation of any of the development full details of both hard and soft landscape works shall be 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.)
- (5) 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.)

- (6) No development apart from site demolition and site clearance works shall commence on site until the tree protection measures as detailed in the Arboricultural Impact Assessment by Landscape Planning Limited dated 20 June 2016 have been erected and remain in position, undisturbed until practical completion of the implementation of the development.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- (7) Prior to the first occupation of any of the development a scheme for ecological enhancement including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds, roosting bats and shall be provided to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.
(Reason: To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007).
- (8) All works must be carried out in accordance with the recommendations detailed in Sections 9.4 and 9.5 of the Preliminary Ecological Appraisal report (Landscape Planning Ltd., June 2016). This shall include avoidance and mitigation measures for nesting birds and foraging bats. The nesting bird season shall be defined as 1 March to 31 August in any given year.
(Reason: To minimise disturbance, harm or potential impact on protected and notable species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended).
- (9) No development apart from site demolition and site clearance shall be commenced until: a) 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. Attention is drawn to the requirements of the Environment Agency including tank removal and validation, and the Local Authority's requirements.
b) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
c) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination 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).
- (10) No development apart from site demolition and site clearance works shall be carried out in accordance with the agreed Flood Risk Assessment prepared by SDP Consulting Engineers dated August 2016 (ref: E14.142, Issue 4) and the following mitigation measures detailed within the Flood Risk Assessment:

1. A maximum allowable surface water discharge rate of 5 l/s for all storms up to the 1 in 100 annual probability event with an allowance for climate change
2. A 100% standby pump in case of breakdown, an appropriate alarm system for power and pump failure in conjunction with visual audible alarm and telemetry and an appropriate generator facility to maintain power during a mains outage.

(Reason: To prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- (11) No development apart from site demolition and site clearance works shall take place until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment prepared by SDP Consulting Engineers dated August 2016 (ref: E14.142, Issue 4) has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in full accordance with the approved details before the development is completed.

(Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

- (12) Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff subcatchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

(Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework and Policies DP/1 and NE/10 of the adopted Local Development Framework 2007).

- (13) No development apart from site demolition and site clearance works shall take place until a scheme detailing water conservation and management measures has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

(Reason: To ensure practicable water conservation measures in accordance with Policy NE/12 of the adopted Local Development Framework.)

- (14) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

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

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

- (15) The proposed access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the highway and shall be constructed from a bound material to prevent displacement of materials onto the highway. The development shall be retained as such thereafter.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (16) The existing access to No.7 High Street shall be permanently and effectively closed and the footway shall be reinstated in accordance with a scheme to be agreed with the Local Planning Authority in consultation with the Highway Authority, within 28 days of the bringing into use of the new access.
(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (17) Prior to the first occupation of any of the development full details of a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
(Reason - To ensure an adequate water supply is available for emergency use.)
- (18) Prior to each dwelling being occupied a Carbon Reduction Statement, which demonstrates that at least 10% of the developments total predicted carbon emissions will be reduced through the implementation of on-site renewable and/or low carbon energy sources, shall be submitted to and approved in writing by the local planning authority. The statement shall include the following details:
- a) The total predicted energy requirements of the development, set out in Kg/CO₂/annum based on a Part L Compliant Scheme;
 - b) A schedule of proposed on-site renewable and/or low carbon energy technologies, their respective carbon reduction contributions, location, design and a maintenance programme.
- The proposed renewable energy technologies shall be fully installed and operational prior to the occupation of any dwellings and shall thereafter be maintained in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority. (Reason: In the interests of reducing carbon dioxide emissions in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework and CC/3 of the South Cambridgeshire Proposed Local Plan.)
- (19) The approved renewable and /or low carbon energy technologies shall be fully installed and operational prior to each dwelling being occupied and shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.
(Reason: In the interests of reducing carbon dioxide emissions in accordance with Policies NE/1 and NE/3 of the adopted Local Development Framework and CC/3 of the South Cambridgeshire Proposed Local Plan.)

- (20) An artificial lighting scheme (to maximise energy efficiency and minimise lighting pollution) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any external lighting of the site and a Lighting Spill Plan. The Artificial Lighting Scheme shall have regard for the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light – GN01:2011 (or as superseded). The lighting scheme will be implemented in accordance with the approved details. (Reason - To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)
- (21) During the period of demolition and construction, no power operated machinery shall be operated on the site, and there shall be no construction related deliveries taken at or dispatched from the site, before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (22) No construction work and or construction related dispatches from, or deliveries to the site shall take place other than between the hours of 0800 hours and 1800 hours on weekdays and 0800 hours and 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority. (Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)
- (23) No development apart from site demolition and site clearance works to ground level shall take place on site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. (Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- (24) No development including demolition or enabling works shall take place until a Site Waste Management Plan for the construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full. (Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)
- (25) 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 windows, doors or openings of any kind, other than those expressly authorised by this permission, shall be constructed in the side (west) elevation of the dwelling plot A15 and plot A16 at or above first floor level unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf. (Reason - To safeguard the privacy of adjoining occupiers in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

Informatives

- (a) 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, and that a separate permission must be sought from the Highway Authority for such works.
- (b) If the developer wishes to connect to Anglian Waters sewerage network, they should serve notice under Section 106 of the Water Industry Act 1991.
- (c) 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.
- (d) There shall be no burning of any waste or other materials on the site, without prior consent from the Environmental Health Department to ensure nuisance is not caused to local residents.
- (e) Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

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 Core Strategy (adopted January 2007)
- South Cambridgeshire Local Development Framework Development Control Policies DPD (adopted July 2007)

Report Author:

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Telephone Number:

Senior Planning Officer
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Heads of terms for the completion of a Section 106 agreement

Balsham – 7 High Street (S/1959/16/FL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rented and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Balsham, the occupation of an additional affordable homes will be split 50/50 between local connection and on a Districtwide basis.

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£0
Primary School	CCC	£0
Secondary School	CCC	£0
Libraries and lifelong learning	CCC	£0
Transport	CCC	£0
Sports	SCDC	£72,075.53
Children's Play Space	SCDC	£5,000
Informal Open Space	SCDC	£7,000
Indoor community space	SCDC	£15,340.32
Household waste bins	SCDC	£3114 (£73.50 per dwelling & £150 per flat)
Monitoring	SCDC	£1000
Healthcare	SCDC	£0
TOTAL		£103,529.85
TOTAL PER DWELLING		£3,137.26

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Onsite public open space	SCDC	Informal open space and landscaped amenity space

Planning condition infrastructure summary:

Item	Beneficiary	Summary
None		

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	No

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	No

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	No

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	No

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO

Ref	CCC7
Type	Transport
Policy	TR/3
Required	No

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Balsham needed 2.61 ha but has 4.40 ha i.e. a surplus of 1.79 ha of Outdoor Sport Provision.</p> <p>Balsham Parish Council has a large open space with sports pitches for football and cricket, along with a bowling green and a play area. The 2013 study identified the pavilion as being of average quality and highlighted that the village needed a pitch for mini soccer and an informal basketball facility.</p> <p>Balsham Parish Council has ambitious plans to improve the functionality of the pavilion. The Parish Council has been discussing improvements to the pavilion for nearly a year and plans have just been received from the architect. The pavilion requires improvements due to</p>

	<p>the number of sports teams using the building which is poorly laid out and a viewing area has been requested by the Cricket and Football teams.</p> <p>These works include (but not limited to):</p> <ul style="list-style-type: none"> • Replacement heating system – the current heating system is old storage heaters which are expensive to run and require replacing. • Relocation of toilets / changing rooms. • Addition of decking at rear of pavilion to allow watching of cricket Redecoration throughout. <p>The cost of the project is expected to be in the region of £150,000.</p> <p>In accordance with policies SF/10 and SF/11 the applicant will be required to make a contribution towards the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development. Failure to make provision for outdoor sports space would mean that the development could not be considered sustainable in accordance with the requirements of the NPPF in particular Section 8.0 Promoting Health Communities.</p> <p>The contribution sought towards the project is set out in the table below (taken from the open space SPD). Based on the housing mix the developer would be required to pay £33,789.23 in accordance with the policy.</p> <table border="1" data-bbox="501 1055 1257 1245"> <thead> <tr> <th>Dwellings with number of bedrooms</th> <th>(£) Contribution per Dwelling</th> </tr> </thead> <tbody> <tr> <td>One bed</td> <td>625.73</td> </tr> <tr> <td>Two bed</td> <td>817.17</td> </tr> <tr> <td>Three bed</td> <td>1,130.04</td> </tr> <tr> <td>Four bed</td> <td>1,550.31</td> </tr> </tbody> </table> <p><i>Table 2: Contribution towards Outdoor Open Sports Space per dwelling</i></p> <p>Clearly this contribution will go some way to achieving the local ambitions but Balsham Parish Council have requested that contributions towards this project are supplemented through a reduction of contributions ordinarily that would ordinarily be secured for children’s play equipment.</p> <p>Officers consider that there is a clear case for this approach. By taking a smaller figure for formal children’s play space (i.e. £38,286.15 less than policy requirement) and adding it to the pavilion project a new total pot of £72,075.38 is generated.</p>	Dwellings with number of bedrooms	(£) Contribution per Dwelling	One bed	625.73	Two bed	817.17	Three bed	1,130.04	Four bed	1,550.31
Dwellings with number of bedrooms	(£) Contribution per Dwelling										
One bed	625.73										
Two bed	817.17										
Three bed	1,130.04										
Four bed	1,550.31										
Quantum	£72,075.53										
Fixed / Tariff	Tariff										
Trigger	50% to be paid on commencement and 50% to be paid on the 17 th dwelling occupation										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations											
Ref	SCDC2										
Type	Children’s play space										
Policy	SF/10										

Required	YES
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Balsham needed 1.30 ha Children's Play Space whereas the village had 0.07, i.e. a deficit of 1.23 ha of Children's Play Space.</p> <p>Children's Play Space is defined as 'Designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. Also includes informal playing space within housing areas'.</p> <p>The open space in new developments SPD goes on to clarify that the 'starting point for the mix of the Children's play space will be 50% formal and 50% informal. A lower percentage of formal space may be acceptable if it can be demonstrated that provision of the LAPS / LEAPS / NEAPs hierarchy can be achieved appropriately with less than 50% formal provision'.</p> <p>The open space SPD (on page 23) explains that a Local Area for Play (LAP) caters for a target age group of 2-6 and provides soft and hard landscaping with features and design to help stimulate imaginative play. A Local Equipped Area for Play (LEAP) has a target age group is 2-8 (focussing mainly at 4-8) and has 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). A Neighbourhood Equipped Area for Play (NEAP) has a target age group of 8-14 and may comprise informal ball courts, wheeled sports facilities and/or more traditional equipped areas with a minimum of 8 pieces of play equipment suitable for the age group.</p> <p>The 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 than a LAP is required at 10 dwellings, a LEAP at 50 dwellings and a NEAP at 200 dwellings. A LEAP requires an activity zone of 500 m2 and a NEAP requires an activity zone of 1200 m2.</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 I do not take the view that the SPD intended that the provision of a LAP or even LEAP in isolation 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>The reason why this view is taken is that the LEAP only caters for a target age group of 2-8, whereas a NEAP target age group 8-14. If the developer only provides a LEAP It is therefore suggested that 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 says 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>Based on a likely housing mix the development would be required to provide 251 m2 of formal play space and 251 m2 of informal play space.</p> <p>The development provides an area of open space of around 220m2 which can be used to meet the informal play space requirement.</p> <p>Based on the contributions set out in the open space in new developments SPD, and on the housing mix provided, the developer would be required to pay £43,286.27</p> <table border="1"> <thead> <tr> <th>Dwellings with number of bedrooms</th> <th>(£) Contribution per Dwelling</th> </tr> </thead> <tbody> <tr> <td>One bed</td> <td>0</td> </tr> <tr> <td>Two bed</td> <td>1,202.78</td> </tr> <tr> <td>Three bed</td> <td>1,663.27</td> </tr> <tr> <td>Four bed</td> <td>2,281.84</td> </tr> </tbody> </table> <p><i>Table 3: Contribution towards formal children's play space per dwelling</i></p> <p>Balsham Parish Council has invested in providing good quality play equipment and they have advised that the current play area is restricted in terms of providing any more equipment. The only identified project would be the replacement of the roundabout at a cost of £5,000. The Parish Council have suggested that, rather than taking the money due to them under the open space in new developments SPD (and providing play equipment on the recreation ground), that the difference should instead be best used towards the sports pavilion project as set out above.</p> <p>The offsite children's play space contribution is therefore reduced to £5,000 (rather than £43,286.27)</p>	Dwellings with number of bedrooms	(£) Contribution per Dwelling	One bed	0	Two bed	1,202.78	Three bed	1,663.27	Four bed	2,281.84
Dwellings with number of bedrooms	(£) Contribution per Dwelling										
One bed	0										
Two bed	1,202.78										
Three bed	1,663.27										
Four bed	2,281.84										
Quantum	£5,000										
Fixed / Tariff	Tariff										
Trigger	Prior to occupation of 17 th dwelling										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations											

Ref	SCDC3
Type	Informal open space
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Balsham needed 0.65 ha of informal open space and according to the study had 1.30ha, i.e. a surplus of 0.13 ha.</p> <p>The open space in new developments SPD says that informal open spaces (as opposed to Informal Play Space) are used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including some green linkages. Such spaces should be provided within or adjoining new housing development including housing specifically built for the elderly, in addition to the play space requirement. Spaces should ideally be created around existing landscape features on the site and allow for additional landscaping as appropriate. A well-designed scheme could</p>

	<p>incorporate areas of open space, existing landscape features such as mature trees, wildflower meadows and hedgerows, appropriate new planting, and a mechanism for long-term management of the developing landscape. In larger developments, structural landscaping should be designed so that it is capable for use for informal recreation e.g. dog walking.</p> <p>Based on the housing mix the development is required to provide 289 m2 of informal open space. The scheme provides no areas that could be classified as informal open space.</p> <p>In accordance with policies SF/10 and SF/11 the applicant will be required to make a contribution towards the increase in demand for provision of informal open space.</p> <p>Balsham Parish Council has said they would like a contribution of £3,500 towards Balsham Community Orchard located off Hay Close, Balsham towards new fencing and a contribution towards its on-going maintenance.</p> <p>Balsham Parish Council has said they would like a contribution of £3,500 towards Rosie Green Wood located off West Wickham Road. Rosie Green Wood was planted as a millennium project in 2000 and 2001. The field in Rosie Green was owned by the parish council. The 4-5 acre site was divided into plots which were then sponsored by individuals, families and village groups or organisations. Trees native to the area were allocated to each plot and planted by residents. A public footpath runs through the wood and the large central area was left open for people to enjoy. There are also benches and a picnic table. The project was supported by the Forestry Commission. This area is used by families and dog walkers in the village.</p> <p><i>Contributions towards the maintenance of open space and play facilities</i></p> <p>Paragraph 2.19 of the Open Space in New Developments SPD advises that 'for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed'. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space be offered to Balsham Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot</p>
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	purchasers in the event of default.
Quantum	£7,000
Fixed / Tariff	Tariff
Trigger	Prior to occupation of 17 th dwelling
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p> <p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>Firstly the audit recommended the provision of 111 square metres of indoor community space per 1,000 people.</p> <p>Secondly the audit recommended that for Group Villages the indoor community space should be 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 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 likely to be primarily responsible for day to day upkeep.

Thirdly the audit also established a tariff in respect of providing and maintaining (i.e. capital and revenue) sums necessary to provide such facilities. These values formed the basis of contributions being sought from new development. The cost of providing offsite community space provision equates to £212 per person (comprising £166.50 for capital cost and £45.50 for maintenance cost). Further details of calculating the capital and maintenance costs are included at paragraphs 5.14 to 5.33 of the audit.

In accordance with the policy Balsham needs 180 m2 of indoor community space whereas it has 140 m2, i.e. a deficit of 40 m2.

Based on the likely number of people arising from the development an area of circa 8 m2 is required further exacerbating the situation.

The community facilities audit said that Balsham is served by Balsham Church Institute which is a moderately sized Village Hall. It has old toilet facilities, however there are plans to replace these in the near future. The hall is fairly large and can be split into two parts by way of a sliding shutter. The institute also contains two computers with internet facilities for the use of the villagers. There is a storage room which doubles as a meeting room. There is a small outdoor grassy space which may be turned into a garden. Parking is good.

The Parish Council has said that the money would be used to the fitting out and upgrade of Balsham Scout Hut located at Woodhall Lane which is a scout association building on Parish Council owned land. This would bring the building up to a standard akin to frequent use across different user groups.

Balsham Scout Hut is also used for other community groups/events is at the end of its life and the Scout group has had plans approved to replace the Scout Hut. Approximate costs for the rebuild are £50,000. Over the last year the hut has been used on a regular basis by a karate club and children's dance group. Prior to the change in leadership it was also used by Brownies. It has also been used by an adult group involved in gaming (dungeons and dragons type role playing games) and for a children's party. Scout groups from other areas, including the university have also used the hut. It has also been used as an off-site temporary storage area for the school jumble sale and was used to prepare scenery for the village drama group.

A financial contribution based on the approved housing mix is required in accordance with the published charges as set out in Table 4 below and which, based on the housing mix, is £15,340.32.

Dwellings with number of bedrooms	(£) Contribution per Dwelling
One bed	284.08
Two bed	371
Three bed	513.04
Four bed	703.84

Table 4: Requirement for indoor community space per dwelling

Quantum	£15,340.32
Fixed / Tariff	Tariff
Trigger	Prior to occupation of 17 th dwelling
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£73.50 per house and £150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	n/a
Quantum	£1000
Fixed / Tariff	Fixed
Trigger	Prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space, children's play space and landscaped amenity space
Policy	
Required	YES
Detail	<p>Paragraph 2.19 of the Open Space in New Developments SPD advises that 'for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed'. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space be offered to Balsham Parish Council for adoption, recognising</p>

	<p>that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.</p>
Quantum	ON-SITE PROVISION
Fixed / Tariff	Fixed
Trigger	Prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

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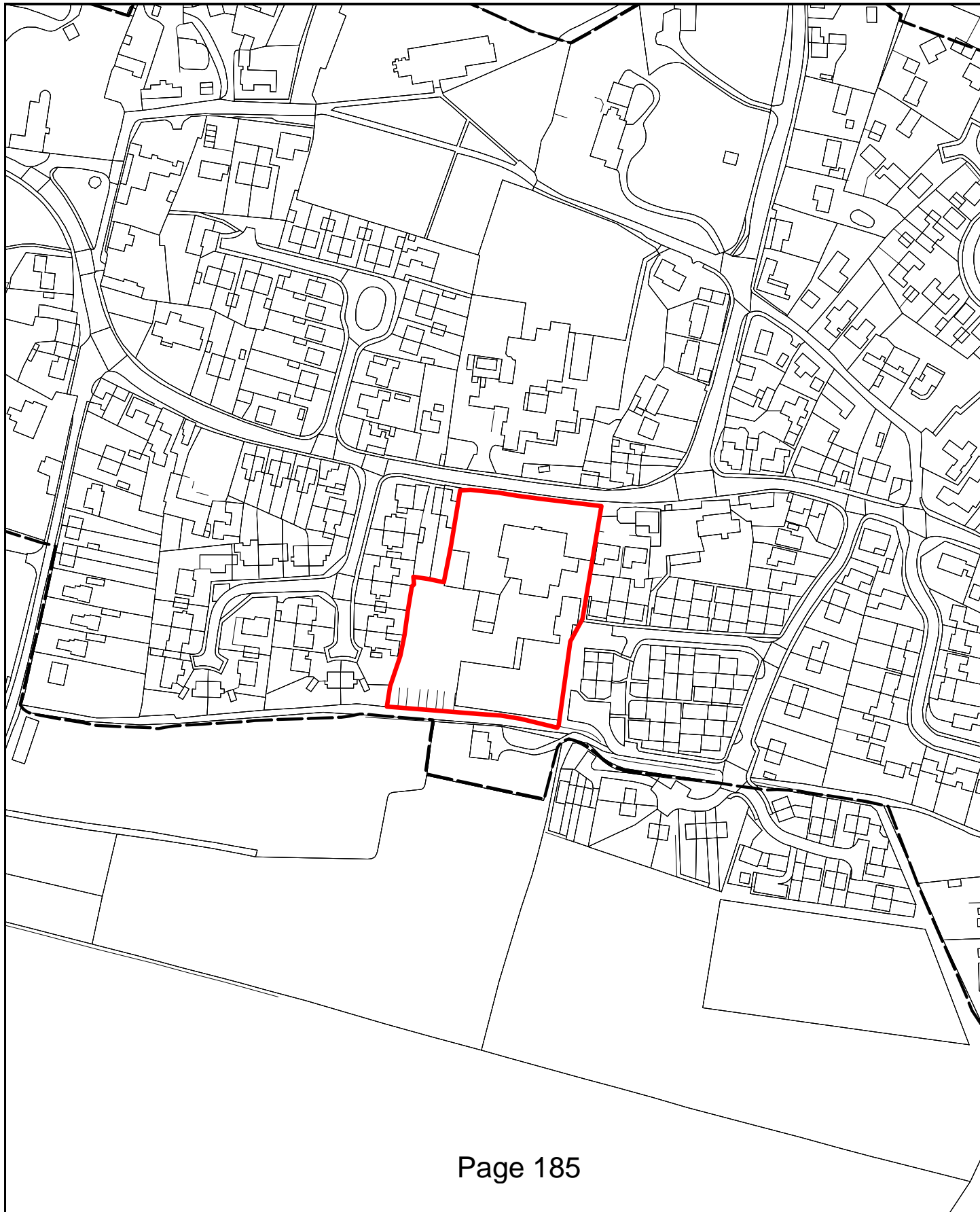
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Agenda Item 8

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

01 February 2017

AUTHOR/S: Head of Development Management

Application Number:	S/2367/16/OL
Parish:	Gamlingay
Proposal:	Outline application for the development of up to 29 dwellings, including open space with access applied for in detail
Site address:	Land south of West Road and west of Mill Street, Gamlingay
Applicant(s):	Mr Robert Phillips (of Endurance Estates Strategic Land Ltd)
Recommendation:	Delegated Approval subject to the completion of a section 106 agreement regarding infrastructure contributions, affordable housing and ecological enhancement, management and monitoring.
Key material considerations:	Principle of development, density, housing mix, local character, heritage impact, travel and access, services and facilities, ecology, noise and other environmental impacts, residential amenity and S106 contributions.
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Lydia Pravin, Senior Planning Officer
Application brought to Committee because:	The recommendation of officers conflicts with that of the Parish Council and approval would represent a departure from the Local Plan
Date by which decision due:	1 February 2017 (Extension of time)

Executive Summary

1. In determining this application in the context of a lack of five year housing land supply it is considered that the fact that this site is not within the existing village framework is not sufficient to warrant refusal unless harm is identified in relation to the definition of sustainable development as set out in the NPPF.
2. There are significant economic and social benefits to the scheme. In terms of economic benefits in the short term this would include the creation of jobs in the construction industry as well as the multiplier effect in the wider economy arising from

increased activity. The provision of housing would help meet the needs of businesses within Gamlingay such as at Green End and Mill Hill in the medium to long term.

3. The development would provide a clear public benefit in helping to meet the current housing shortfall in South Cambridgeshire. The site would deliver up to 29 residential dwellings which is clearly demonstrated through the delivery statement and indicative delivery programme. The reserved matters application condition has been agreed with the developer to be provided for approval no later than 18 months from the date of permission and the development shall take place no later than 18 months from the date of the approval of the last of the reserved matters. Officers are of the view significant weight should be afforded to this benefit in the decision making process.
4. The site is located less than 500m from the village centre and is within walking and cycling distance of many of these facilities in Gamlingay which residents of the development would therefore benefit from. The development will gain contributions to ensure there is capacity at early years and primary school level in terms of education. The developer has agreed to a significant package of enhancements including repairs and improvements to the Old Methodist Church, relocation of the tennis courts and bowling green, new play equipment at Butts Playground and a feasibility study to enable the Parish Council to take forward the cycle link project.
5. It is considered that the scheme includes significant positive elements which enhance social sustainability. These include the provision of 40% affordable housing within the development and public open space.
6. Planning application S/1338/15/OL was refused due to it being visually dominant causing significant harm to the character of the village and open countryside, harm to the setting of the Conservation Area and Grade II listed buildings and its overbearing impact on the dwellings at Mill Street and West Road.
7. The Block Plan, Development Framework Parameters Plan and Building Heights Parameters Plan including the illustrative site layout show significant improvements and sufficiently demonstrate that up to 29 units could be located on the site in a manner that would not cause significant landscape harm. This is due to the significant landscape mitigation proposed through the retention of trees and hedgerow planting and a 7m wide native buffer verge along the southern boundary. The planting will reinforce the existing boundary and reduce visual harm into the site. There is also the retention of the existing native hedgerow on Mill Street adjacent to the Conservation Area boundary which will preserve the local landscape characteristics and reduce visual harm to the site.
8. In terms of the impact on the Conservation Area and setting of the Grade II listed buildings the illustrative site layout submitted with the application shows the two dwellings along Mill Street set back with a no build zone to include residential gardens of 8m as detailed on the Development Framework Parameters Plan. There is also a pedestrian access point of 3.5m wide and 1.5m soft landscape boundary, the details of which can be conditioned, adjacent to 48 Mill Street. This combined with limiting development to 1.5 storeys as shown on the Building Heights plan abutting Mill Street shows significant improvements from the refused application (S/1338/15/OL) and there is now not considered to be less than substantial harm to the setting of the Conservation Area and Grade II listed buildings.
9. In terms of residential amenity impact there is a no build zone of 8.5m which widens to 10.5m for the majority of the dwellings along West Road and then a 5m soft landscaping bound which is a significant degree of separation. There is also an area

of public open space near Wooton Field. Setting the dwellings on Mill Street 8m back within the site and limiting them to 1-1.5 storeys high as detailed on the Building Heights Parameters Plan mitigates the impact on 48 Mill Street.

10. The Building Heights Parameters Plan indicates 1-2 storey dwellings to the rear of 48 Mill Street. The Illustrative masterplan showing a single storey element nearest this dwelling and this can be carefully designed at reserved matters stage which will further ensure there is not a significant overbearing impact on the bungalow of 48 Mill Street. The scheme is now considered to overcome the previous overbearing impact, one of the reasons for refusal under S/1338/15/OL.
11. The harm of these aspects is therefore considered not to be sufficient to significantly and demonstrably outweigh the benefit of providing houses towards the deficit in the five year housing land supply which includes 40% affordable housing on site, in a location considered to be sustainable. As such, officers are of the view that refusal on the above grounds would not meet the test set out in paragraph 14 of the NPPF.
12. Overall, it is considered that the significant contribution the proposal would make to the deficit in the Council's five year housing land supply and the economic and social benefits that would result from the development outweigh the potential landscape, impact on setting of the Grade II listed building and Conservation Area, and residential amenity disbenefits. None of these disbenefits are considered to result in significant and demonstrable harm and therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.

Relevant Planning History

13. S/1338/15/OL – Outline application for the development of up to 29 dwellings, including open space with access applied for in detail – refused at November 2015 Planning Committee for the following reasons:
 - harm to the setting of the Conservation Area and Grade II listed buildings
 - overbearing impact on the dwellings at Mill Street and West Road
 - visually dominant causing significant harm to the character of the village and open countryside.This application is now the subject of an appeal due to be considered at public inquiry commencing on 28 March 2017.

Planning Policies

14. *National Planning Policy Framework (NPPF) 2012*
National Planning Practice Guidance

Development Plan Policies

The extent to which any of the following policies are out of date and the weight to be attached to them is addressed later in the report.

15. *South Cambridgeshire Local Development Framework (LDF) Core Strategy, adopted January 2007*

ST/5 Minor Rural Centres

16. *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 in New Developments
 DP/7 Development Frameworks
 CH/2 Archaeological Sites
 CH/4 Development Within the Curtilage or Setting of a Listed Building
 CH/5 Conservation Areas
 HG/1 Housing Density
 HG/2 Housing Mix
 HG/3 Affordable Housing
 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 Lighting Proposals
 NE/15 Noise Pollution
 NE/16 Emissions
 SF/10 Outdoor Playspace, Informal Open Space and New Developments
 SF/11 Open Space Standards
 TR/1 Planning for More Sustainable Travel
 TR/2 Car and Cycle Parking Standards
 TR/3 Mitigating Travel Impact
 TR/4 Travel by Non-Motorised Modes

17. *South Cambridgeshire LDF Supplementary Planning Documents (SPD)*

District Design Guide SPD – Adopted 2010
 Development Affecting Conservation Areas SPD – Adopted 2009
 Health Impact Assessment SPD – Adopted March 2011
 Affordable Housing SPD – Adopted March 2010
 Open Space in new Developments SPD – Adopted 2009
 Listed Buildings SPD – Adopted July 2009
 Trees and Development Sites SPD – Adopted January 2009
 Landscape and new development SPD – Adopted March 2010
 Biodiversity SPD – Adopted July 2009

18. *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/9 Minor Rural Centres
 S/12 Phasing, Delivering and Monitoring
 CC/1 Mitigation and adoption 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
HG/1 Design principles
NH/2 Protecting and enhancing landscape character
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
SC/13 Air quality
T/I Parking provision

Consultation

19. **Gamlingay Parish Council** – Recommends refusal for the following reasons:
20. “a) Planning Policy – Site is outside the current village boundary in the existing local plan. It was rejected for possible development at a preliminary assessment stage for the new local plan (currently at Local Plan Inquiry) in favour of other sites in the village for housing.
21. b) Visual impact – Many of the objections from local people received by the parish council have raised this as an objection. The appearance of the proposed development on entering the village from the South is very dominant and urban and has a negative impact on the conservation area. The Conservation Area documentation refers to No. 61 as the ‘Village Gateway’ property marking the transition from countryside to entering the village – the significance of its setting will be lost if the development proceeds. The proposal to build 2.5 storey houses on the southern village edge, although only indicative, would create an overbearing dominance in this area and change the profile of the village approach completely. There have been no permitted 2.5 storey properties on the village edge approved in the village to date, due to the impact on the countryside and views from the countryside into the village. Most of the properties in this area are bungalows or low profile houses.
22. c) Privacy and overbearing – The effect on No. 48 and No. 61 Hope Cottage and The Manse is still apparent. The largest impact is on No. 48 in this regard. Also the amenity of Wotton Field residents is significantly affected. The bungalows, previously mentioned will be severely impacted in terms of privacy and overbearing because of the height of the proposed adjacent properties, which will overlook their properties and gardens and the new footpath which will run close to their boundary. Details which have been illustrated by the applicant at a recent public meeting have done nothing to allay fears of the impact in this regard.
23. d) Noise and Smell – The construction itself will cause impact on existing properties in West Rd and Wooton Field and the addition of 29 households will cause ongoing issues with traffic noise and pollution.
24. e) Access/Traffic – Many objectors had grave concerns that 29 additional properties would cause severe problems in the area. The village is poorly served with public transport therefore most new residents will need private transport to get about.

25. There are already 10 additional houses recently completed but not yet occupied at 22A West Road. West Road is a small residential road leading to Wooton Field – an affordable housing site which is a cul de sac and which houses a large number of families with small children. This application proposes access to the 29 properties through this cul de sac which will of course experience a severe increase in traffic movements. At the end of West Road is a small country lane – known as Cow Lane – which is single width access with a blind bend. This will undoubtedly be used more if this proposal goes ahead and is totally unsuitable to cope with any increase in traffic movements.
26. f) Health and safety – Concerns about road safety – children in the Wooton Field cul de sac are accustomed to playing safely in the street, this proposal will significantly alter their amenity.
27. g) Crime and fear of crime – The overbearing nature of parts of the proposed development and the proximity of the connecting footpath to boundary fences raises concerns about security of property and potential crime/fear of crime. Many of the dwellings can be accessed by members of the public on at least 3 sides of their property making the buildings at risk of burglary.
28. h) Economic impact – The mix of houses indicated in the supporting documents seems unsuitable for the needs of the local community to expand and be sustainable. Young families should be encouraged to stay in the village, the majority of the proposed properties appear to be large and therefore potentially unaffordable.
29. i) Ecology/trees and hedges – The proposed ecology area is outside the site boundary. Gamlingay is already well supplied with ecology areas – recently the Millbrook Meadows has been developed for this purpose and it provides a valuable asset for the whole community. The additional ongoing maintenance requirements on the proposed ecology area could become a drain on parish resources but would have little community benefit. The change to preserve and enhance the existing boundary hedge on to Mill Street is welcomed. However the aboricultural survey does not cover the route protection zone requirements (on slope) as the hedge was previously marked for removal in the previous application. No consideration for access to manage and maintain the hedgerow is included in the application.
30. j) Cumulative impact and community benefits – the proposal allows for access on to adjacent farmland which has caused concern about possible future development. Access through a housing estate for farm vehicles is totally unnecessary – there is a large open access of Mill Hill.

Other issues were also raised as follows;

31. k) The parish council does not consider that an outline application is an appropriate process in order for it to be able to determine if this site, outside the village envelope, is a sustainable development for its parish. There are no proposed designs for the houses, there is no firm mix of the size of the houses, and there is only an indicative site layout that has already raised many concerns. We cannot consider a site as a sustainable development if it does not come with evidence of the local need for more housing. Also the proposal in outline does not come with any commitment to a good overall design that would be able to make a positive benefit to the local community. In the Parish Councils view the package of community benefits currently being offered does not mitigate the impact of the proposed development.
32. l) A public meeting was held on Tuesday 18 October 2016 and the agents for

Endurance Estates detailed street view and housing types which were identified by the public as deliberately misleading. The lack of consistency and clarity of information presented to the public for this application is unacceptable and members of the public and the Parish Councils views have been consistently ignored throughout the process.

33. m) Gamlingay has been very closely engaged in the local plan process and has been proactive in identifying suitable sites for new housing. It has accepted that housing growth will take place and has already accepted suitable sites – such as the Green End site. Other sites have also very recently been developed – the large development at Station Road, and the smaller developments at Merton Barns, Stubbs Oak and West Road. The cumulative impact of more development, such as outlined in this proposal, has not been accounted for – the impact on local infrastructure, schools and healthcare has not been taken into account. Gamlingay Parish Council carefully assesses the cumulative impact of all proposed development and is determined to ensure that development is sustainable. We are currently preparing our Neighbourhood Plan and are formally consulting the village on many aspects of the future of the village.
34. A separate response detailing the comments associated with the s. 106 community benefits has been sent to the s.106 Officer for consideration.
35. Further comments were received from Gamlingay Parish Council dated 11 January 2017 in response to the additional illustrative sections and elevations as follows:
 - aa) Cross section H-HH suggests that the proposed footings of the new properties will be at waist height to passing pedestrians along Mill Street. It is considered that this is inaccurate.
 36. bb) The Council recognise these plans are ‘illustrative’ only and the previous objections to the application made on 09 November 2016 still stand.
 37. cc) This further application does not address any of the concerns raised by the community such as the impact on the Conservation Area and the impact on Mill Street.
 38. dd) The hedgerow to the front of the site has been insensitively flailed and damaged in the last week.
39. **Local Highway Authority (LHA)** – Requests a plan showing 2.4m x 70m visibility splays at the junction of Mill Street (B1040) and West Road provided on both sides of the access within the existing adopted public highway or land under the control of the applicant. The LHA can confirm that it will not be adopting any part of the development in its present format. Please condition the developer deposit a letter and drawing showing the site with the Local Planning Authority confirming that the site will not be presented for adoption nor at any time in the future unless a redesign is brought forward that is acceptable to the LHA.
40. Following provision of the above, the LHA is satisfied that the proposal will have no significant adverse effect upon the public highway subject to conditions governing: falls and levels of driveways (to prevent run-off); bound material for the access with public highway; a traffic management plan to be agreed; the provision of a footway/cycleway link of 3.5m in width along the entire frontage of the site to the village of Gamlingay from the development to provide connectivity into the village and uncontrolled pedestrian crossing points on Mill Street to enable pedestrians to cross the carriageway.

41. **Cambridgeshire County Council Archaeology** – Raises no objection in principle but considered that a condition should be added requiring a programme of archaeological investigation to be secured prior to the commencement of development.
42. **Historic England** – The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
43. **Landscape Officer** – Recommendation: In principle, there is no objection to development upon this site. With careful landscape and mitigation and enhancement measures the landscape and visual effects would be limited.
44. The landscape is not subject to any national designation. At national level the site is situated within the national landscape character area of 90 Bedfordshire Greensand Ridge. At Regional Level the Landscape Character Area of the site has been assessed as Wooded Village Farmlands by Landscape East.
Landscape Characteristics of the site and the immediate surrounding area include:
- Gentle rolling and elevated arable landscape
 - Open landscape with extensive panoramic views
 - Mixed field and roadside boundaries range from mature shelterbelts to gappy, short flailed boundaries to intact evergreen hedgerows.
 - Varied field patterns
45. At local level the site is situated within the Western Green and as assessed by SCDC within District Design Guide SPD March 2010.
46. Local landscape characteristics within and around the application site include:
- The fairly wooded landscape is interspersed with medium sized arable fields, small areas of pasture and market gardenin.
 - Despite the presence of some worked out gravel puts, the area retains a predominately rural character.
 - Open fields, hedgerowed paddocks, woodland and stream valleys contribute to the distinctive landscape setting, despite a harsh urban edge in parts.
47. As part of the application documents the applicant has submitted a drawing Proposed Site Layout/ Hedgerow Retained, a Design and Access Statement and Hayden's Tree Plan 4397-D Rev B. As indicated by the applicant all boundary trees, hedgerow and trees of landscape interest are to be retained. No key characteristics, individual elements or features are to be removed onn the edge of the village. There would be negligible effects on the wider and local landscape character areas.
48. I agree with the findings made by Bidwells that the greatest magnitudes are limited to receptors immediately adjacent to the site, dwellings immediately to the north, views on the Public Right of Way leading to Potton Wood and views as you approach the village from a southerly direction.
49. The applicant has indicated the following mitigation works:
- The retention of tree and hedgerow planting around the boundary of the site. Existing hedgerow planting to be infilled where gaps to preserve the local landscape characteristics.
 - A 7m wide native buffer verge along the southern boundary. This is in addition to the existing retained hedgerow. The planting will reinforce the existing

boundary, reducing visual harm and screen views into the site. The planting will create a soft village edge which is in contrast to the existing approach to Gamlingay. Applicant to consider gaps within the native buffer edge to break up the linear edge and create glimpses of the site.

- The retention of the existing native hedgerow on Mill Street adjacent to the Conservation Area boundary. Properties have also been set back behind the hedge. Retention of the existing hedgerow will preserve the local landscape characteristics and reduce visual harm to the site.
- The development will be set back along the northern boundary reducing visual amenity harm from existing properties and gardens on West Road.

50. In principle, I have no objection with a development upon this site. With careful landscape mitigation and enhancement measures the landscape and visual effects would be limited. I also welcome the following landscape considerations made by the applicant:

- A green entrance to the site from Wooton Field
- Retention of existing trees and scrub, particularly to the west of the site
- An Ecological Mitigation Area
- Up to 0.25ha of Public Open Space (POS) to be provided on the site.
- The provision of a public footpath link to the wider footpath network leading to Honey Hill to the east of the site.
- An extensive scheme of tree planting throughout the site.

51. Opportunities for the applicant to consider within the detailed design:

- Ensure new developments improve any existing harsh edges within a framework of new hedges, trees and woodland planting relating to local mixes.
- Ensure buildings are positioned to reflect local patterns such as mostly continuous frontages running along the back edge of pavements, with only occasional gaps, giving glimpses of countryside beyond.
- Ensure new developments reflect the form, scale and proportions of the existing vernacular buildings of the area and pick up on the traditional building styles, materials, colours and textures of the locality.
- Retain hedges and introduce them as boundaries alongside roads outside village cores.
- Avoid the use of standardised and intrusive urban materials, street furniture, lighting and signage as part of traffic calming measures wherever appropriate.

52. **Urban Design and Historic Buildings Officer –**

Though detailed designs are not usually required for outline applications, it is important that the applicant can demonstrate that a suitable design could be achieved that limits any harm to the setting of the listed buildings and the conservation area.

53. **Setting of the nearby listed buildings**

The impact on the setting of the grade II listed buildings has been reduced by limiting development to 1.5 storeys across the front part of this site. It is considered this scale of development is acceptable in terms of limiting the harm on the setting of the nearby listed buildings. The detailed design of any housing in this location can be further controlled through a reserved matters application. I would take the opportunity to comment that the suggested design (dormer windows etc) appears broadly in-keeping with character of the conservation area, though the plan depth of the houses should be reduced to a more traditional proportion.

54. Neighbour Amenity
The impact on the adjacent neighbouring property along Mill Street has been reduced by setting the building back from Mill Road. I am satisfied there is sufficient space within the site to ensure that no other existing properties are unduly affected by the development of this density.
55. Impact on the Conservation Area / Urban Design principles
The hedge has been retained along Mill Street, and houses reoriented away from Mill Road, and set back from it with back gardens running along Mill Street. I had two initial concerns with this proposal. Firstly this form of development is out of character for this locality which largely comprises houses addressing the street creating a sense of enclosure etc, this would cause harm to the setting of the conservation area. Secondly it does not follow good urban design principles in terms of creating strong building frontages, active streets with opportunities for natural surveillance etc.
56. However, this matter was discussed with the applicant, and it was agreed that there was a way forward which addressed my concerns, and would largely be dealt with at reserved matters stage. For this outline application, a condition should be attached to any consent permitting small openings to be created within the retained hedgerow along Mill Street, to allow pedestrian accesses to be created at the reserved matters stage.
57. At reserved matters stage we will be seeking the following:
- Formation of pedestrian accesses from any properties along Mill Street, to the existing pavement along Mill Street
 - Ensure that the elevational treatment of the houses aligning Mill Street will not appear as “backs” but they will be designed as dual aspect houses and therefore still offer a positive frontage to Mill Street, despite being set back behind the hedge, and having vehicular access from within the site
 - Include a condition to restrict the future occupants of any units facing Mill Street from erecting structures such as sheds or trampolines etc adjacent to Mill Street
 - Ensure the design of the houses adjacent to Mill Street are designed to preserve or enhance the character of the conservation area to which they abut
58. The increased landscape buffer along the southern edge of the site, the set back from Mill Road, and the retention of the existing hedge should also help to reduce the prominence of the development when viewed from the south.
59. The principle of 29 dwellings could be accommodated on this site without causing substantial harm to either the setting of the nearby listed buildings, conservation area and still adhere to good principles of urban design, and I therefore do not object to this application.”
60. **Cambridgeshire County Council Flood and Water Management Team** – no objection in principle to the proposed development. The applicant has demonstrated that surface water can be dealt with on site by using a combination of infiltration and below ground storage, restricting surface water discharge to 5l/s for those areas that discharge into an Anglian Water public sewer.
61. Support the use of infiltration where ground conditions permit and understand that it is unlikely that it will be possible to discharge all surface water to the ground. However, for areas of the site that cannot discharge via infiltration, we will require evidence to demonstrate that SuDS have been considered. A traditional system of below ground pipes and tanks is not considered to be SuDS.

62. Two conditions are recommended to secure a detailed surface water drainage scheme prior to the commencement of development and long maintenance arrangements for any parts of the surface water drainage system which will not be adopted.
63. **Anglian Water** – No assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
64. The foul drainage from the development is in the catchment of Gamlingay Water Recycling Centre that will have available capacity for these flows.
65. The foul sewerage network has available capacity for these flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will advise them on the most suitable point of connection.
66. The surface water strategy. Flood risk assessment submitted with the planning application relevant to Anglian Water is acceptable.
67. Recommend a condition:
No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy approved unless otherwise agreed in writing by the Local Planning Authority.
68. **Environment Agency** – No objection, subject to conditions governing: groundwater and contamination issues; no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority; piling foundations; and a scheme for the provision and implementation of pollution control of the water environment.
69. **Environmental Health Officer** – “We have no objection in principle to this application providing the environmental health issues/health determinants detailed are effectively controlled by condition in order to protect the quality of life/ amenity and health of proposed and existing residential uses/ premises and the wider community/ environment.
70. Construction noise, vibration and dust conditions:
(a) No construction work and or construction related dispatches from or deliveries to the site shall take place, other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays unless agreed in writing with the local planning authority. No construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
71. (b) No development shall commence until a construction noise impact assessment and a report / method statement detailing predicted construction noise and vibration levels at noise sensitive premises and consideration of mitigation measures to be taken to protect local residents from construction noise and or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS5228:2009+A1:2014: ‘Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration. Development shall be carried out in accordance with the approved details.

72. (c) No development shall commence until a dust management plan / programme to include details of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be implemented in accordance with the approved dust management plan / programme unless otherwise agreed in writing by the Local Planning Authority.
73. Artificial lighting recommended condition:
(d) Prior to the commencement of the development an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site and on the boundary of the site and at future adjacent properties, including consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" including resultant sky glow, light intrusion / trespass, source glare / luminaire intensity and building luminance. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.
74. Waste recommended condition:
(e) Unless otherwise agreed in writing by the local planning authority, any reserved matters application pursuant to this outline approval shall be accompanied by a Waste Management & Minimisation Strategy (WMMS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and thereafter.
75. The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management Design Guide Supplementary Planning Document 2012 (or as superseded) and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and contributing to sustainable development. The WMMS should include as a minimum:
- A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
 - A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
 - Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities

e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles

- Highway vehicle tracking assessment and street widths / dimensions
- Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- A timetable for implementing all proposals
- Provision for monitoring the implementation of all proposals

76. **Contaminated Land Officer** – Received a copy of the Phase One Desk Study Report by Richard Jackson dated April 2015 and have considered the implications of the proposals.

77. The report notes some on site potential sources of contamination as well as several potential off site sources. In agreement with the recommendations of the report that intrusive investigations are required for the application site, to include the monitoring of potential ground gas. Therefore a condition is required detailing a scheme for the investigation and recording of contamination.

78. **Cambridge County Council (CCC) Education and Waste** –

The current education set-up in Gamlingay is:

- Gamlingay First School – 5 year groups (ages 4-8)
- Gamlingay Village College (middle school) – 4 year groups (ages 9-12)
- Stratton Upper School – 3 year groups (ages 13-5) plus post 16

79. Proposals were published on 27 September 2016 to move Gamlingay to be part of the catchment of Comberton Village College (from September 2017) and for there to be one school in Gamlingay, a full primary school. If the proposals are approved then the set-up would therefore be:

- Gamlingay Primary School – 7 year groups (ages 4-10)
- Comberton Village College – 5 year groups (ages 11-15) plus post 16

80. The information below gives an indication of the requirements for both scenarios (e.g. if the proposals are approved or if they are not).

81. a) Early Years – The development will generate a net increase of 9 early years aged children, 5 of which are entitled to free school provision. There is insufficient capacity in the area in the next 2 years to accommodate the places being generated by this development. Therefore a contribution will be required through the early years classroom project (providing 26 places) at Gamlingay First School. The total costs of the project is £480,000 (at 2Q2016 – contributions in the S106 will need to reflect the increases in indexation from this date). The cost per place is therefore £18,462 (£480,000/26)

82. Therefore a contribution of £92,310 for early years is sought from the development (£18,462 x 5 places).

83. The current project (of an early years classroom at Gamlingay First School) is likely to change if the consultation proposals are approved as Gamlingay First School would be replaced by Gamlingay Primary School (although there would be no increase in available funds from this site). In addition the County Council notes the decision in regard to the application at Green End Industrial Estate (S/2068/15) which allows the Parish Council the opportunity to identify an alternative early years project (but with no

increase in available funds from this site.)

84. b) Primary School - The development would generate a net increase of 8 children in under the catchment of Gamlingay First School.
85. If the consultation proposals are approved this would be 11 primary aged children as the new primary school would accommodate 7 year groups. Both scenarios confirm there insufficient capacity to accommodate this extra demand. Therefore, financial contributions are sought from this development towards primary education facilities through expansion at Gamlingay Primary School or if the proposals are not approved the expansion of Gamlingay First School and the level of contribution would not change. The total cost of the project is £561,736 and once funds have been secured from other development the outstanding balance is £513,835. The remaining cost will be shared between the development at Land at Green End Industrial Estate (S/2068/15) and Land South of West Road. Based on the net number of dwellings at each development a contribution of £128,459 for primary education is sought from this development.
86. c) Secondary School - The development would generate a net increase of 6 secondary aged children at Gamlingay Village College and 5 at Stretton Upper School. If the proposals are approved there would be 8 secondary aged children within the catchment of Comberton Village College. There is sufficient capacity at Gamlingay Village College or Comberton Village College therefore no contribution is sought on this basis.
87. d) Libraries and Lifelong – There is a statutory library provision service in Gamlingay delivered through two mobile library stops and a volunteer run library in the Gamlingay Eco Hub. The development would result in an increase in population of 73 residents. The demand placed on this existing service requires a contribution of £4.08 per head of increase of population. This amounts to a total contribution of £297.84 (£4.08 x 73).
88. e) Strategic Waste – The application falls within the St Neots HRC catchment area for which there is insufficient capacity to meet the demands of the proposed development. New dwellings in this are required to contribute £181 per dwelling, which totals £5,249.00 in this application.
89. f) Monitoring Fees – S106 Monitoring fees of £650 are sought in this application. This is calculated on the basis of hourly officer rates of £50 to monitor various triggers within the S106 agreement.
90. **Central Bedfordshire Council** – The impact on Stratton Upper School will be managed through the planned expansion.
91. **Ecology** - “It has been brought to my attention that there are records for the square-spotted clay moth and the white-spotted pinion moth in proximity to the site. This was not detailed in the ecology report and has been highlighted in a consultation response from a local resident.
92. Habitats within the site comprise moderately species-rich semi-improved grassland, tall ruderal, scrub, species-poor native hedgerow and open water. The scrub comprised bramble, hawthorn, blackthorn, goat willow, English oak, elder and cherry. The hedgerow was dominated by hawthorn with occasional elder and rarely English oak and elm.
93. Invertebrates are not mentioned in the ecology report. Notable records were searched

for from CPERC so records of Section 41 moth species should have been assessed. Whilst any conclusions relating to notable invertebrate species should have been detailed in the ecological report, it is not standard practice to ask for an invertebrate survey unless European Protected Species, Schedule 5 Species on the Wildlife and Countryside Act or Section 41 species are reasonably likely to be present and impacted, in accordance with Natural England standing advice (<https://www.gov.uk/guidance/protected-invertebrates-protection-surveys-and-licences>). Whilst the two species are notable due to localised distribution, only the white-spotted pinion moth is listed on Section 41 of the NERC Act 2006. There are no CPERC invertebrate records for the site itself but there are notable moth species, including Section 41 species, recorded in the wider area.

94. The square-spotted clay moth is found in deciduous woodland on chalk, gravel or clay with scattered undergrowth. The species can also be found in hedgerows, heathland or scrub. There appears to an association with nettle growing under elm in the larval stage.
95. Caterpillars of white spotted pinion moth feed on English elm and wych elm, preferring suckers growing from the trunks known as epicormic growth. Habitats where the species is found are commonly woodlands, copses and shelterbelts.
96. There is no woodland or dense treelines on site. There is a small amount of elm. However, these are immature specimens, many of which were dying. The elms did not have epicormic growth. The site is therefore considered to be sub-optimal habitat for both species. In addition, the tree constraints plan shows that most trees including the southern boundary hedgerow will be retained.
97. The landscape buffer planting and area in the south-west corner of the site should seek to improve conditions for these moth species within the site to meet LDF policy NE/6. Net improvement is achievable within the scheme, given the sub-optimal existing habitats. To ensure that habitat suitable for these, and other moth species, is retained and improved a condition or biodiversity compensation and habitat was requested the following condition to any consent granted:
98. Planting should include elm species with adjacent ruderal habitat including nettle. The hedgerow, landscape buffer and any ecologically-valuable habitat should be managed in a sensitive way to benefit moth and other wildlife species. An annual management schedule will need to be detailed in the Compensation and Enhancement Plan.
99. A condition for a detailed external lighting design including lux contour plan should also be attached. One of the reasons for this condition should be protection of wildlife habitat. Lighting spill onto the southern hedgerow and landscape buffer should be minimised.
The above comments were made by the Ecology Officer on 19/01/2017
100. The application is supported by an ecological assessment which does not identify any significant biodiversity constraints to development at this site without the provision of appropriate mitigation and advance compensatory habitat creation. The site has been visited and it is agreed that the grassland meadow habitat does not represent an important botanical site.
101. The site is bounded on 2 of its sides by relatively low value hedges. One of the hedges contains a number of dead and dying elms, the other appeared to be dominated by hawthorn but that hedge is to be integrated into a buffer planting screen which is acceptable.

102. At the western end of the site two medium sized oak trees appear to be relatively close to house/gardens/roads, we must seek the view of the tree officer that this is acceptable otherwise the number of dwellings may need to be reduced if these trees are being compromised.
The above comments were made on 19/1/2017.
103. The ecology report states that reptiles are present on the site and states that a scheme of mitigation will be finalised that would involve their capture and collection, and then be released in a prepared area of new habitat designed to provide for all of their life stages. That is one of the reasons why a relatively large parcel of land has been allocated for ecological gain. That approach is acceptable.
104. Nesting birds in the hedgerows are of at least local value given that nesting bullfinch was confirmed. However, this application will not result in a net loss of hedgerow habitat. Again, that is one of the reasons why the area for ecological gain contains some areas of dense scrub planting.
105. I welcome the proposed area of ecological gain, but its final design should be subject to further scrutiny. It will provide the chance to design in more than might be found in the field alone at present (such as meadows and orchards).
106. A condition must be used to secure habitat creation in advance of any site demolition, archaeological investigation, ground works or infrastructure works – otherwise the reptiles are a threat and an offence may be committed.
107. The new habitats are to be monitored and managed in the future, so a plan will need to be produced to tie that all together. This must be secured by condition and be linked to the S106 agreement so that it is in place for the duration of the development.
108. Pond restoration is also proposed and that is welcomed. Measures are also to be proposed to deliver ecological gain to the houses from specialist nesting boxes for swifts and for bats.”
- Designing Out Crime Officer, Cambridgeshire Policy –**
109. Viewed the application and notes the layout and comments on Security within the Design and Access Statement
110. I have viewed crimes in the Gamlingay village areas since January 2015 – they include 14 burglaries, 12 shed burglaries and two criminal damage – in relation to the Crime and Community Safety in this proposed development I would suggest that vulnerability to crime appears to be actively considered in the design process as I would consider this area to be medium to high in regards to crime.
111. Would like the opportunity to comment should the proposals for the site move forward into the detailed design stage. Like to see the development considered for a Secured by Design application.
112. **Trees Officer –**
I have no objections to the application but I recommend the following conditions if it is to be approved:
Prior to commencement, site preparation or the delivery of materials to site the applicant shall submit an UPDATED arboricultural impact assessment and tree protection strategy to reflect the detailed layout in accordance with British Standard BS5837 for the approval of the LPA.

- Prior to commencement, site preparation or the delivery of materials to site the tree protection measures recommended in the approved tree protection strategy shall be erected and remain in position until practical completion of the implementation of the development.

113. **Affordable Housing Officer-**

The site lies outside the development framework of Gamlingay and should be treated as an exception site for the provision of 100% affordable housing to meet the local housing need of Gamlingay. This in accordance with policy H/10 of the Local Plan.

114. However, should this application not be determined as an exception site, then the council will seek to secure 40% affordable housing in accordance with policy H/9, which is that all developments which increase the net number of dwellings by 3 are required to provide 40% of the development as affordable housing. In this case the applicant is required to provide 12 affordable dwellings.

115. The district wide tenure mix is 70% rented and 30% intermediate housing as stated in the Affordable Housing SPD (2010). Therefore, 8 dwellings should be Affordable Rented and 4 Intermediate/Shared Ownership.

116. Currently the local housing need in Gamlingay is:

Specific Village Local Connection	Bedroom Requirements for applicants aged under 60				Bedroom Requirements for applicants aged 60+			Total	Comparis on to 2015
	1 Bed	2 Bed	3 Bed	4+Bed	1 Bed	2 Bed	3 Bed		
Gamlingay	20	13	5	2	8	2	0	50	-4

117. There are approximately 1,700 applicants on the housing register in South Cambs and the district wide demand is reflective of the local need which is a higher demand for 1 and 2 bedroom accommodation.

118. Our preferred mix and tenure split for the 12 affordable dwellings reflective of local and district wide need is set out below:

Affordable Rented

4 x 1 Beds
4 x 2 Beds

Intermediate/Shared Ownership

2 x 2 Beds
2 x 3 Beds

119. As a starting point for discussions on the requirement for a local connection criteria on 5 year land supply sites:

> The first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between Local Connection and on a District Wide basis.

> If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at adjoining parishes and then to need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes identified for local people within a scheme will always remain for those with a local connection when properties become available to let.

120. The affordable housing should be built in accordance with the DCLG Technical Housing Standards and Nationally Described Space Standards (March 2015).
121. The affordable housing should be integrated within the development by 'pepper potting' as set out in Chapter 3 - 'Layout and Distribution' - The Affordable Housing SPD (2010)
122. A registered provider of affordable housing should be appointed to manage the affordable housing.
123. We would appreciate being informed by the developer once a Registered Provider is appointed so that we can discuss the delivery of the affordable housing on this site with them.
124. **Cambridgeshire Fire and Rescue Service** - The fire authority would ask for adequate provision to be made for fire hydrants which may be by way of Section 106 agreement or a planning condition. The cost of the fire hydrants will be recovered from the developer.

Representations

125. **Cllr Bridget Smith** – has voiced concerns through the 'West Road Action Group', as summarised in paragraph 126 below.
126. **Owners/Occupiers of**– 36, 48, 51, 57, 59, 61 Mill Street, 5, 9, 13, 17, 18 and 25 West Road, 49 Church Street, 4 Honey Hill, Gamlingay Environmental Action Group and West Road Action Group objected due to
 - a) Traffic generation and impact on local area
 - b) Poor access and highway safety
 - c) Lack of parking
 - d) Urbanising effect of development on village
 - e) Increased pressure on local services & facilities
 - f) Development is outside village area and contrary to the local plan
 - g) The development is not identified in the emerging Local Plan and was rejected through the 'call for site' exercise as being unsustainable
 - h) Light, noise and air pollution
 - i) Impact on ecology/biodiversity and trees/hedgerows and concerns about protection and maintenance of these areas which should be maintained through the Section 106
 - j) Harm to historic environment, countryside and residential character
 - k) Layout, design and materials
 - l) Harm to residential amenity
 - m) Inappropriateness of proposed play area and ecology area
 - n) The application is premature in light of the proposed Neighbourhood Plan
 - o) The housing mix is inappropriate
 - p) Noise and disturbance

- q) Disabled access not considered
- r) Drainage problems and flood risk
- s) Limited utility services in the area
- t) The application is inappropriate in outline format in such an environmentally and historically sensitive location
- u) Limited garden spaces
- v) Concerns about the access to the farmers track to the southerly fields will form the basis of another planning application. It is unnecessary and unacceptable as there is currently access from the track lower down Mill Street
- w) Loss of greenfield land, other sites (particularly brownfield sites) should be considered first
- x) Security threat from the public path
- y) Need to ensure there are appropriate energy reduction measures in place
- z) Inconsistencies in the height of the wall drive and property of 48 Mill Street and illustrative street scene which means the houses will be much higher due to the bank.
- aa) Only minor changes have been made since the previous application.
- bb) Need for developer contributions towards the expansion of the doctors and pedestrian cycle way towards Woodview Farm Shop.

127. Further consultation was conducted on the additional illustrative sections and elevations which were sent out for public consultation until 13 January 2017. The following summarised comments were received from Thrumster, Mill Street, 48, 51 and 61 Mill Street; 5, 10, 13 and 17 West Road and West Road Action Group, objecting due to:

- a) The changes to the Mill Street elevation with the higher hedge disguises the detail of the house base line and the height of the buildings are three feet higher than originally indicated. This information is not illustrative and provides key information which exacerbates the impact on the landscape, heritage and amenity concerns.
- b) Number 48 on the illustrative sections is now shown as a wedge shape rather than an apex on sections D-DD, C-CC and G-GG
- c) The Mill Street properties are set back by 26ft from the pavement wall as opposed to 13 ft on the previous application which will not alter the visual impact when arriving to the village
- d) Impact on setting of Listed Buildings and Mill Street
- e) The set back of the dwellings from the Mill Street frontage is not guaranteed, nor is the number of houses on Mill Street
- f) The style and appearance of the houses proposed for Mill Street is inconsistent and unclear
- g) Biodiversity impact and concerns about the quality of the Ecology report
- h) Concerns regarding the loss of trees and the impact this will have on white-spotted pinion moth and square spotted clay which are protected species. No assessment has been conducted on the value of these species
- i) The farm access should be removed as this will facilitate future development
- j) Loss of important green space
- k) Loss of privacy on Mill Street properties
- l) Highway safety issues due to the traffic generated from the development and car parking concerns on Mill Street, West Road and Wooton Field
- m) Significant impact on overstretched doctors and social facilities
- n) Drainage problems and flood risk
- o) The boundary between the existing gardens along West Road should include a buffer zone and be restricted to 2 storey dwellings
- p) New elevations show the reasons the previous application was refused, this application has not overcome these reasons

- q) Objection to the accuracy of the illustrative drawings
- r) Concerns raised about the 14 day consultation period allowed for the further illustrative material which superseded Illustrative Street Elevations Options 1 and 2 and accessing the latest sectional diagrams.
- s) The application should have been made invalid due to the inaccurate Illustrative Street Elevations first provided.
- t) Concerns raised about whether the application has been advertised in the local newspaper
- u) Concerns raised that through the public consultation event there was no desire to discuss the application with the public.

128. Site and Proposal

The site is located west of Mill Street and comprises land used mainly for the grazing of animals south of West Road. The site is outside but adjacent to the boundaries of the village framework and conservation area of Gamlingay.

129. The outline application is for development of the land for residential development with up to 29 dwellings. Access is applied for in detail.

Principle of Development

130. 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.
131. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.7 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 the latest assessment of housing delivery (in the housing trajectory November 2016). 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.
132. 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 as so not to be restricted 'merely to 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 the Court of Appeal has confirmed that 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 be attached to such relevant policies having regard, amongst other matters to the purpose of the particular policy.
133. In the case of this application, policies which must be considered as potentially influencing the supply of housing land include ST/2 (Housing Provision) and ST/5 (Minor Rural Centres) of the adopted Core Strategy and adopted policies DP/1

(Sustainable Development), DP/7 (Development Frameworks), NE/4 (Landscape Character Areas), NE/6 (Biodiversity), CH/2 (Archaeological Sites), CH/4 (Development Within the Curtilage or Setting of a Listed Building) and CH/5 (Conservation Areas) of the adopted Development Control Policies. Policies S/7 (Development Frameworks), S/9 (Minor Rural Centres), NH/2 (Protecting and Enhancing Landscape Character), NH/4 (Biodiversity) and NH/14 (Heritage Assets) of the draft Local Plan are also material considerations and considered to be relevant (draft) policies for the supply of housing.

134. 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).
135. Policy ST/5 of the adopted Core Strategy permits residential development of up to 30 dwellings within the village framework. The site is located outside the framework, given that the site adjoins the village framework, the site is relatable to the village geographically and is dependent on its services and facilities. ST/5 also forms part of a suite of policies, which operate to direct new development to settlements which have an appropriate level of services to meet the requirements of new residents.
136. 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. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to be relevant policies for the supply of housing. Therefore existing Policies ST/5 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.
137. The precise level of services and job opportunities, their accessibility and their sufficiency to meet the needs of proposed development, will need to be considered on case by case basis. Subject to that matter, and to other material considerations, it is considered that this would mean that the Council will in principle grant permission for development in and adjacent to our larger villages notwithstanding a conflict with rural settlement policies which apply to such settlement. To do so his would also be consistent with in the context of paragraph 14 of the NPPF since, in principle, the grant of planning permission should not give rise to an adverse effect sufficient to outweigh the benefits of housing delivery. and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply. Paragraph 7 of the NPPF states there are three dimensions to sustainable development: economic, social and environmental, which are mutually dependent. These are assessed below in relation to the proposed development.

Economic

138. The proposed development would give rise to a number of economic benefits. In the short term this would include the creation of jobs in the construction industry as well as the multiplier effect in the wider economy arising from increased activity. The provision of housing would help meet the needs of businesses within Gamlingay such

as at Green End and Mill Hill. Therefore the scheme would bring positive economic benefits thus complying with this dimension of sustainable development.

Social

(a) Provision of new housing including affordable housing

139. Chapter 6 of the NPPF relates to 'delivering a wide choice of high quality homes' and seeks to '*boost significantly the supply of housing*' placing importance on widening the choice of high quality homes and ensuring sufficient housing (including affordable housing) is provided to meet the needs of present and future generations.
140. There remains a significant shortage of deliverable housing sites in the district. The development would provide a clear public benefit in helping to meet the current housing shortfall in South Cambridgeshire. The site would deliver up to 29 residential dwellings within 5 years from the date of granting outline which is clearly demonstrated through the delivery statement and indicative delivery programme. The reserved matters application condition has been agreed with the developer to be provided for approval no later than 18 months from the date of permission and the development shall take place no later than 18 months from the date of the approval of the last of the reserved matters. Officers are of the view significant weight should be afforded to this benefit in the decision making process.

(b) Density

141. Housing density Policy HG/1 is applicable in this instance and seeks a minimum density of 30 dwellings per hectare, unless there are exceptional local circumstances that require different treatment. The site is 1.32 hectares and 29 dwellings constitutes 22 dwellings per hectare. Given the sensitive location of the development located just outside the development framework, abutting the Conservation Area and within the setting of Grade II listed buildings the density is considered appropriate for this location.

(c) Mix

142. Under the provisions of policy HG/2, the market housing provision of proposed schemes is required to include a minimum of 40% 1 or 2 bed properties, approx. 25% 3 bedroom properties and approx. 25% 4 bedroom properties. Policy H/8 of the emerging Local Plan is less prescriptive and states that the mix of properties within developments of 10 or more dwellings should achieve at least 30% for each of the 3 categories, with the 10% margin to be applied flexibly across the scheme.
143. This policy is being given considerable weight in the determination of planning applications due to the nature of the unresolved objections, in accordance with the guidance within paragraph 216 of the NPPF. As the application is outline only, a condition requiring this mix is recommended to ensure that the scheme policy compliant.

(d) Affordable Units

144. Weight is being attached to the emerging Local Plan policy with regard to affordable housing which requires 40% affordable housing on new residential schemes for 3 or more dwellings. The proposed development can provide 40% affordable housing (i.e. up to 12 affordable dwellings) without comprising the financial viability of the scheme which is a significant benefit to the scheme and should be given significant weight in

determining the application. The first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between Local Connection and on a District Wide basis. The final details of the affordable housing, together with their long term management will be conditioned and detailed in the S106 agreement.

(e) Services and Facilities

145. The South Cambs 2014 Services and Facilities Study for Gamlingay details a range of services and facilities in the village. These include a: bakery, butchers, post office, convenience store, local superstore, pharmacy, restaurant, chinese take-away, petrol station, butchers, allotments, community centre (eco-hub), church hall, sports centre (Gamlingay Village College), scout hut, recreation ground, primary school, village college, fire station, library and GP surgery.
146. The site is located less than 500m from the village centre and is within walking and cycling distance of many of these facilities. Residents of the development would therefore benefit from many of the walking distances to services and facilities set out in Chapter 6 of the District Design Guide. The indicative masterplan also shows generous space allocation for children's playspace on the site in the form of a Local Area of Play to comply with Policy SF/10.
147. Access to employment opportunities exist in Gamlingay at Green End and Mill Hill for example and the towns of St Neots and Biggleswade (circa 7-8 miles distance), as well as further afield in areas such as Royston (circa 12.6 miles distance).
148. From 6 April 2015, the Community Infrastructure Levy (CIL) regulations 6th April 2010 prevent local planning authorities from pooling S106 monies from more than 5 projects towards a specific infrastructure project. The council has already sought S106 monies from more than 5 projects towards open space and indoor community facilities in Gamlingay and officers are unable to seek further generic contributions of this sought under the CIL regulations. Therefore any further contributions can only relate to a specific project and must meet the following tests under the CIL regulations:
 - (i) Necessary to make the development acceptable in planning terms;
 - (ii) Directly related to the development; and
 - (iii) Fairly and reasonably related in scale and kind to the development
149. In terms of local community and sports provision, the applicant proposes contributions towards the following specific projects:
 - £35,000 for repairs and improvements to the Old Methodist Church
 - £30,000 towards relocation of the tennis courts and bowling green
 - £35,000 towards new play equipment at Butts Playground
 - £10,000 toward cycle link feasibility study along Mill Hill to the Farm Shop
150. The above contributions totalling £110,000 are towards specific projects for indoor community space and sports provision as well as facilitating a study into the cycle link along Mill Hill to the Farm Shop. These projects are considered to be CIL compliant and will add significant social benefits to the scheme. Gamlingay's Neighbourhood Plan has sent out questionnaires to the local community for employment sites along Mill Hill up to the County boundary with a cycle link forming a key sustainability requirement. The proposed development through the feasibility study will enable the Parish Council to take forward the cycle link project and is a key benefit to highlight.

151. Comments were provided by Cambridgeshire County Council with regards to education the current education set-up in Gamlingay is:
- Gamlingay First School – 5 year groups (ages 4-8)
 - Gamlingay Village College (middle school) – 4 year groups (ages 9-12)
 - Stratton Upper School – 3 year groups (ages 13-5) plus post 16
152. Proposals were published on 27 September 2016 to move Gamlingay to be part of the catchment of Comberton Village College (from September 2017) and for there to be one school in Gamlingay, a full primary school. If the proposals are approved then the set-up would therefore be:
- Gamlingay Primary School – 7 year groups (ages 4-10)
 - Comberton Village College – 5 year groups (ages 11-15) plus post 16
153. The information below gives an indication of the requirements for both scenarios (e.g. if the proposals are approved or if they are not).
154. a) Early Years – The development will generate a net increase of 9 early years aged children, 5 of which are entitled to free school provision. There is insufficient capacity in the area in the next 2 years to accommodate the places being generated by this development. Therefore a contribution will be required through the early year's classroom project (providing 26 places) at Gamlingay First School. The total costs of the project is £480,000 (at 2Q2016 – contributions in the S106 will need to reflect the increases in indexation from this date). The cost per place is therefore £18,462 (£480,000/26)
155. Therefore a contribution of £92,310 for early years is sought from the development (£18,462 x 5 places).
156. The current project (of an early year's classroom at Gamlingay First School) is likely to change if the consultation proposals are approved as Gamlingay First School would be replaced by Gamlingay Primary School (although there would be no increase in available funds from this site). This money will then be designated to an unknown project for the Parish Council to administer in conjunction with the County Council.
157. b) Primary School - The development would generate a net increase of 8 children under the catchment of Gamlingay First School.
158. If the consultation proposals are approved this would be 11 primary aged children as the new primary school would accommodate 7 year groups. Both scenarios confirm there insufficient capacity to accommodate this extra demand. Therefore, financial contributions are sought from this development towards primary education facilities through expansion at Gamlingay Primary School or if the proposals are not approved the expansion of Gamlingay First School and the level of contribution would not change. The total cost of the project is £561,736 and once funds have been secured from other development the outstanding balance is £513,835. The remaining cost will be shared between the development at Land at Green End Industrial Estate (S/2068/15) and Land South of West Road. Based on the net number of dwellings at each development a contribution of £128,459 for primary education is sought from this development.
159. c) Secondary School - The development would generate a net increase of 6 secondary aged children at Gamlingay Village College and 5 at Stretton Upper School. If the proposals are approved there would be 8 secondary aged children within the catchment of Comberton Village College. There is sufficient capacity at Gamlingay Village College or Comberton Village College therefore no contribution is

sought on this basis.

160. Bedfordshire County Council has confirmed the impact on Stratton Upper School will be managed through the planned expansion.
161. Officers have been made aware the consultation on the proposal to move Gamlingay to be part of the catchment of Comberton Village College (from September 2017) and for there to be one school in Gamlingay, a full primary school on the Middle School site has in principle been agreed. However, this decision is still awaiting ratification from the Board of Trustees.
162. d) Libraries and Lifelong – There is a statutory library provision service in Gamlingay delivered through two mobile library stops and a volunteer run library in the Gamlingay Eco Hub. The development would result in an increase in population of 73 residents. The demand placed on this existing service requires a contribution of £4.08 per head of increase of population. This amounts to a total contribution of £297.84 (£4.08 x 73).
163. e) Strategic Waste – The application falls within the St Neots HRC catchment area for which there is insufficient capacity to meet the demands of the proposed development. New dwellings in this are required to contribute £181 per dwelling, which totals £5,249.00 in this application.
164. Members should note Cambridgeshire County Council have requested a financial contribution to cover their own S106 monitoring activities but, having regard to a decision determined by the Planning Court on 3 February 2015, officers do not consider that such a request satisfies the tests as set out in CIL Regulation 122. Therefore this contribution is not proposed to be secured. For further information on this issue please refer to Oxfordshire CC v Secretary of State for Communities and Local Government [2015] EWHC 186 [Admin]).
165. The total S106 contributions will be £354,324.84 which totals £12,218.09 per dwelling and is a significant level of contributions for outline consent for 29 dwellings which should be given significant weight in the determination of this application.

Environmental

(a) Travel, Access and Parking

166. One of the core principles of the NPPF is to “actively manage patterns of growth to make the fullest possible use of public transport.” Chapter 4 advises “the transport system needs to be balanced in favour of sustainable transport modes.” However “different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.” In summary, the NPPF seeks to promote sustainable transport solutions, whilst recognising the difficulty of achieving this in rural areas.
167. Adopted Policy TR/1 states that planning permission will not be granted to 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 modes.
168. Gamlingay does not have a train station and the nearest train stations are located in Biggleswade (6.6 miles away) and St Neots (7.5 miles away). However, Gamlingay is served by bus routes to Cambridge, Cambourne, Comberton, Biggleswade, Sandy, Hitchin, Royston and St Neots. Several bus stops are located within walking distance

of the site. The frequency of these services ranges but officers are of the view the site is relatively well served by public transport.

169. Footpath access is provided from the site to the centre of the village. A footpath/cycle link is proposed to the east boundary of the site connecting it to Mill Street. The Local Highway Authority (LHA) has asked for an uncontrolled crossing at this point (i.e. a dropped kerb), which will enable users to cross over to the public bridleway on the opposite side of the road. This is achievable and can be detailed at reserved matters stage. The width of this footpath/cycle path link is shown indicatively on the masterplan and will need to be extended in width to 3.5m to accommodate the recommendations of the LHA and allay crime concerns. This can be addressed at reserved matters stage.
170. Traffic generation has been raised as a concern in this application by local residents. The submitted updated Transport Statement (dated August 2015) has identified that there is sufficient capacity to support the development without compromising highway safety taking into account the recent development of 10 dwellings along West Road. The Local Highway Authority has assessed this report and raises no objection to the principle of 29 dwellings in this location.
171. The applicant has submitted drawing to demonstrate that 2.4m x 70m visibility splays can be achieved at the junction of Mill Street and West Road. This overcomes the concern of the LHA.
172. The LHA is satisfied that the proposal will have no significant adverse effect upon the public highway subject to conditions governing: falls and levels of driveways (to prevent run-off); bound material next to access with public highway; a traffic management plan to be agreed which can be dealt with at reserved matters stage.
173. The indicative masterplan shows that there is sufficient space to achieve 1.5 parking spaces per dwelling and 1 secure cycle space per dwelling in accordance with Policy TR/2. Visitor parking can also be achieved in addition to this.

(b) Landscape, Village and Historic Character

174. Policy NE/4 (Landscape Character Areas) of the LDF and policy NH/2 (Protecting and Enhancing Landscape Character) of the draft Local Plan relate to the supply of housing, and are therefore considered as being out date. However, the aims of the policy are to ensure development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area. The importance of the landscape is reflected in the National Planning Policy Framework adopted 2012 (NPPF) which in paragraph 109 states the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscape. This is also echoed through paragraph 17 which recognises the intrinsic character and beauty of the countryside. Therefore existing policy NE/4 which affects the scale and density of new housing can be afforded considerable weight.
175. In terms of landscape impact the greatest magnitudes are limited to receptors immediately adjacent to the site, dwellings immediately to the north, views on the Public Right of Way leading to Potton Wood and views as one approaches the village from a southerly direction.
176. There is significant landscape mitigation proposed through the retention of tree and hedgerow planting around the boundary of the site and a 7m wide native buffer verge

along the southern boundary in addition to the existing retained hedgerow. The planting will reinforce the existing boundary, reducing visual harm as well as screening views into the site. The development will continue the edge of village character with houses set behind trees and hedges.

177. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special regard shall be paid to desirability of preserving or enhancing the character or appearance of that area.
178. Planning policy CH/5 (Conservation Areas) of the LDF and policy NH/14 (Heritage Assets) of the draft Local Plan relate to the supply of housing, and are therefore considered as being out of date. However, the aims of the policy are to ensure development within and impacting the setting of Conservation Areas which consist of areas of special architectural or historic interest and because the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces preserve or enhance the character and appearance of the area.
179. These policies are consistent with the NPPF paragraph 129 which seeks to ensure the significance of the heritage asset is taken into consideration that may be affected to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal. It is also consistent with paragraph 131 of the NPPF which states in determining planning applications local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Therefore existing policy CH/5 which affects the scale and density of new housing can be afforded considerable weight
180. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to preserving or enhancing the character or appearance of a Listed Building.
181. The *Barnwell* judgement indicates that any harm caused to a listed building via its setting should be given great weight in any such balancing process derived from paragraph 134. This directly stems from S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This places a statutory duty on the decision maker to 'have regard to the desirability of preserving', i.e. keeping from harm.
182. With regard to policy CH/4 (Development Within the Curtilage or Setting of a Listed Building) of the LDF and policy NH/14 (Heritage Assets) of the draft Local Plan relate to the supply of housing, and are therefore considered as being out of date. However, the aims of the policy are to ensure development does not cause adverse harm by dominating the Listed Building or building in its curtilage by scale, form, mass or appearance or harm the visual relationship between the Listed Building and its formal or natural landscape surroundings.
183. These policies are consistent with the NPPF paragraph 129 which seeks to ensure the significance of the heritage asset is taken into consideration that may be affected including development affecting the setting of a heritage asset to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal. Therefore existing policy CH/4 which affects the scale and density of new housing can be afforded considerable weight.
184. Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail

should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

185. The Built Heritage Statement by RPS CgMs dated July 2016 sets out there are a number of listed buildings, all Grade II within Gamlingay Conservation Area to the east and northeast of the site. The Heritage Statement details the School next to the Baptist Chapel on Honey Hill; the Baptist Chapel itself, Blythe Farmhouse, Mill Street; Barn at Blythe Farmhouse; milestone in garden wall to 34 Mill Street and 38 Mill Street have been discounted from further consideration due to negligible or complete lack of visibility or functional association with the site. Their lack of intervisibility is due to their situation within the dense built up area of the southern part of the Conservation Area.
186. The significance of 53-55 Mill Street, 57 Mill Street as well as Mill House, 61 Mill Street and 6 Honey Hill, and Gamlingay Conservation Area including the contribution made by their setting and listing description is included in the assessment. Therefore it is considered the requirement of paragraph 128 has been met by the applicant.
187. The assessment made in the Built Heritage Statement by RPS CgMS dated July 2016 with regard to the impact on the setting of 53-55 Mill Street, a Grade II listed building states there will be a degree of intervisibility with the asset. It is deemed to be at an extreme oblique angle combined with the strengthened planting of the existing boundary hedge adjacent to Mill Street. The impact on the setting of this building is considered to be neutral.
188. With regard to the setting of 57 Mill Street and its wider setting the proposed development will have a degree of intervisibility at an oblique angle. However, the rear gardens of the two units address Mill Street with the houses set away from Mill Street and the impact on the setting of this building is considered to be neutral.
189. The Mill House, 61 Mill Street and 6 Honey Hill is a Grade II listed building. Its significance is derived from the special architectural and historic interest of the fabric and form of the building itself. Its immediate setting of its grounds and adjacent streetscape provide a secondary input to its significance, and this is of particular importance due to the landmark status of the building as a strong marker to the southern entrance to the village.
190. It sits opposite the Mill Street frontage of the site, however, it is the main southern aspect that offers the greatest experience of the asset when approaching Gamlingay from Potton to the south. The extended setting including the Mill Street frontage of the site provides a small contribution to the asset's significance as part of the open landscape to the south of Gamlingay. Only Plots 15 and 16 will have some intervisibility with the asset and this is perpendicular to the buildings main aspect and façade.
191. Plot 16 will be directly opposite the rear of the plot although this is restricted by a high wall topped with lapboard and a number of mature trees forming the side boundary to Mill Street. The rear boundary of the hedge above Mill Street will be strengthened with further planting and the current tunnel effect of the view from the south up Mill Street. Therefore it is considered there will be a small degree of negative impact on this building.
192. With regard to the impact on the Conservation Area which abuts the site along the Mill

Street frontage this is considered to be of moderate significance. The significance of this is derived from the close knit morphology which is urban in character in the core of the village and the strong sense of enclosure to the streets. The site is visually dislocated due to the elevated and hedged eastern boundary and the twentieth century houses in the south-western corner of the site showing that direct inter-visibility from the site to the Conservation Area is limited. Distant sequential views from the south taking in the southern edge of the area and harsh built edge means there will be a small degree of negative impact on the Conservation Areas significance. The inter-visibility is largely restricted to the eastern portion of the site abutting Mill Street.

193. The Heritage Statement concludes that great weight should be afforded to any harm to the identified assets significance cause by the proposed scheme and that this gives rise to less than substantial harm with the public benefits outweighing any harm to the identified heritage assets significance as identified under paragraph 134 of the National Planning Policy Framework. This is the case the agent has put forward to the Local Planning Authority.
194. The assessment of the application has firstly paid regard to paragraph 132 of the National Planning Policy Framework which 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 assets 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.
195. Paragraph 134 of the National Planning Policy Framework 2012 states 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.
196. The South Cambridgeshire Village Capacity Study (1998) describes Gamlingay as set on the Greensand Ridge in an undulating landscape. Gamlingay Wood is prominent to the north across open arable fields. To the east, south and west the landscape is more enclosed with small fields and hedgerows. To the south the land falls down to Millbrook and then rises again towards Potton. There are wide views north to the village from Potton Road over the large field to the south of the site which extends all the way to Millbridge Brook, with the existing housing visible in the distance above hedgerows. The open field to the south of the site provides the most visible element of the immediate setting for Gamlingay when approaching from the south. Arrival in the village being marked by the Listed Building at the corner of Mill Lane and Honey Hill (61 Mill Street aka 6 Honey Hill) which is to the south eastern corner of the site
197. Numbers 53-55 Mill Street are located 25 m from the site in the north north eastern corner and there will be very limited inter-visibility with this Grade II listed building and its setting. Numbers 57 Mill Street and The Mill House, 61 Mill Street and 6 Honey Hill are also Grade II listed buildings located on the opposite side of Mill Street from the site and within the Conservation Area. These dwellings will have some inter-visibility with Plots 15 and 16 of the proposed development with the site being perpendicular to The Mill House, 61 Mill Street and 6 Honey Hills' main aspect and façade.
198. In terms of the impact on the Conservation Area and setting of the Grade II listed buildings the indicative masterplan submitted with the application shows the two dwellings set back from Mill Street. The Development Framework Parameters Plan (to scale) indicates a no build zone to include residential gardens of 8m fronting Mill

- Street with a pedestrian access point of 3.5m wide and 1.5m soft landscape boundary which can be conditioned. This is combined with limiting development to 1.5 storeys across the front part of the site as detailed on the Building Heights Parameters Plan.
199. The suggested design (dormer windows etc) appears broadly in-keeping with character of the Conservation Area, though the plan depth of the houses should be reduced to a more traditional proportion which would be dealt with within the reserved matters.
 200. The reserved matters stage would also deal with the formation of pedestrian accesses from any properties along Mill Street, to the existing pavement along Mill Street to ensure good principle of urban design. It would ensure that the elevational treatment of the houses aligning Mill Street will not appear as “backs” but they will be designed as dual aspect houses and therefore still offer a positive frontage to Mill Street, despite being set back behind the hedge, and having vehicular access from within the site. It could include a condition to restrict the future occupants of any units facing Mill Street from erecting structures such as sheds adjacent to Mill Street and ensure the design of the houses adjacent to Mill Street are designed to preserve or enhance the character of the Conservation Area to which they abut.
 201. These measures would be considered to cause less than substantial harm to the setting of the Conservation Area and Grade II listed buildings in accordance with paragraph 134 of the National Planning Policy Framework 2012. Therefore this limited harm should be weighed up against its public benefits and including securing its optimum viable use.
 202. The height of the development above the road is a material consideration that needs to be taken into account and has been included in the assessment. The existing height of the application land can be ascertained from the submitted block plan (C,1,830) showing the topography of the site. The amended ‘Illustrative Sections and Elevations’ plans whilst they are not part of the determination at outline stage provide an illustration of how the parameter plans might be translated at reserved matters stage. This is through the design of a typical 1.5 storey dwelling, 6.5m high taken from the existing site level as shown on Illustrative section H-HH.
 203. The dwellings will be restricted to 1-1.5 storeys at the east end of the site as detailed on the Building Height Parameter Plan (SZ258000027-202 Rev B) and will be set back from Mill Street as shown on Development Framework Parameter Plan (SZ258000027-201 Rev B) which would be conditioned. This enables a proper assessment of the impact on the character of the village, open countryside, setting of the listed buildings and Conservation Area appropriate to the outline nature of the application.
 204. Final issues regarding layout and design cannot be considered in this outline application and will be subject to assessment at reserved matters stage. Nonetheless, Officers are of the view that the indicative masterplan and housing density demonstrates that the site can accommodate up to 29 dwellings and provide sufficient space for private garden areas, informal open space, children’s playspace, parking, landscaping and access.
 205. The development is considered to lead to less than substantial harm to the significance of the Grade II listed buildings and Conservation Area in line with paragraph 132 of the NPPF 2012. This harm should be weighed against the public benefits of the proposal. It is considered the development will provide a significant contribution to the lack of 5 year

housing land supply and chronic shortage of affordable housing as well as providing significant economic benefits which will secure the optimum viable use of the site. It is therefore considered the present application overcomes the previous reasons for refusal under S/1338/15/OL which was the harm to the setting of the Listed Buildings and Conservation Area as well as the impact on the character of the village and open countryside.

(c) Ecology, Trees and Hedges

206. The application is supported by an ecological assessment, which does not identify any significant biodiversity constraints to development of this site. The ecology report states that reptiles are present on the site and a scheme of mitigation will be finalised. This would involve the relatively large parcel of land to the south of the site (that is within the applicant's ownership), being allocated for ecological gain only. This approach is accepted by the council's ecology officer.
207. The ecology officer has agreed that the grassland meadow habitat does not represent an important botanical site. The site is bounded on two of its sides by relatively low value hedges. One of the hedges contains a number of dead and dying elms, the other appears to be dominated by hawthorn that would be integrated into a buffer planting screen.
208. Concerns have been raised regarding the Ecology report and whether it has addressed the S41 protected white-spotted pinion moth and square spotted clay moth. Whilst invertebrates are not mentioned in the ecology report, notable records were searched for from CPERC so records of Section 41 moth species should have been assessed. It is noted that whilst any conclusions relating to notable invertebrate species should have been detailed in the ecological report, it is not standard practice to ask for an invertebrate survey unless European Protected Species, Schedule 5 Species on the Wildlife and Countryside Act or Section 41 species are reasonably likely to be present and impacted, in accordance with Natural England standing advice. Whilst the two species are notable due to localised distribution, only the white-spotted pinion moth is listed on Section 41 of the NERC Act 2006. There are no CPERC invertebrate records for the site itself but there are notable moth species, including Section 41 species, recorded in the wider area.
209. The square-spotted clay moth is found in deciduous woodland on chalk, gravel or clay with scattered undergrowth. The species can also be found in hedgerows, heathland or scrub. There appears to be an association with nettle growing under elm in the larval stage.
210. Caterpillars of white spotted pinion moth feed on English elm and wych elm, preferring suckers growing from the trunks known as epicormic growth. Habitats where the species is found are commonly woodlands, copses and shelterbelts.
211. There is no woodland or dense treelines on site. There is a small amount of elm. However, these are immature specimens, many of which were dying. The elms did not have epicormic growth. The site is therefore considered to be sub-optimal habitat for both species. In addition, the tree constraints plan shows that most trees including the southern boundary hedgerow will be retained.
212. The landscape buffer planting and area in the south-west corner of the site should seek to improve conditions for these moth species within the site to meet LDF policy NE/6. A condition has been added with a requirement for enhancement measures so that this would benefit moth and other wildlife species. A condition has also been

attached as part of any reserved matters application requiring details of the external lighting to ensure wildlife habitat is protected.

213. The hedging will also be retained along the eastern boundary of the site with Mill Street which is an enhancement to the previously refused application S/1338/15/OL.
214. The submitted tree survey confirms the location of two medium sized oak trees at the western end of the site. Their position is sufficiently distanced from the indicative dwellings and roadways to ensure their long term retention. The Trees Officer has no objection to the application and requests two conditions, an updated arboricultural impact assessment and tree protection strategy to reflect the detailed layout in accordance with British Standard BS5837 for the approval of the LPA which will ensure retention of the hedge. The second condition involved prior to commencement, site preparation or the delivery of materials to site the tree protection measures recommended in the approved tree protection strategy shall be erected and remain in position until practical completion of the implementation of the development.
215. The final design of the ecological enhancement scheme, management and monitoring will need to be agreed as part of the S106 agreement. A clause is recommended to secure habitat creation in advance of any site demolition, archaeological investigation, ground works or infrastructure works.
216. Pond restoration is also proposed and welcomed by the council's ecology officer. Public access to the pond will be created as part of this scheme. The measures to deliver ecological gain in the form of specialist nesting boxes for swifts and for bats are also welcomed.
217. Consequently, the creation of the ecological mitigation habitat and enhancements to the existing pond promote an ecologically sustainable approach to the development.

(d) Noise, Light and Air Pollution

218. The Council's Environmental Health Officer raises no objection to the principle of the development subject to conditions to control:
 - construction noise, vibration, dust etc;
 - artificial lighting;
 - operational waste and recycling/waste management strategy in accordance with the RECAP Waste Management Design Guide Toolkit
219. These details can be controlled by way of condition or in any subsequent reserved matters application to address the concerns of neighbours. Subject to these conditions, the development would accord with adopted Policies DP/3, NE/14 and NE/15.

(e) Residential Amenity

220. The site is surrounded by residential properties to the north, east and west. The application is only in outline form but the parameters plan shows a no build zone of 8.5m which widens to 10.5m for the majority of the dwellings along West Road and then a 5m soft landscaping bound which will be conditioned. There is also an area of public open space near Wooton Field. Most of the West Road properties to the north of the site benefit from generous rear gardens (over 25m in length) allowing rear-to-rear distances in excess of the minimum 25m distance set out in paragraph 6.68 of

the council's District Design Guide.

221. The Parameters Plan which can be conditioned shows a 3.5m wide pedestrian access point and 1.5m soft landscape boundary along the side boundary with 48 Mill Street which is a bungalow and is considered a sufficient degree of separation. The key changes to this application are there is now an 8m no build zone fronting Mill Street with the two dwellings significantly set back which reduces the impact on 48 Mill Street.
222. The Building Heights plan which can also be conditioned shows 1-1.5 storey dwellings along Mill Street and along the southern boundary of 48 Mill Street with 1-2 storey dwellings to the rear of 48 Mill Street. The Illustrative masterplan shows a single storey element nearest this dwelling and this can be carefully designed at reserved matters stage which will further ensure there is not a significant overbearing impact on the bungalow of 48 Mill Street, which has received planning permission for extensions (S/0598/13/FL). The scheme is now considered to overcome the previous overbearing impact, one of the reasons for refusal under S/1338/15/OL.
223. The illustrative masterplan shows that on the whole sufficient garden spaces can be achieved for the 29 dwellings, although further negotiation on this issue will be required at detailed design stage and can be addressed at reserved matters stage.

(f) Archaeology

224. The comments of CCC archaeology are acknowledged. A condition requiring a programme of archaeological investigation to be secured prior to the commencement of development is recommended.

(g) Flood Risk, Surface Water Drainage and Foul Water

225. The Cambridge County Council Flood and Water Management Team have confirmed that the surface water drainage scheme is considered acceptable in principle. A condition is recommended to secure a detailed surface water drainage scheme prior to the commencement of the development and a or long maintenance arrangements for any parts of the surface water drainage system which will not be adopted.
226. Anglian Water has confirmed there are no assets owned by Anglian Water or those subject to an adoption agreement within the development site boundary.
227. The foul drainage from the development is in the catchment of Gamlingay Water Recycling Centre that will have available capacity for these flows and the foul sewerage network has available capacity for these flows.
228. The Environment Agency raises no objection, subject to conditions and informatives governing: groundwater and contamination issues; no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority; piling foundations; and a scheme for the provision and implementation of pollution control of the water environment. These conditions are agreed except for contamination, which is addressed below.

(h) Contamination

229. The comments of the Contaminated Land Officer are noted. The Phase One Desk Study Report by Richard Jackson dated April 2015 notes some on site potential

sources of contamination as well as several potential off site sources. In agreement with the recommendations of the report that intrusive investigations are required for the application site, to include the monitoring of potential ground gas. Therefore a condition is required detailing a scheme for the investigation and recording of contamination.

(i) Energy

230. The Energy and Sustainable Design Statement by Frith: Blake Consulting Ltd applicant has proposed a 25% reduction in carbon emissions through the use of renewable energy. This exceeds the 10% reduction required under adopted Policy NE/3. Although there will be no formal compliance with Code for Sustainable Homes (the scheme is due to be phased out) the requirements of the Code will be used as a basis to discuss the potential energy saving options and there will be an 'off plan' Enhanced Sustainability Home incorporating a host of sustainable technologies available for potential purchasers.
231. The final scheme of renewable energy is subject to further detailed design and is therefore recommended to be secured by condition.

(j) Water Conservation

232. A condition is recommended to ensure the development incorporates all practicable water conservation measures at detailed design stage in accordance with adopted Policy NE/12.

(k) Waste

233. Very little information is provided in the application on the development's compliance with the RECAP design guide. It is agreed that this is often a detailed design matter and adequate information would need to be provided on operational waste and recycling provision. This can be secured by planning condition.

(l) Environmental Impact Assessment (EIA) Screening

234. The local planning authority previously considered a request for a screening opinion of this site in 2014 and confirmed that the proposed development is not EIA development. This view is maintained in this application.

Other considerations

Crime, Fire and Rescue and local consultation

235. Crime and security will need to be considered as part of any reserved matters application.
236. The comments of Cambridge Fire and Rescue Services are noted and a condition is agreed to secure a scheme of fire hydrant provision to serve the site.
237. Objections have been raised by local residents in relation to the small changes to this resubmission and engagement with them by the developer. During the application process the developer has extensively engaged with the local community which included a public meeting held on 18 October 2016. On this basis, officers are satisfied that a reasonable level of public engagement and consultation has been

carried out.

238. Illustrative Street Elevations Option 1 and option 2 were sent out for public consultation on 19 September 2016 as part of the application. Illustrative Street Elevations Option 1 showed the refused application S/1338/15/OL and Illustrative Street Elevations Option 2 shows the illustrative proposals for the current application S/2367/16/OL.
239. Concerns were raised about the accuracy of the illustrative plans and this leading to misrepresentation. Subsequently further illustrative material was prepared in response to comments made by residents and includes the following plans:
- Illustrative section H-HH: Ref: UDS30092-A1-0207;
Illustrative section elevation G-GG: Ref: UDS30092-A1-0207;
Illustrative section F-FF: Ref: UDS30092-A1-0206;
Illustrative section E-EE: Ref: UDS30092-A1-0205;
Illustrative section D-DD: Ref: UDS30092-A1-0204;
Illustrative section C-CC: Ref: UDS30092-A1-0203;
Illustrative section B-BB: Ref: UDS30092-A1-0202; and
Illustrative section A-AA: Ref: UDS30092-A1-0201;
240. These plans supersede all previous illustrative sections and elevations. This information was sent out for further consultation to neighbours and the Parish Council. Due to the need to carefully consider the objections raised in consultation with the Legal Officer it was agreed to further extend the consultation period and defer the application until February 2017.
241. The application has been advertised in the Cambridge Independent News in line with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015.
242. The illustrative information does not go to the heart of the decision due to the nature of the application being outline in format.
243. Any further comments received will be provided through a verbal update at Planning Committee.

Conclusions

244. In determining this application in the context of a lack of five year housing land supply it is considered that the fact that this site is not within the existing village framework is not sufficient to warrant refusal unless harm is identified in relation to the definition of sustainable development as set out in the NPPF.
245. There are significant economic and social benefits to the scheme. In terms of economic benefits in the short term this would include the creation of jobs in the construction industry as well as the multiplier effect in the wider economy arising from increased activity. The provision of housing would help meet the needs of businesses within Gamlingay such as at Green End and Mill Hill in the medium to long term.
246. The development would provide a clear public benefit in helping to meet the current housing shortfall in South Cambridgeshire. The site would deliver up to 29 residential dwellings which is clearly demonstrated through the delivery statement and indicative

delivery programme. The reserved matters application condition has been agreed with the developer to be provided for approval no later than 18 months from the date of permission and the development shall take place no later than 18 months from the date of the approval of the last of the reserved matters. Officers are of the view significant weight should be afforded to this benefit in the decision making process.

247. The site is located less than 500m from the village centre and is within walking and cycling distance of many of these facilities in Gamlingay which residents of the development would therefore benefit from. The development will gain contributions to ensure there is capacity at early years and primary school level in terms of education. The developer has agreed to a significant package of enhancements including repairs and improvements to the Old Methodist Church, relocation of the tennis courts and bowling green, new play equipment at Butts Playground and a feasibility study to enable the Parish Council to take forward the cycle link project.
248. It is considered that the scheme includes significant positive elements which enhance social sustainability. These include the provision of 40% affordable housing within the development and public open space.
249. Planning application S/1338/15/OL was refused due to it being visually dominant causing significant harm to the character of the village and open countryside, harm to the setting of the Conservation Area and Grade II listed buildings and its overbearing impact on the dwellings at Mill Street and West Road.
250. The present scheme provides a number of material changes. These can be summarised as:
- The Block Plan, Development Framework Parameters Plan and Building Heights Parameters Plan including the illustrative site layout show significant improvements and sufficiently demonstrate that up to 29 units could be located on the site in a manner that would not cause significant landscape harm.
 - Significant landscape mitigation proposed through the retention of trees and hedgerow planting and a 7m wide native buffer verge along the southern boundary. The planting will reinforce the existing boundary, reducing visual harm and screen views into the site.
 - There is also the retention of the existing native hedgerow on Mill Street adjacent to the Conservation Area boundary which will preserve the local landscape characteristics and reduce visual harm to the site.
 - In terms of the impact on the Conservation Area and setting of the Grade II listed buildings the illustrative site layout submitted with the application shows the two dwellings along Mill Street set back with a no build zone to include residential gardens of 8m as detailed on the Development Framework Parameters Plan.
 - A pedestrian access point of 3.5m wide and 1.5m wide soft landscape boundary, the details of which can be conditioned, adjacent to 48 Mill Street. This combined with limiting development to 1.5 storeys as shown on the Building Heights plan abutting Mill Street shows significant improvements from the refused application. As such, there is now considered to be less than substantial harm to the setting of the Conservation Area and Grade II listed buildings.
 - In terms of residential amenity impact there is a no build zone of 8.5m which widens to 10.5m for the majority of the dwellings along West Road and then a 5m soft

landscaping bound which is a significant degree of separation. There is also an area of public open space near Wooton Field. Setting the dwellings on Mill Street 8m back within the site and limiting them to 1-1.5 storeys high as detailed on the Building Heights Plan mitigates the impact on 48 Mill Street.

- The Building Heights plan indicates 1-2 storey dwellings to the rear of 48 Mill Street. The Illustrative masterplan showing a single storey element nearest this dwelling and this can be carefully designed at reserved matters stage which will further ensure there is not a significant overbearing impact on the bungalow of 48 Mill Street. The scheme is now considered to overcome the previous overbearing impact, one of the reasons for refusal under S/1338/15/OL.

251. The changes shown in the drawings accompanying the application can be suitably delivered at reserved matters stage. The drawings are specifically shown as being a condition of any outline approval and which is fundamentally achieved by proposed conditions (d) and (f).
252. The harm of these aspects is therefore considered not to be sufficient to significantly and demonstrably outweigh the benefit of providing houses towards the deficit in the five year housing land supply which includes 40% affordable housing on site, in a location considered to be sustainable. As such, officers are of the view that refusal on the above grounds would not meet the test set out in paragraph 14 of the NPPF.
253. Overall, it is considered that the significant contribution the proposal would make to the deficit in the Council's five year housing land supply and the economic and social benefits that would result from the development outweigh the potential landscape, impact on setting of the Grade II listed building and Conservation Area, and residential amenity disbenefits. None of these disbenefits are considered to result in significant and demonstrable harm and therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.

Recommendation

254. Officers are recommended that the Committee approved the application subject to:

Requirements under Section 106 of the Town and Country Planning Act 1990

- (a) Completion of an agreement confirming payment of the following as outlined in Appendix 1:

- £92,310 towards Early Years Education
- £128,459 towards Primary School Education
- £297.84 towards libraries and lifelong learning
- £5249.00 towards strategic waste
- £18,009 towards GP Surgery
- £35,000 towards Old Methodist Church
- £30,000 towards relocation of tennis courts and bowling green
- £35,000 towards The Butts Playground
- £10,000 towards a cycle link feasibility study
- Scheme of 40% affordable housing provision to be agreed
- Scheme of on-site public open space and management to be agreed
- Scheme of ecological enhancement, management and monitoring

Conditions

255. (a) Approval of the details of the layout of the site, the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
(Reason - The application is in outline only.)
- (b) Application for the approval of the reserved matters shall be made to the Local Planning Authority not later than 18 months from the date of this permission.
(Reason - The application is in outline only.)
- (c) The development hereby permitted shall begin no later than 18 months from the date of approval of the last of the reserved matters to be approved.
(Reason - The application is in outline only.)
- (d) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number A,46,721 (Site Location Plan), C. 1,830 (Block Plan), SZ25800027-201 Rev B (Development Framework Parameters Plan), SZ25800027-202 Rev B (Building Height Parameters), A.46,721a (Ecological Mitigation Land Plan), SK03, SK04 and 4397-D Rev B (Reason - To ensure the development will not have a material adverse impact on the conservation area, the setting of nearby listed buildings, ecological interests, highway safety and trees in accordance with policies CH/4, CH/5, DP/2 and DP/3 of the adopted Local Development Framework 2007.)
- (e) Notwithstanding the approved plans identified a maximum of two pedestrian access points will be provided into the site along the eastern boundary known as Mill Street, through the existing retained hedgerow.
(Reason – To ensure the development provides good accessibility in accordance with policy DP/3 of the adopted Local Development Framework 2007.)
- (f) The submission of reserved matters in accordance with the details required in condition (a) shall include a plan showing the finished floor levels of the proposed buildings in relation to the existing and proposed ground levels of the surrounding land. No development shall take place until this submitted plan is approved by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved plan.
(Reason: To ensure the development is properly assimilated into the area in accordance with policies CH/4, CH/5, DP/2 and DP/3 of the adopted Local Development Framework 2007.)
- (g) No development approved by this permission shall be commenced 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.
- b) 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.
- c) The works specified in the remediation method statement have been completed, and a validation report submitted to and approved in writing by the

Local Planning Authority, in accordance with the approved scheme.

d) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this contamination should be agreed in writing by the Local Planning Authority.

(Reason (a) - 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).

(h) Prior to the commencement of any development, details of a strategy for water conservation measures to be incorporated within the development have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.
(Reason - To ensure compliance with the aims of Policy NE/12 of the adopted Local Development Framework 2007).

(i) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

(j) Details for the long term maintenance arrangements for any parts of the surface water drainage system which will not be adopted (including all SuDS features) to be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify run-off sub-catchments, SuDS components, control structure, flow routes and outfalls. In addition the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.
(Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework 2012.)

(k) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

(l) Prior to the commencement of any development, a scheme for the provision and implementation of pollution control shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and

completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the Local Planning Authority.
(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

- (m) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)
- (n) No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- (i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
 - (ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on street
 - (iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
 - (iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway
- (Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- (o) No development including demolition or enabling works shall take place until a Site Waste Management Plan for the construction phases has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.
(Reason - To ensure that waste arising from the development is minimised and that which produced is handled in such a way that maximises opportunities for re-use or recycling in accordance with Policy DP/6 of the adopted Local Framework 2007.)
- (p) Prior to commencement, site preparation or the delivery of materials to site the applicant shall submit an updated arboricultural impact assessment including tree and hedge protection strategy to reflect the detailed layout in accordance with British Standard BS5837 for the approval of the LPA.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- (q) Prior to commencement, site preparation or the delivery of materials to site the tree protection measures recommended in the approved tree protection strategy shall be erected and remain in position until practical completion of the implementation of the development.
(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework

2007.)

- (r) No development shall take place until a scheme of ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the features to be enhanced, recreated and managed for species of local importance both in the course of development and in the future. The scheme 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.
(Reason - To enhance ecological interests in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- (s) No development shall take place until a scheme for the provision of on-site renewable energy to meet 25% reduction in the projected carbon emissions from the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and thereafter retained in operation.
(Reason: To ensure the development provides renewable energy in accordance with policy NE/3 of the adopted Local Development Framework 2007.)
- (t) No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.
(Reason - To ensure an adequate water supply is available for emergency use.)
- (u) As part of any reserved matters application an artificial lighting scheme (to maximise energy efficiency and minimise lighting pollution) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any external lighting of the site and a Lighting Spill Plan. The Artificial Lighting Scheme shall have regard for the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light – GN01:2011 (or as superseded). The lighting scheme will be implemented in accordance with the approved details.
(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/6 and NE/14 of the adopted Local Development Framework 2007.)
- (v) As part of any reserved matter application details of the housing mix (including both market and affordable housing) shall be provided in accordance with local planning policy or demonstration that the housing mix meets local need shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details
(Reason: To ensure an appropriate level of housing mix, both market and affordable housing in accordance with policies H/8 and H/9 of the South Cambridgeshire Local Plan Proposed Submission July 2013)
- (w) 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.)

- (x) During the period of construction, no power operated machinery shall be operated on the site, and there shall be no construction related deliveries taken at or dispatched from the site, before 0800 hours and after 1800 hours on weekdays and before 0800 hours and after 1300 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- (y) The proposed access hereby approved shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the highway and shall be constructed from a bound material to prevent displacement of materials onto the highway. The development shall be retained as such thereafter.

(Reason - In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

256. **Informatives**

- (a) 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, and that a separate permission must be sought from the Highway Authority for such works.
- (b) 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.
- (c) There shall be no burning of any waste or other materials on the site, without prior consent from the Environmental Health Department to ensure nuisance is not caused to local residents.
- (d) Should driven pile foundations be proposed, then before works commence, a statement of the method of construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

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 Development Framework Development Control Policies DPD (adopted July 2007)
- Planning File Ref: S/2367/16/OL

Report Author:

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Heads of terms for the completion of a Section 106 agreement

Gamlingay – Land south of West Road (S/2367/16/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Gamlingay and then 50/50 thereafter between local connection and the District wide Housing Register.

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	PC in conjunction with CCC	£92,310
Primary School	CCC	£128,459
Secondary School	CCC	£0
Libraries and lifelong learning	CCC	£297.84
Strategic Waste	CCC	£5249
Healthcare	SCDC	£18,009
Indoor community space	SCDC	£35,000
Outdoor sports	SCDC	£30,000
Playspace	SCDC	£35,000
Cycle Link Feasibility	SCDC	£10,000
Monitoring	SCDC	£500
TOTAL		£354,824.84
TOTAL PER DWELLING		£12,218.09

This also includes:

A scheme of on-site public open space and management to be agreed

A scheme of ecological enhancement, management and monitoring

PARISH COUNCIL AND CAMBRIDGESHIRE COUNTY COUNCIL

Ref	PC in conjunction with CCC
Type	Early years
Policy	DP/4
Required	YES
Detail	The development will generate a net increase of 9 early years aged children, 5 of which are entitled to free school provision. There is insufficient capacity in the area in the next 2 years to accommodate the places being generated by this development. Therefore a contribution will be required through the early years classroom project (providing 26 places) at Gamlingay First School. The total costs of the project is £480,000 (at 2Q2016 –

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	<p>contributions in the S106 will need to reflect the increases in indexation from this date). The cost per place is therefore £18,462 (£480,000/26)</p> <p>Therefore a contribution of £92,310 for early years is sought from the development (£18,462 x 5 places).</p> <p>The current project (of an early years classroom at Gamlingay First School) is likely to change if the consultation proposals are approved as Gamlingay First School would be replaced by Gamlingay Primary School (although there would be no increase in available funds from this site).</p> <p>This money will be designated to an unknown project for the provision of Early Years facilities/ capacity for the Parish Council to administer in conjunction with the County Council.</p>
Quantum	£92,310 (Q2 2016)
Fixed / Tariff	
Trigger	50% prior to occupation and 50% prior to the occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	There have not been 5 or more contributions pooled

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	YES
Detail	<p>The development would generate a net increase of 8 children in the catchment of Gamlingay First School.</p> <p>If the consultation proposals are approved this would be 11 primary aged children as the new primary school would accommodate 7 year groups. Both scenarios confirm there insufficient capacity to accommodate this extra demand. Therefore, financial contributions are sought from this development towards primary education facilities through expansion at Gamlingay Primary School or if the proposals are not approved the expansion of Gamlingay First School and the level of contribution would not change. The total cost of the project is £561,736 and once funds have been secured from other development the outstanding balance is £513,835. The remaining cost will be shared between the development at Land at Green End Industrial Estate (S/2068/15) and Land South of West Road. Based on the net number of dwellings at each development a contribution of £128,459 for primary education is sought from this development.</p>
Quantum	£128,459 (Q1 2016)
Fixed / Tariff	
Trigger	50% prior to occupation and 50% prior to the occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled	There have not been 5 or more contributions pooled

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obligations	
Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO
Detail	<p>The development would generate a net increase of 6 secondary aged children at Gamlingay Village College and 5 at Stratton Upper School. If the proposals are approved there would be 8 secondary aged children within the catchment of Comberton Village College. There is sufficient capacity at Gamlingay Village College or Comberton Village College therefore no contribution is sought on this basis.</p> <p>Bedfordshire County Council has confirmed the impact on Stratton Upper School will be managed through the planned expansion.</p>
Quantum	£0
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	<p>There is a statutory library provision service in Gamlingay delivered through two mobile library stops and a volunteer run library in the Gamlingay EcoHub. The development would result in an increase in population of 73 residents. The demand placed on this existing service requires a contribution of £4.08 per head of increase of population. This amounts to a total contribution of £297.84 (£4.08 x 73).</p>
Quantum	£297.84
Fixed / Tariff	Tariff, per head of increase of population
Trigger	100% prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	There have not been 5 or more contributions pooled

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	YES
Detail	<p>The application falls within the St Neots HRC catchment area for which there is insufficient capacity to meet the demands of the proposed development. New dwellings in this area are required to contribute £181 per dwelling, which totals £5,249.00 in this application.</p>
Quantum	£5249.00
Fixed / Tariff	Tariff based per dwelling

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Trigger	100% payment upon occupation of 50% or 15 of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO
Detail	<p>S106 Monitoring fees of £650 are sought in this application. This is calculated on the basis of hourly officer rates of £50 to monitor various triggers within the S106 agreement.</p> <p>Having regard to a decision determined by the Planning Court on 3 February 2015, officers do not consider that such a request satisfies the tests as set out in CIL Regulation 122. Therefore this contribution is not proposed to be secured. For further information on this issue please refer to Oxfordshire CC v Secretary of State for Communities and Local Government [2015] EWHC 186 [Admin]).</p>
Quantum	£0
Fixed / Tariff	
Trigger	
Officer agreed	NO PAYMENT REQUIRED
Applicant agreed	YES
Number Pooled obligations	

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The council has already sought S106 monies from more than 5 projects towards open space and indoor community facilities in Gamlingay and officers are unable to seek further generic contributions of this sought under the CIL regulations. Therefore any further contributions can only relate to a specific project and must meet the tests under the CIL regulations. A specific project has been identified for relocation of the tennis court and bowling green which is considered CIL compliant.</p>
Quantum	£30,000
Fixed / Tariff	
Trigger	100% payment upon occupation of 50% or 15 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	5

Ref	SCDC2
Type	Children's play space
Policy	SF/10
Required	YES

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Detail	The council has already sought S106 monies from more than 5 projects towards open space and indoor community facilities in Gamlingay and officers are unable to seek further generic contributions of this sought under the CIL regulations. Therefore any further contributions can only relate to a specific project and must meet the tests under the CIL regulations A specific project has been identified for new play equipment at the Butts Play Ground which is considered CIL compliant.
Quantum	£35,000
Fixed / Tariff	
Trigger	100% payment upon occupation of 50% or 15 of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	5

Ref	SCDC3
Type	Informal open space
Policy	SF/10
Required	YES
Detail	An area of open space has been included within the development site which meets the requirements of policy.
Quantum	£0
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	5

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	The council has already sought S106 monies from more than 5 projects towards open space and indoor community facilities in Gamlingay and officers are unable to seek further generic contributions of this sought under the CIL regulations. Therefore any further contributions can only relate to a specific project and must meet the tests under the CIL regulations A specific project has been identified for the Old Methodist Church which is considered CIL compliant.
Quantum	£35,000
Fixed / Tariff	
Trigger	100% payment upon occupation of 15 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Ref	SCDC5
Type	Onsite open space and play area maintenance
Policy	
Required	YES
Detail	Paragraph 2.19 of the Open Space in New Developments SPD advises that 'for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in

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	perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed'. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	
Quantum	£500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1
Type	Health
Policy	DP/4
Required	YES
Detail	<p>A specific project has been identified for the GP surgery which is considered CIL compliant.</p> <p>Ideally the surgery would be extended but at this time that proposal is proving problematic and therefore (if that continues to be the case) internal modifications would be undertaken to provide more GP practice capacity and improve the functionality of the surgery as follows:</p> <ol style="list-style-type: none"> 1. Extend the waiting room area 2. Extend the dispensary and 3. Create a privacy area, resource and self help area, children's play area and electronic doors and, funds permitting 4. Redesign the front access to the building to allow for wheelchair access and improve the footpath and surgery car park and improved security lighting. <p>Greensands Medical Practice has advised that they have now completed the 1st part of the process which was to supply 3 quotations for the project management side of the project which needed to be sent to NHS England Premises Team so that they could appoint the project manager and architect.</p>

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	<p>SCDC officers are in contact with the GP Premises Officer NHS England – Midlands & East (Central Midlands) and it is hoped that this approval will be granted shortly such that the project can be put out to tender.</p> <p>This contribution would be used alongside contributions already secured for primary healthcare improvements in Gamlingay from the Station Road development (where the money is already held) and the Green End Ind Est development (where the s106 agreement is to be completed in due course).</p>
Quantum	£18,009
Fixed / Tariff	
Trigger	100% payment upon occupation of 20 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	Two to date (Station Road and Green End Ind Est when completed)

Ref	OTHER 2
Type	Cycle Link Feasibility
Policy	DP/4
Required	YES
Detail	<p>Gamlingay Parish Council is very keen to establish a dedicated cycle path between the village and Potton (where users can then carry on to Sandy railway station).</p> <p>In 2009 Sustrans suggested that a feasibility study is undertaken to investigate and assess possible solutions for facilitating this path.</p> <p>Gamlingay Parish Council has suggested that the first stage in achieving this wider route should be a section of a cycle path leading from the south of the village towards Potton and which would stop at or near the Woodview Farm shop (which is effectively the Cambridgeshire and Bedfordshire border). The Parish Council has sought a contribution of £10,000 which it would use, alongside the County Council, to commission the study.</p> <p>The working group for the Gamlingay Neighbourhood Plan has sent out questionnaires to the local community and which it is understood proposes employment sites along Mill Hill on the basis that the cycle path forms a key sustainability requirement.</p> <p>The development being proposed here would finance the feasibility study which will ascertain what barriers need to be overcome in order to deliver this long standing ambition. If a viable solution is identified then it may well be that further funding can be secured via employment developments and grant funding.</p> <p>This project is considered to be CIL compliant.</p>
Quantum	£10,000
Fixed / Tariff	Fixed
Trigger	100% payment prior to the first occupation of the first dwelling

Appendix 1

Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE



FOR INTERNAL USE ONLY

Scale - 1:2500

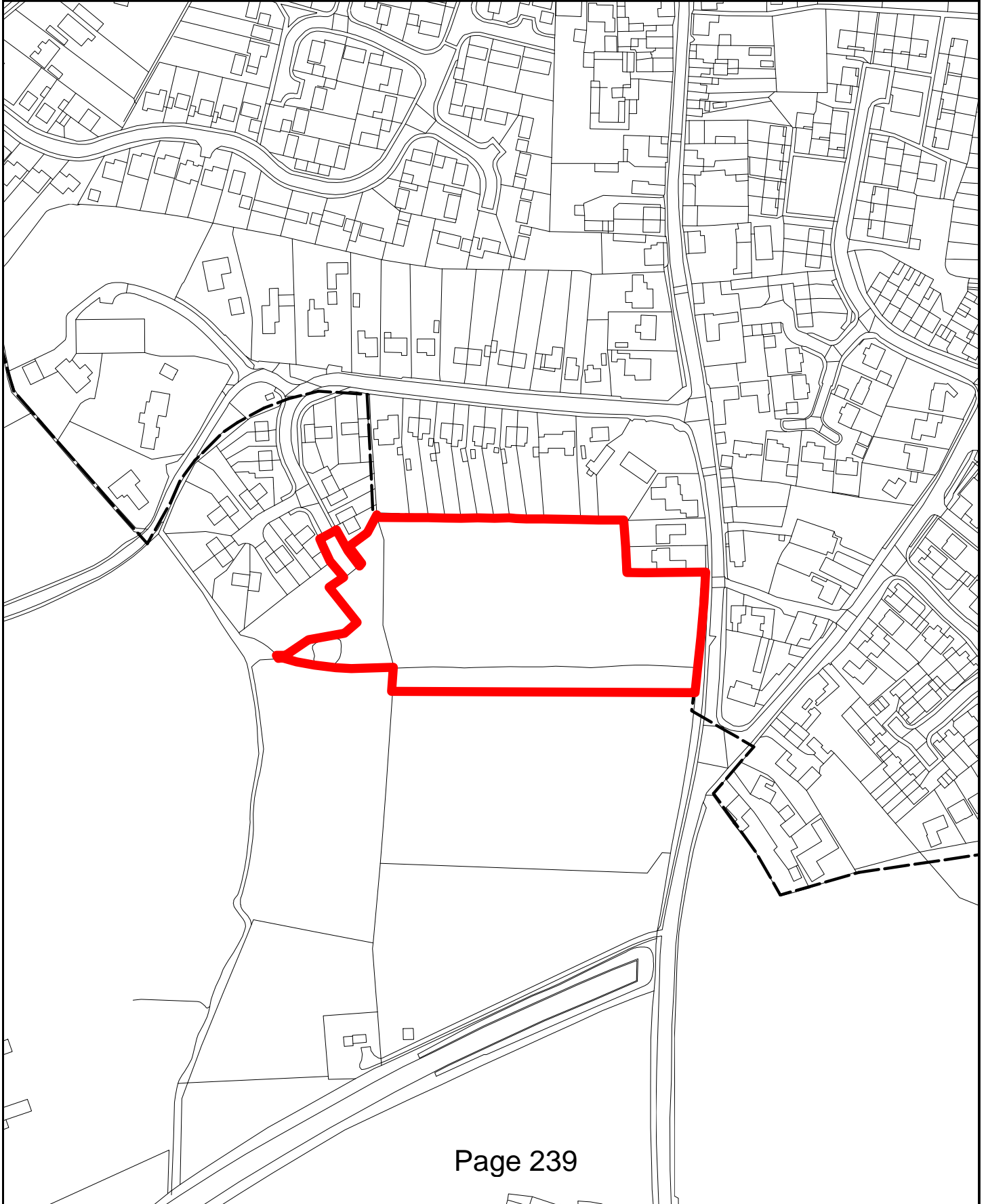
Time of plot: 09:18

Date of plot: 14/12/2016



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District Council**

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Agenda Item 9

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2017

AUTHOR/S: Head of Development Management

Application Number: S/1433/16/OL

Parish(es): Great Abington

Proposal: Outline Application for Residential Development of up to 8 Dwelling including Access

Site address: Land Adjacent Strawberry Farm, Pampisford Road, Great Abington

Applicant(s): Roll Over Developments Ltd.

Recommendation: Delegated Approval

Key material considerations: Housing Land Supply
Principle of Development
Density
Housing Mix
Affordable Housing
Developer Contributions
Character and Appearance of the Area
Design Considerations
Trees and Landscaping
Biodiversity
Highway Safety and Sustainable Travel
Flood Risk
Neighbour Amenity
Heritage Assets

Committee Site Visit: No (Members visited the site on 10 January 2017)

Departure Application: Yes

Presenting Officer: Karen Pell-Coggins, Principal Planning Officer

Application brought to Committee because: The officer recommendation conflicts with the recommendation of Great Abington Parish Council and the development would represent a departure to the Local Development Framework

Date by which decision due: 3 February 2017 (Extension of Time Agreed)

Executive Summary

1. This proposal, as amended, seeks permission for a residential development outside the Great Abington village framework and in the countryside. This development would not normally be considered acceptable in principle as a result of its location. However, 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 not up to date for the purposes of the NPPF. However, the Local Planning Authority must still determine the weight to be applied to the policies even when out of date. In this case, considerable weight can be attached to these policies as they perform a material planning objective.
2. The NPPF states that 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.
3. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those policies should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply.
4. However, for Group Villages and Infill Villages, conflict with the housing land supply policies should be given significant weight unless there are exceptional circumstances that would justify a departure. In this case, the existing buildings on the site and the level of services, facilities, employment and sustainable transport options in the village are considered to represent such a circumstance and therefore limited weight can be attached to the policies in relation to the supply of housing.
5. The development would have some visual impact. However, it is considered that this impact is limited and can be successfully mitigated as part of the application.
6. This limited adverse impact must be weighed against the benefits of the positive contribution of up to 8 dwellings towards the housing land supply in the district based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector, the provision of 40% affordable homes, employment during construction to benefit the local economy and greater use of local services and facilities to contribute to the local economy. Given the above balance, the application is recommended for approval.

Planning History

7. **Site**
None relevant
8. **Land to the North of Pampisford Road, Great Abington**
S/3181/15/FL Erection of 20 Dwellings, Associated Access and Landscaping – Approved

National Guidance

9. National Planning Policy Framework 2012
Planning Practice Guidance

Development Plan Policies

10. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/6 Group Villages
9. **South Cambridgeshire Local Development Framework 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
HG/3 Affordable Housing
NE/1 Energy Efficiency
NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/7 Sites of Biodiversity or Geological Importance
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/17 Protecting High Quality Agricultural Land
CH/2 Archaeological Sites
SF/10 Outdoor Playspace, Informal Open Space, and New Developments
SF/11 Open Space Standards
TR/1 Planning For More Sustainable Travel
TR/2 Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
10. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Open Space in New Developments SPD - Adopted January 2009
Biodiversity SPD - Adopted July 2009
Trees & Development Sites SPD - Adopted January 2009
Landscape in New Developments SPD - Adopted March 2010
Affordable Housing SPD - Adopted March 2010
District Design Guide SPD - Adopted March 2010

11. **South Cambridgeshire Local Plan Submission - March 2014**
S/3 Presumption in Favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy to 2031
S/7 Development Frameworks
S/10 Group Villages
HQ/1 Design Principles
H/7 Housing Density
H/8 Housing Mix
H/9 Affordable Housing
NH/2 Protecting and Enhancing Landscape Character
NH/3 Protecting Agricultural Land
NH/4 Biodiversity
NH/5 Sites of Biodiversity or Geological Importance
NH/14 Heritage Assets
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/9 Managing Flood Risk
SC/6 Indoor Community Facilities
SC/7 Outdoor Playspace, Informal Open Space, and New Developments
SC/8 Open Space Standards
SC/10 Lighting Proposals
SC/11 Noise Pollution
TI/2 Planning for Sustainable Travel
TI/3 Parking Provision
TI/8 Infrastructure and New Developments

Consultation

12. **Great Abington Parish Council** – Recommends refusal as amended and makes the following comments: -
“We believe that this would be too many dwellings on the site. The site is part of the Land Settlement and outside of the village framework. We would have been supportive of a single dwelling proposal in line with the emerging neighbourhood plan for the former land settlement area.”
13. **Landscape Design Officer** – Comments as amended that there are no objections providing a native hedge is agreed along the northern boundary (Pampisford Road) with the plot boundaries to the south of the hedge.
14. **Trees and Landscapes Officer** – Has no objections subject to conditions in relation to an updated arboricultural report, tree protection strategy and a detailed planting scheme. Comments as amended that the development can be implemented without causing significant harm to existing trees to be retained.
15. **Ecology Officer** – Has no objections subject to conditions in relation to an ecological compensation and enhancement condition. Comments as amended that the surveys provided with the application are sufficient and that the additional trees to be removed were not identified to have the potential to support roosting bats.
16. However, questions the status of the badger sett and whether the methodology would avoid an offence as badger tunnels can extend up to 20 metres from sett entrances and it is standard practice to implement an exclusion zone for excavations/

heavy earthworks to or obtain a license for a temporary sett closure or 'live dig'. Therefore recommends a revised method statement detailing badger mitigation at reserved matters stage.

17. The proposed reptile receptor site is outside the site boundary. The ownership needs to be clarified. The strategy to protect the common lizard is welcomed but a condition for an updated mitigation strategy is recommended to cover details of habitat creation and long term management of the area to ensure that it is enhanced and remains suitable for the species.
18. Bat droppings were found on the site but no bat roosts were confirmed during detailed surveys. There was relatively limited bat activity at the site. There was no evidence that the Nissan hut is being used as a resting place. No further action is required but a condition should be attached to any consent in relation to enhanced roosting provision and sensitive lighting design.
19. The protection of the adjacent County Wildlife Site will also need to be secured by condition.
20. **Local Highways Authority** – Has no objections and comments that drawing numbers P-01 Revision H and 4160124-SK1405 Revision 04 are acceptable.
21. **Cambridgeshire County Council Historic Environment Team** – Has no objections subject to a programme of archaeological investigation secured through a condition of any consent. Comments that the site lies in an area of high archaeological potential situated to the south east of Great Park and Abington Hall Park and Garden and the 12th century Saint Mary the Virgin's Church. Archaeological investigations to the north west have revealed evidence of Mesolithic to Iron Age occupation and medieval and post medieval occupation. In addition, to the north there is a moated site and the shrunken village of Great Abington.
22. **Environment Agency** – Has no objections in principle subject to conditions to be attached to any consent in relation to contamination investigation, surface water drainage and piling foundations. Also requests informatives. Comments that the site is located above a Principal Aquifer, Source Protection Zone 2, Babraham Safeguard Zone, Cam and Ely Ouse Chalk Groundwater Body and within 650 metres of a surface water course. The previous nursery land use is considered potentially contaminative. The adjacent railway line is also considered potentially contaminative. The site is considered to be of high sensitivity and could present potential pollutant/contaminant linkages to controlled waters.
23. **Environmental Health Officer** – Has no comments.
24. **Contaminated Land Officer** – Comments that that site is a former nursery which is proposed to be developed for housing. An Environmental Phase 1 report has been submitted that has identified potential contaminants of concern and a conceptual model presented that shows investigation is necessary. Requires a condition for the investigation and recording of contamination and remediation.
25. **Affordable Housing Officer** – Comments that if the site is a 5 year housing land supply site, 40% affordable housing should be provided as part of this development in accordance with policy H/9 preferable on site but with a commuted sum as a last resort. Our district wide policy for tenure split is 70/30. There are currently 1,700 applicants on the housing register in across the district and Great Abington has a local housing need for 21 applicants. The highest demand is for 1 and 2 bedroom

accommodation. Three Registered Providers (RP's) need to be approached to determine whether they would take on the site. If not, a valuer would need to be instructed to determine the commuted sum payable in lieu of on-site provision. A cascade approach would be accepted whereby RP's are to be contacted up to the submission of any reserved matters application and in the event of no interest, a commuted sum would be payable.

26. **Section 106 Officer** – Comments that contributions towards waste receptacles and monitoring would be required. Further contributions may be required towards open space, community facilities, education, libraries and strategic waste through a Section 106 as part of any reserved matters application if the combined gross floor space of the development exceeds 1000 square metres. Suggests an informative to be attached to any consent.
27. **Cambridgeshire County Council Rights of Way Team** – Has no objections in principle to the proposal but requires further details in relation to the legal status of the footpath link. Comments that Public Footpath No. 3 Great Abington runs along the western boundary. Requests informatives with regards to points of law and the footpath.

Representations

28. The **Local Member** does not support the application for the following reasons: -
- i) The site is outside the village framework as set out in the existing planning policies for the District;
 - ii) Following a housing needs survey, the Abington Housing Group investigated 12 or more sites in Great and Little Abington as potential sites for housing development. This site at the back of Strawberry Farm was one of the sites investigated but it was not felt to be as appropriate or suitable as the three sites put forward.
 - iii) The site was not, therefore, included in the recent proposals put forward by Great Abington Parish Council and Little Abington Parish Council and incorporated into the documentation recently sent to the planning inspector conducting the Examination in Public into the submitted Local Plan. This site is, therefore, not in emerging policies. In conclusion, this site is neither in existing planning policies or emerging planning policies as a site for residential development. In my view, this application should be refused.
29. Three letters of objection have been received from **local residents** in relation to the application. They raise the following concerns: -
- i) The site is part of the former Land Settlement Association Estate. The Parish Council are developing a neighbourhood plan for this area that would allow residents to build another dwelling on their plots for family members that cannot afford to buy in the village. The LDO would not allow the proposed development.
 - ii) Dwellings would not be affordable to village people.
 - iii) Increase in traffic along the busy and dangerous Pampisford Road.
 - iv) The development would add to the scale of development currently proposed in this part of the village and spread beyond the village envelope.
 - v) The new development planned in the village should be considered and the impact assessed before further development is entertained.
 - v) The applicants imply that there is no longer a Land Settlement Area.
 - vi) Any approval would set a precedent for the remainder of the Land Settlement Area and its agricultural/residential nature should be retained.
 - vii) Visual impact to village as the land rises.
 - viii) Visual impact to neighbours.
 - ix) Loss of privacy from location of footpath.

- x) Potential use of public footpath for construction.
- xi) There are no medical facilities in the village.

Site and Surroundings

- 30. The site is located outside of the Great Abington village framework and in the countryside. It measures 1.2 hectares in area and is part of the former Land Settlement Association Estate to the south of Pampisford Road. The site was previously a nursery and comprises a number of disused greenhouses and other buildings surrounded by scrubland. There are two trees on the northern boundary of the site adjacent Pampisford Road that are subject to a Tree Preservation Order. The remainder of the boundaries are heavily landscaped apart from a post and rail fence that defines the boundary with No. 3 Pampisford Road. The site lies within flood zone 1 (low risk). A former railway cutting forms a County Wildlife Site along the southern boundary. A public footpath runs from Pampisford Road to Chalky Road to the west of the site. The land rises to the south.

Proposal

- 31. The proposal, as amended, seeks outline permission for a residential development on the site of up to 8 dwellings. Access forms part of the application. The layout, design and external appearance, and landscaping are matters reserved for later approval.
- 32. 40% of the dwellings would be affordable in nature. No details of the affordable mix are known to date. The remaining 60% of the dwellings would be available for sale on the open market. No details of the market mix are known to date. However, an indicative mix of 2 x two bed dwellings, 1 x two/three bed dwellings, 2 x three bed dwellings and 3 x four/five bed dwellings are proposed across the whole site. The exact mix of affordable and market dwellings will be determined at the time of the reserved matters application.
- 32. There would be a single vehicular access (shared surface) to the site from the south side of Pampisford Road and a pedestrian access from the existing public footpath to the west. A new footway would be provided along Pampisford Road to link with the existing footway adjacent to the bus stop, to provide connectivity.
- 34. The layout of the development would comprise a "T" shaped spine road with the development clustered around it. The dwellings would be detached and semi-detached. The scale of the development is intended to be predominantly two storeys in height. The existing group of Ash trees to the east of the access would be retained. The existing group of Elm trees to the east of the access would be removed and replacement planting agreed.

Planning Assessment

- 35. The key issues to consider in the determination of this application relate to housing land supply, the principle of the development in the countryside, housing density, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, heritage assets, flood risk, highway safety, neighbour amenity, biodiversity, trees and landscaping.

Housing Land Supply

- 36. 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.

37. 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 and a 3.7 year supply based upon the 2016 Annual Monitoring Report (AMR). 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 the 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.
38. 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 as so not to be restricted 'merely to 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 the Court of Appeal has confirmed that 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 be attached to such relevant policies.
39. 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, DP/7, HG/1, HG/2, NE/4, NE/6 and NE/17 of the adopted Development Control Policies. Policies S/7, S/10, H/1, H/7, H/8, NH/2, NH/3 and NH/4 of the draft Local Plan are also material considerations and considered to be relevant (draft) policies for the supply of housing.
40. 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).
41. Whilst paragraph 2 of Policy ST/6 of the adopted Core Strategy permits residential development within the village framework and the site is located outside the framework, given that the site adjoins the village framework, the site is relatable to the village geographically and on its dependency on its services and facilities. ST/6 also forms part of a suite of policies, which operate to direct new development to settlements which have an appropriate level of services to meet the requirements of new residents. As such, it is considered that ST/6 which reflects the relatively limited level of services at group villages to serve residential developments is material to development both within the framework and development which is proposed as a residential extension to that framework, as proposed here.

42. 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.
43. In light of the lack of five-year housing land supply and having regard to recent local appeal decisions, the rural settlement policies are considered to continue to have significant weight in the determination of planning applications adjacent to or within close proximity to village frameworks. This will help ensure that development proposals outside and in close proximity to village frameworks have due regard to the availability of an appropriate level of services, facilities, employment and sustainable transport options.
44. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case to be made that conflict with those polices should not be given significant weight, under the circumstances of a lack of five-year housing supply. Subject to other material considerations, this would mean in principle that the Council may grant permission for development in and adjacent to our larger villages. This is in the context of paragraph 14 of the NPPF and the test that permission should be granted unless there would be evidence of significant harm. This is consistent with local appeal decisions in this category of village since the lack of five-year supply.
45. However, for Group Villages and Infill Villages, conflict with the housing land supply policies should be given significant weight unless there are exceptional circumstances that would justify a departure.

Principle of Development

46. The site is located outside the of the Great Abington village framework and in the countryside where Policy DP/7 of the adopted LDF and Policy S/7 of the emerging Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will permitted due to the need to protect the countryside from encroachment and incremental growth in unsustainable locations. The erection of a residential development of 8 dwellings would therefore not under normal circumstances be considered unacceptable in principle. Considerable weight can be attached to this policy given that it performs a material planning objective.
47. Great Abington is identified as a Group Village under Policy ST/6 of the LDF and Policy S/10 of the emerging Local Plan where up to 8 dwellings are considered acceptable in principle on land within village frameworks due to the scale of the village and the limited level of services and facilities within the settlement. The erection of 8 dwellings outside the village framework is not therefore normally supported in principle due to the location. However, the scale is considered appropriate for this type of village. Considerable weight can be attached to this policy given that it performs a material planning objective.
48. It is noted that the site is situated on the former Land Settlement Association Estate and in the countryside. This area previously had a special policy basis in the Local Plan but at the current time the area does not have any special policy basis in either the adopted Local Development Framework or emerging Local Plan. However, it was designated as a Neighbourhood Area in September 2016 where a Neighbourhood Plan will be prepared. The requirement is for a special policy area that would clearly identify it as not being in the open countryside whilst not including it within the village

framework. Whilst it is acknowledged that this is a material consideration in the decision making process, it can only be given very limited weight at the current time as it is at a very early stage of the process and has not yet been prepared and examined.

49. Given the current lack of a 5-year housing land supply and the fact that policies DP/7 and ST/6 are out of date, a judgement needs to be made as to whether the scale of the development is acceptable for this location in terms of the size of the village and the sustainability of the location. As set out in the *Housing Land Supply* section above, it is considered that significant weight can be given to the rural settlement and framework policies. Nevertheless, in light of a five year land supply and recent appeal decisions, as a matter of general principle the scale of development proposed relative to the comparative accessibility of this group village would not conflict significantly with the thrust of the core development principle of the NPPF and will not in itself create demonstrable harm.

Sustainable Development

50. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental.

Economic Aspects

51. The provision of up to 8 new dwellings will give rise to employment during the construction phase of the development and would have 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 Aspects

Provision of Housing

52. The development would provide a benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 8 dwellings. The applicant owns the site and it is available and deliverable for development now subject to securing the necessary planning consent. Given the scale of the development, it is likely that the scheme would be completed within 5 years of the outline consent.

Scale of Development and Services

53. Whilst it is acknowledged that Great Abington falls within the one of the lower tiers in the hierarchy for the categorisation of villages across the District, the development of 8 dwellings is not considered to be unacceptable in relation to the size of the village or the level of services and facilities in the village. The village has approximately 350 dwellings and an additional 8 dwellings is not considered excessive in terms of an increase in the scale of the village. The cumulative impact of the development of 20 dwellings approved under reference S/3181/15/FL to the north of Pampisford Road, together with the additional allocations for 35 dwellings at Linton Road and a further 6 dwellings at Church Lane (Little Abington) under Policy H/1 of the emerging Local Plan together with the proposed development would result in a total of 69 dwellings. This would represent an increase of 20% in the scale of the village and is, on balance, considered acceptable given the level of services and facilities available.
54. The dwellings on the site would have easy access by walking and cycling to facilities within the village such as the primary school, shop, church, public house, café, village

hall and recreation ground. These are a distance of approximately 850 metres away. There is a bus stop immediately adjacent to the site with a service that runs every 30 minutes to Cambridge and Haverhill (service 13); it also serves Linton. The proposed dwellings would also have easy access by walking and cycling to the nearby employment site of Granta Park just outside the village but very close to the application site. Great Abington does not contain a secondary school, health centre nor a larger food store; however these services are found in Linton, which is readily accessible by public transport. Residents would not therefore have to rely upon the private car to access the majority of their everyday needs. Given the above, the application site is not considered to be unsustainable to the extent that would warrant refusal of the application on these grounds.

Housing Density

55. The site measures 1.2 hectares in area. The erection of 8 dwellings would equate to a density of 7 dwellings per hectare. Whilst this density would not comply with the requirement under Policy HG/1 of the LDF of at least 30 dwellings per hectare, it is considered acceptable in this case given the more rural character and appearance of the area to the south of Pampisford Road.

Affordable Housing

56. 40% of the development would consist of affordable housing to meet local needs as set out in Policy HG/3 of the adopted LDF. At the current time, there is interest from a Registered Provider (Housing Partnership (London) Ltd.) to take on 3 affordable units on the site. An indicative mix of 2 x two bed dwellings, 1 x two/three bed dwellings, 2 x three bed dwellings and 3 x four/five bed dwellings is proposed across the whole site. Given that the application is currently at outline stage only, it is considered that the exact mix and tenure of the affordable dwellings could be agreed at the reserved matters stage. The mix sought would need to be in accordance with local needs. If at the reserved matters stage there is no longer any interest from a Registered Provider, a cascade approach is accepted where a commuted sum would be provided towards affordable housing off-site but within the district in lieu of the on-site provision of affordable housing. This would need to be secured through a Section 106 agreement.

Market Housing Mix

57. The remaining 5 market units would need to provide a range of dwelling types and sizes to comply with Policy HG/2 of the adopted LDF or Policy H/8 of the emerging Local Plan as some weight can be attached to this policy. Given that the application is currently at outline stage only, it is considered that the exact mix of the market dwellings could be agreed at the reserved matters stage, albeit a condition will be needed to secure this.

58.

Developer Contributions

59. Development plan policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.

Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development of the obligation is: -

60. i) Necessary to make the development acceptable in planning terms;
ii) Directly related to the development; and,

iii) Fairly and reasonably related in scale and kind to the development.

- The Written Ministerial Statement and NPPG dated November 2014 seeks to limit Section 106 contributions secured from small scale developments of less than 10 dwellings or those where the gross floor space would not exceed 1000 square metres. The proposed development is for 8no. dwellings that would fall below the threshold. Therefore, no contributions in relation to open space, community facilities, education, libraries and waste could be secured from the development. However, given that the application is currently at outline stage only, no details of the size of the dwellings are known, contributions may be required at reserved matters stage if the floor space exceeds the limit.
- 61.

Notwithstanding the above, contributions can be secured towards waste receptacles and monitoring. The RECAP Waste Management Design Guide requires household waste receptacles to be provided for the development. Off-site contributions are required towards the provision to comply with Policy DP/4 of the adopted LDF. The contribution would be £73.50 per dwelling. To ensure the provision and usage of on-site infrastructure, a monitoring fee of £500 is required.

Environmental Aspects

Character and Appearance of the Area

62. The site is situated within the East Anglian Chalk Landscape Character Area and the landscape character of the site and its immediate surroundings are typical of East Anglian Chalk comprising large agricultural fields separated by clipped hedges, set in an open and gently rolling landscape, with long views available both over lower land and to hills featuring wooded tops.
63. The proposal would result in encroachment into the countryside outside the existing built-up development within the village framework. The introduction of 8 dwellings of significant scale on a site that was formerly a nursery and rural in nature would result in a visually intrusive development that would detract from the openness and character and appearance of the countryside. However, the impact is considered limited in terms of openness given the existing buildings on the site, and the proposed development would not adversely affect the landscape setting of the village as the encroachment is restricted and the development would only be visible from close public viewpoints and would not affect the wider landscape and countryside from long distance views.

Design Considerations

64. The overall layout of the site is indicative only at this stage and would be subject to reserved matters approval. However, the site is of a size that can clearly accommodate at least 8 dwellings without resulting in a cramped form of development that would be out of keeping with the character and appearance of the area.
65. The site has been designed with large plots around a shared surface access with landscaping along the Pampisford Road frontage. This is considered to reflect the spacious and rural character and appearance of the dwellings that comprise part of the former Land Settlement Association Estate to the south of Pampisford Road.
66. Although it is noted that the northern side of Pampisford Road opposite the site consists of single storey bungalows, the two-storey scale of the dwellings are considered to be satisfactory given the scale of the adjacent dwelling at No. 3

Pampisford Road. However, it is noted that the heights of the dwellings would need to be carefully considered in more detail at the reserved matters stage as a result of the land levels across the site. Such matters would therefore remain within the control of the Local Planning Authority.

Trees/ Landscaping

67. The proposal would not result in the loss of any important trees and hedges that significantly contribute towards the visual amenity of the area. Although a group of Elm trees along the frontage would be lost, they are not in a particularly good condition and would be replaced. The Council's Trees and Landscapes Officer has no objections to the scheme subject to an updated arboricultural report and tree protection strategy. The group of Ash trees along the frontage and the woodland to the south of the site adjacent the County Wildlife Site would be retained.
68. A substantial amount of landscaping is proposed within the development that includes structural planting in the form of a landscape buffer along the northern, eastern and part of the southern boundaries of the site along with planting within the site. The proposal would therefore comply with Policy NE/6 of the adopted LDF that seeks to maintain, enhance, restore or add to biodiversity.

Ecology

69. A number of detailed surveys have been carried out on the site in relation to protected species (badgers, bats and reptiles) in addition to the standard Phase 1 Ecological Survey. The proposal is not considered to result in the loss of any important habitats for protected species providing conditions are attached to any consent to ensure their protection.
70. There are no badger setts on the site but there is an active sett immediately to the south of the site. The surveys have recorded use by badgers on a number of different days; there is also evidence of badgers using the site. Given the regular use of the sett during the survey period, it is questioned whether it is an outlier sett as identified in the survey that would only be occasionally used. No objections are raised subject to a revised method statement for the protection of badgers.
71. The Nissan hut on the site and pollarded Poplar trees were identified as potential bat roost sites. No bats emerged from either of these buildings during the surveys. However, there was a low level of foraging activity on the site. No objections are raised subject to enhancement in the form of bat boxes and restricted lighting for protection.
72. The presence of reptiles in the form of common lizards was recorded on the site along the southern side of the large glasshouse on several occasions during the survey. The species therefore requires the provision of a new habitat site to mitigate the impact of the development. This has been proposed outside the site area but on land under the ownership of the applicant. There are no objections providing this area is within the site.
73. The additional trees to be lost as a result of the amended proposal were not identified to have potential to support roosting bats. However, detailed design would need to ensure that compensatory tree and shrub planting is secured along the northern boundary by condition.
74. The development is not considered to adversely affect the neutral grassland species

which are the interest features of the Shelford - Haverhill Disused Railway (Great Abington) County Wildlife Site. However, a condition would be attached to any consent to ensure its protection.

Highway Safety and Sustainable Travel

75. Pampisford Road connects the A505 and Granta Park to the west to the A1307 at Hildersham to the east. It is a wide road with traffic calming and a speed limit of 30 miles per hour.
76. The proposal would result in an increase in traffic in the area. However, the increase is not considered significant to the extent that it would adversely affect the capacity and functioning of the public highway.
77. The main access from Pampisford Road would be a shared surface and measure 6 metres in width. Vehicular visibility splays measuring 2.4 metres from the edge of the carriageway x 43 metres along the edge of the carriageway in both directions would be provided. This would accord with Local Highway Authority standards.
78. At least two vehicle parking spaces would be provided for each dwelling that would accord with Policy TR/2 of the LDF. At least one cycle parking space could be provided for each dwelling that would be in accordance with the Council's standards.
79. A new 1.8 metre wide footway would be installed from the shared access and run along Pampisford Road to connect to the existing public footway adjacent to the bus stop. This would need to be agreed as part of the Section 106. A footway link to the public footpath is also proposed to ensure the site is permeable.
80. A condition would be attached to any consent to secure a traffic management plan during construction.

Flood Risk

81. The site is located within Flood Zone 1 (low risk). It is in an area where there is not a high risk from fluvial flooding and groundwater flooding. A Flood Risk Assessment has been submitted with the application that demonstrates that surface water can be attenuated on site through SUDS methods such as soakaways, drainage gullies adjacent to the access to swales and permeable paving for the access and driveways. The proposal is not therefore considered to increase the risk of flooding to the site and surrounding area and would comply with Policy NE/11 of the adopted LDF.
82. A condition would be attached to any consent to ensure the design of the surface water drainage system is appropriate and can withstand a 1 in 100 year storm event plus 40% for climate change. The condition will also need to include maintenance of the system in perpetuity.

Contamination

83. The site is within an area that is sensitive in terms of controlled groundwaters. The site and surrounding area are also subject to potential contaminants as a result of the former nursery use of the site and the proximity to the disused railway to the south.
84. A condition would need to be attached to any consent to secure a detailed investigation into contamination to ensure that the proposal would not cause a risk to the health of the occupiers of the development and construction workers or controlled

groundwaters in the area.

Neighbour Amenity

85. Whilst it is acknowledged that there would be a change in the use of the land from a horticultural nursery to residential dwellings, the development is not considered to result in a significant level of noise and disturbance that would adversely affect the amenities of neighbours. A condition would be attached to any consent in relation to the hours of use of power operated machinery during construction and construction related deliveries to minimise the noise impact upon neighbours.
86. The impact of the development itself on neighbours in terms of mass, light and overlooking will be considered at the reserved matters stage and would need to comply with Policy DP/3 of the adopted LDF. It is noted that there is a residential dwelling at No. 3 Pampisford Road that has habitable room windows in the side and rear elevations and a rear garden. In addition, it is acknowledged that the land rises southwards.

Heritage Assets

87. The site is located in an area of high archaeological potential. However, an evaluation has been carried out that has not found any significant features of archaeological interest. A condition would be attached to any consent to secure a programme of excavation together with the recording and preservation of any features. The proposal would therefore comply with Policy CH/2 of the adopted LDF that seeks to protect features of archaeological importance.

Other Matters

88. Foul drainage would be discharged to the public foul sewer via a manhole in the High Street by a gravity connection. A condition would be attached to any consent to agree the specific details.

Conclusion

89. In considering this application, the following relevant adopted Core Strategy and Development Control policies are to be regarded as out of date while there is no five year housing land supply:

Core Strategy

ST/2 Housing Provision
ST/6 Group Villages

Development Control Policies

DP/1 Sustainable Development
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/17 Protecting High Quality Agricultural Land

90. 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.

91. In the case of this application in a Group Village, the previous use of the site and scale of the development relative to the level of services, facilities, employment and sustainable transport options in the village is considered to represent an exceptional circumstance and therefore limited weight can be attached to the policies in relation to the supply of housing.
92. This report therefore sets out adverse impacts of the development in terms of some limited visual impact to the rural character and appearance of the area and a loss of openness.
93. These adverse impacts must be weighed against the following benefits of the development: -
- i) The contribution of 8 dwellings towards the housing land supply in the district based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
 - ii) Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
 - iii) Employment during construction to benefit the local economy.
 - iv) Greater use of local services and facilities to contribute to the local economy.
94. Whilst it is acknowledged that the policies for the determination of housing in the adopted LDF are out-of-date, the adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits offered by this application. The proposals would therefore constitute sustainable development.

Recommendation

95. It is recommended that the Planning Committee grants officers delegated powers to approve the application subject to a Section 106 agreement and the following conditions: -

Conditions

- a) Approval of the details of the layout of the site, the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. (Reason - The application is in outline only.)
- b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission. (Reason - The application is in outline only.)
- c) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved. (Reason - The application is in outline only.)
- d) The development hereby permitted shall be carried out in accordance with the following approved plans: 1:2500 location plan and drawing number 4160124-SK1405 Revision P4. (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- e) The layout on the indicative masterplan is specifically excluded from this consent.

(Reason - The application is in outline only.)

f) The access shall be constructed and the visibility splays shall be provided in accordance with drawing number 4160124-SK1405 Revision P4 and thereafter maintained.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

g) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details. The principle areas of concern that should be addressed are:

i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)

ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.

iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)

iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

h) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

i) The hard and soft landscape works 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.)

j) 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.)

k) In this condition "retained tree" means an existing tree which is to be retained in

accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.

i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

l) No development shall commence until an updated and detailed ecological mitigation strategy based on the detailed design of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include but not be limited to:

i) Detailed methodology for badgers consistent with specific details of the proposals including a fully justified decision regarding mitigation licensing, a specification and layout plan for protective fencing and detailed methodology for habitat clearance and groundworks which may impact on the badger sett;

ii) A Construction Management Plan detailing how the adjacent Shelford-Haverhill Disused Railway County Wildlife Site will be protected, including appropriate vegetative buffers;

iii) Further details of the method statement for common lizard including habitat creation within and long-term management of the receptor area and any on-site compensatory habitat creation.

All works must then proceed in strict accordance with the agreed mitigation strategy and recommendations detailed in Section 5.2 of the *Extended Phase 1 Ecology* report (agb Environmental, February 2016).

(Reason - To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.)

m) A specification for external illumination at the site shall be submitted to and approved in writing by the Local Planning Authority before installation. This shall include consideration of sensitive design to protect bat foraging habitat. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without permission in writing from the Local Planning Authority.

(Reason - To protect wildlife habitat in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the NPPF and Policy NE/6 of the adopted Local Development Framework 2007.)

n) No development shall commence until a scheme for ecological compensation and enhancement including native planting, compensatory hedgerow planting, connectivity for hedgehog and in-built features for nesting birds and roosting bats has been provided to and agreed by the Local Planning Authority. This shall include measures recommended Section 5.3 of the *Extended Phase 1 Ecology* report (agb Environmental, February 2016) and in Section 5 of the *Bat Survey Report* (agb Environmental, June 2016). The measures shall be implemented in accordance with the agreed scheme.

(Reason - To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007.)

o) No development shall take place on the application site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

p) Prior to the commencement of any development, a scheme for the provision and implementation of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority. The scheme shall thereafter be maintained.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

q) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

r) No development approved by this permission shall be commenced, unless otherwise agreed, until 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. This shall include:-

i) A preliminary risk assessment including a conceptual site model indicating potential sources, pathways, and receptors including those off-site.

ii) 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.

ii) 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.

iii) 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.)

s) Piling or any other foundation designs and investigation boreholes using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority which may given for parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

(Reason – To protect and prevent the pollution of controlled water from potential pollutants associated with current and previous land uses in line with the National Planning Policy Framework (paragraphs 109, 120 and 121) and Environment Agency Groundwater Protection: Principles and Practice (GP3)).

t) No site or plant machinery shall be operated, no noisy works shall be carried out and no construction related deliveries shall be taken or dispatched from the site except between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

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

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

v) No development shall commence until a lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security lighting, has been submitted to and approved in writing by the Local Planning Authority. This information shall include a layout plan with beam orientation, full isolux contour maps and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles, angle of glare) and shall assess artificial light impact in accordance with the Institute of Lighting Engineers (2005) 'Guidance Notes for the Reduction of obtrusive Light'. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details.

(Reason -To minimise the effects of light pollution on the surrounding area in accordance with Policy NE/14 of the adopted Local Development Framework 2007.)

v) As part of any reserved matter application details of the housing mix (including both market and affordable housing) shall be provided in accordance with local planning policy or demonstration that the housing mix meets local need shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details

(Reason: To ensure an appropriate level of housing mix, both market and affordable housing in accordance with policies H/8 and H/9 of the South Cambridgeshire Local Plan Submission March 2014.)

Section 106 agreement

- a) Affordable Housing
- b) Waste Receptacles
- c) Footpath along Pampisford Road

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
- Planning File References: S/1433/16/OL

Report Author:

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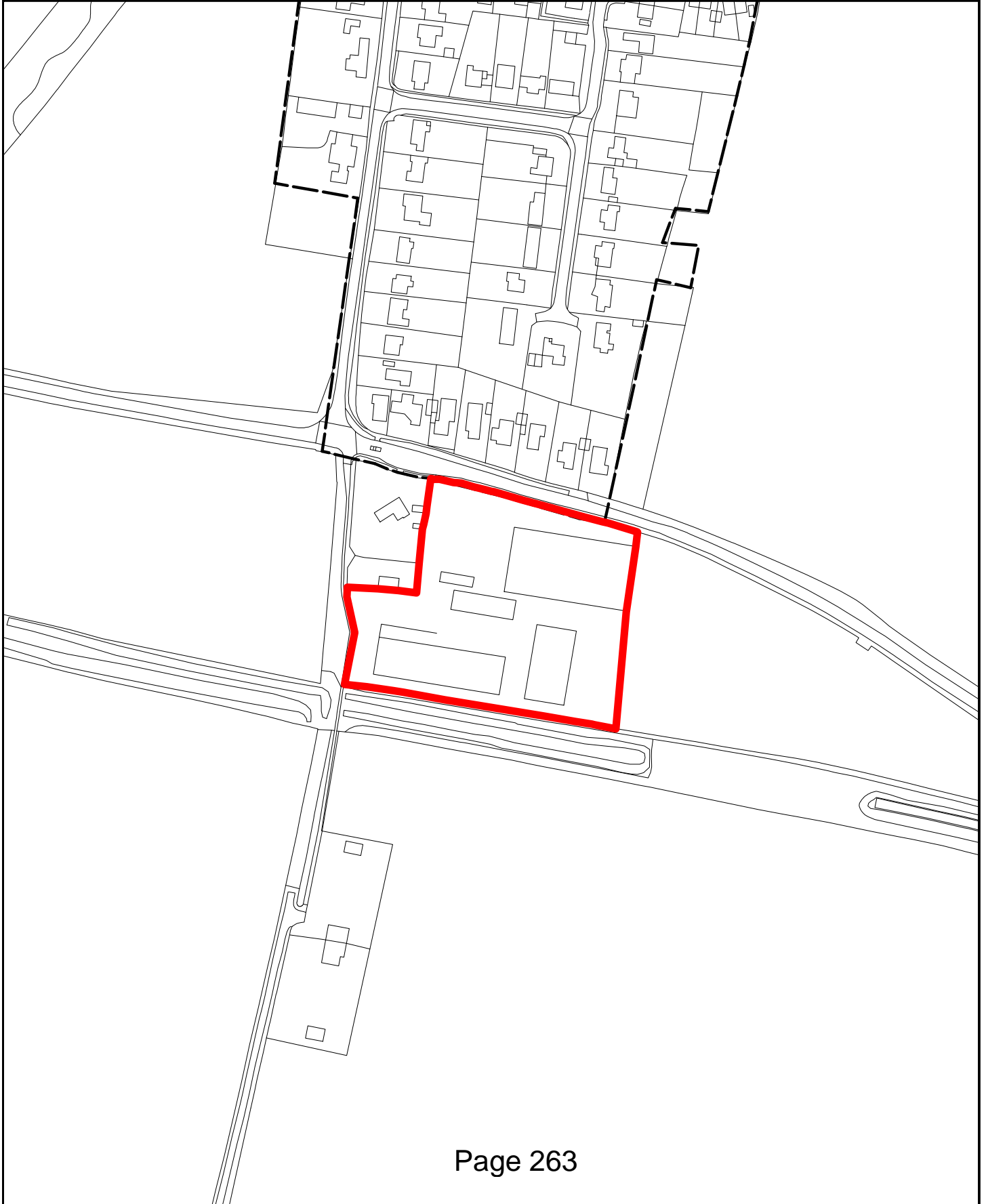
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Agenda Item 10

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2017

AUTHOR/S: Head of Development Management

Application Number: S/0487/16/FL

Parish(es): Sawston

Proposal: Proposed Erection of Detached Dwelling.

Site address: Land Adjacent Spring House, Church Lane, Sawston, CB22 3JR

Applicant(s): Mr Brian White

Recommendation: Refusal

Key material considerations: Planning Policy and Principle
Green Belt
Development Framework
Heritage Assets
Access and Highway Safety
Design Considerations
Landscape and Visual Amenity
Neighbour Amenity
Flood Risk & Drainage

Committee Site Visit: 31st January 2017

Departure Application: No

Presenting Officer: William Allwood, Team Leader

Application brought to Committee because: The application has been Called-in by a Ward Member.

Date by which decision due: 03 February 2017 (Extension of Time)

Executive Summary

1. The application seeks full planning permission for the erection of a detached dwelling at Land Adjacent Spring House, Church Lane, Sawston. The original description of the application was for *the erection of a detached dwelling and garage* subsequently the description was changed to that as within the proposal as above.
2. The application site is located outside of the village Development Framework, within the Cambridge Green Belt and within the Historic Gardens of Sawston Hall, which is a Grade 1 Listed Building; the site is also within the Sawston Conservation Area. The site and its wider environs has been the subject to extensive planning history, which will be

expanded upon within this Report. It is recognised that the proposed development would provide an additional dwelling that contributes to land supply within South Cambridgeshire. The application site would be considered suitable for infill development were it not situated within the Green Belt or outside the Development Framework or within the curtilage of a Heritage Asset.

3. The proposed development would not result in any significant harm to the character and appearance of the area nor if suitably screened, would it result in an unacceptable loss of amenity to neighbouring residents. Furthermore, and while it is recognised that the harm to the heritage asset is less than substantial, it is considered that the proposed development would be contrary to Policies DP/7 – Development Frameworks, GB/1 – Development in the Green Belt, CH/1 – Historic Landscapes, and CH/4 – Development within the Curtilage or Setting of a Listed Building of the South Cambridgeshire District Local Development Framework Development Control Policies 2007, and paragraphs 87-89 and 121-141 of the National Planning Policy Framework 2012 (NPPF).
4. It is the opinion that given the above, the Local Planning Authority should **REFUSE** the application. However, should Members be minded to approve the scheme, a schedule of relevant and necessary conditions has been included in **Appendix A** to this Report.

Site and Surroundings

5. The application site forms a plot of land which lies adjacent to the garage and dwelling at Spring House which lies to the west and to the rear of the dwellings at St Mary's Road. The site lies outside of but adjacent to the Sawston Village Framework and within the open countryside, and within the Green Belt and Conservation Area. The site forms part of the Grade II Registered Garden of the Grade I Listed Building at Sawston Hall, and lies within the historic park and garden.

Proposals

6. The planning application relates to the erection of a detached dwelling and the opening of a new vehicular access onto St Marys Road, utilising an existing gate in the post and rail fence to the front of the site. The proposed dwelling would be situated 8.6m from the highway and 20m from the rear elevation of the nearest adjacent dwelling no.2 St Marys Close. The proposed dwelling would be located outside of but very close to the root protection area of the protected trees along the western boundary of the site, and would be constructed from render and painted timber boarding over a brick plinth, with a steeply pitched clay tile roof and would measure a maximum of 6.83m high, 12.5m deep and 11.3m wide including the chimney breast.

Planning History

7. As advised within the *Executive Summary*, the site is subject to an extensive planning history, thus:
 - Planning permission (S/0458/15/FL) Erection of dwelling and detached garage - Refused.
 - Planning Permission (S/2282/14/FL) Erection of dwelling and detached garage - Withdrawn.
 - Planning Permission (S/0174/00/0) Bungalow – Refused.
 - Planning Permission (S/0072/84/O) Erection of One Dwelling and Garage - Refused (Dismissed at Appeal)
 - Planning Permission (S/0385/79/O) Dwelling and garage - Refused (Dismissed

at Appeal).

Planning Policy

The following policies are considered relevant to this application.

National Guidance

National Planning Policy Framework 2012 (NPPF)
National Planning Practice Guidance 2014 (NPPG)

Development Plan Policies

Local Development Framework Development Control Policies 2007:

Policy DP/1: Sustainable Development
Policy DP/2: Design of New Development
Policy DP/3: Development Criteria
Policy DP/4: Infrastructure and New Developments
Policy DP/7: Development Frameworks
Policy GB/1: Development in the Green Belt
Policy GB/2: Mitigating the Impact of Development in the Green Belt
Policy HG/1: Housing Density
Policy SF/10: Outdoor Playspace, Informal Open Space and New Developments
Policy SF/11: Open Space Standards
Policy CH/1: Historic Landscapes
Policy CH/4: Development Within the Curtilage or Setting of a Listed Building
Policy CH/5: Conservation Areas
Policy CH/7 Important Countryside Frontages
Policy NE/1: Energy Efficiency
Policy NE/6: Biodiversity
Policy TR/1: Planning for More Sustainable Travel
Policy TR/2: Car and Cycle Parking Standards

South Cambridgeshire LDF Supplementary Planning Document (SPD):

District Design Guide
Open Space in New Developments
Trees and Development Sites
Landscape in New Developments
Conservation Areas
Listed Buildings

South Cambridgeshire Emerging Local Plan July 2013:

S/2 Objectives of the Local Plan
S/3 Presumption in Favour of Sustainable Development
S/8 Rural Centres
HQ/1 Design Principles
H/7 Housing Density
SC/6 Indoor Community Facilities
SC/7 Outdoor Play Space, Informal Open Space and New Developments
SC/8 Open Space Standards
CC/1 Mitigation and Adaption to Climate Change
NH/4 Biodiversity

NH/8 Mitigating the Impact of Development in and adjoining the Green Belt
NH/13 Important Countryside Frontages
NH/14 Heritage Assets
SC/11 Noise Pollution
T1/2 Planning for Sustainable Travel
T1/3 Parking Provision
T1/8 Infrastructure and New Developments

Consultation

Sawston Parish Council: Do not support as on Greenbelt and Conservation Area. We have also had a couple of residents objecting due to loss of privacy.

Conservation and Design: The site lies within a designated grade II listed park and garden, and contributes to the undeveloped character of the northern part of the site. The loss of this part of the site for residential development is contrary to policy CH/1 Historic Landscapes, and the NPPF which states substantial harm or loss of a park or garden should be exceptional and I therefore object to this application on these grounds.

Historic England: Object as would harm the setting of Sawston Hall and its gardens, as well as that of St Marys Church, and would therefore harm the character of the conservation area. Historic England consider that although the site has been described as a gap site between modern houses, it contributes to the undeveloped character of the northern side of the park and to the sense that the halls parkland survives and that this is important to the experience of Sawston Hall and to that of the church. Historic England feel that the construction of an additional house along this boundary would reduce the sense of a green undeveloped fringe to the park and that while the degree of harm might be modest given the particular significance of the place this harm should be given due weight.

Highways: No written response received (Officers note: The application was discussed with the CCC Highways Officers who raised no objection, however prior to the commencement of development the applicant is required to obtain consent from Cambridgeshire County Council for a dropped kerb to facilitate the proposed access onto Church Lane).

Trees and landscape: Object due to poor quality of and high likelihood of inaccuracy in the tree survey. Require details of piling methods and equipment to be used for the foundations.

Representations

2 St Marys Road: Object as development is located within the Green Belt and Conservation Area, and due to loss of amenity and visual impact, Overlooking No's 4 & 6 St Marys Road and harm to protected trees and the consequent loss of wildlife habitat.

4 St Marys Road: Object due to impact on the Conservation Area, loss of privacy by way of overlooking and highways impact.

14 St Marys Road: Object due to impact on the Conservation Area, overlooking and overbearing on No's 2, 4 and 6 St Marys Road.

16 St Marys Road: Broadly support, but would welcome conditions relating to the

retention of trees, highway access and landscaping.

Address not provided: Object due to impact on the Green Belt and the Conservation Area, harm to trees, overlooking, excessive size and poor design, and highways safety.

Planning Assessment

8. 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.
9. 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 examination; therefore very limited weight can be attached to the policies contained therein at this time.
10. The key issues in relation to this application are considered to be Planning Policy and Principle, Housing Land Supply, Green Belt and the Village Development Framework, Heritage Assets, Access and Highway Safety, Design Considerations, Landscape and Visual Amenity, Flood Risk and Drainage.

Planning Policy and Principle

11. The National Planning Policy Framework 2012 (the NPPF) sets out at its heart that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking. There are three well established dimensions of sustainable development, economic, social and environmental, which should be sought jointly and simultaneously, and development should be guided to sustainable locations. The NPPF also places great importance on protecting the Green Belt and on restricting development that fails to protect and enhance Heritage Assets and their settings. The issues for consideration are the impact of the proposed development on the Green Belt, its location outside of the village development framework and its impact on the Heritage Assets, in this case, Sawston Hall and its Historic Gardens.

Housing Land Supply

12. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing, including by meeting their objectively assessed need for housing and by identifying and maintaining a five-year housing land supply with an additional buffer as set out in paragraph 47.
13. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having regard to appeal decisions in Waterbeach in 2014, and as confirmed by more recent appeal decisions. The five-year supply as identified in the latest Annual Monitoring Report (December 2016) for South Cambridgeshire is 3.7 years on the basis of the most onerous method of calculation, which is the method identified by the Waterbeach Inspector. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031. This is identified in the Strategic Housing Market Assessment 2013 together with the latest update undertaken for the Council in November 2016 as part of the evidence responding to the Local Plan Inspectors' preliminary conclusions. It uses the latest assessment of housing delivery contained in the housing trajectory November 2016. The appropriate method of calculation is a matter before the Local Plan Inspectors and in the interim the Council is following the method preferred by the Waterbeach appeal Inspector.

14. Paragraph 49 of the NPPF states that adopted policies “for the supply of housing” cannot be considered up to date where there is not a five year housing land supply. This includes the rural settlement policies and village framework policy.
15. 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 as 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.
16. The development of 1no. dwelling would therefore contribute to the supply of housing within South Cambridgeshire District.

Green Belt and Village Development Framework.

17. The general planning presumption is against new housing development in the Green Belt unless very special circumstances exist that would outweigh the harm to the Green Belt, The Planning Statement submitted by the applicant advances the argument that the application site does not serve the purposes of including land within the green belt and that the application represents limited infilling of a village which is allowed for in Paragraph 89 of the NPPF. While it is accepted that the application site is a gap site which excepting the planning constraints would be a suitable for infill development, and that the site may not serve the purposes of including land within the Green Belt, the fact remains that the site is located within the Green Belt and outside of the Village Development framework and does not therefore represent the limited infilling of a village allowed for by the NPPF.
18. As the applicant has not demonstrated that in this case that there are very special circumstances would outweigh the harm to the Green Belt, the proposed development must be considered inappropriate development within the Green Belt. Therefore the proposed development would be contrary to Policies DP/7 and GB/1 of the Local Development Framework Development Control Policies 2007 and to the provisions of Paragraphs 87-89 of the NPPF.

Heritage Assets

19. The application site is located within the Grade II listed garden of Sawston Hall, which is a Grade I listed building, and within the Sawston Conservation Area. Objections to the proposed development have been raised by Historic England and the Councils Conservation and Design Officer on the grounds that development on this site would result in harm to the heritage assets by way of the loss of a piece of historic parkland that contributes to the sense that the parklands and gardens of Sawston Hall survive.
20. However it is noted that the Hall is not visible from the site and that the adjacent dwelling known as Spring House and its outbuildings were also constructed on land forming part of the historic garden, therefore it is considered that the proposed development would result in less than substantial harm to the heritage assets. Paragraph 134 of the NPPF states 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. The submitted

application does not identify any public benefits, and thus would be considered contrary to the implementation of Policies CH/1 and CH/4 of the Adopted Local Development Framework Development Control Policies 2007, and Paragraphs 126-141 of the NPPF.

Access and Highway Safety

21. The proposed development would create an additional vehicular access onto Church Lane utilising an existing gate in the fence to the front of the site, the Local Highways Authority has raised no objections to this; however their consent would be required to install a dropped kerb to facilitate the creation of the access. Concerns have been raised regarding the parking of cars on the opposite side of Church Lane resulting in a hazard to motorists exiting the site, however the Highways Authority were not willing to support measures to prevent cars parking on both sides of the road, and while this remains a concern, in the absence of a highways objection, this is not in itself considered to represent sufficient grounds for refusing the application. The application would comply with the Council's adopted parking standards and there is sufficient space within the site for vehicles to enter and leave in a forward gear.
22. The development of this site for an additional dwelling would not therefore prejudice highway safety, nor place additional pressures upon the local highway network. The application is therefore considered to be consistent with the implementation of Policies TR/1 and TR/2 of the South Cambridgeshire District Council LDF Development Control Policies DPD July 2007.

Design Considerations

23. The 1.5 storey structure would have render and timber clad walls, a number of doors and windows with a steeply pitched tile clad roof with an eaves overhang. The building is domestic in appearance, and would not appear out of context in this rural location, mainly due to its siting adjacent to the similarly styled dwelling known as Spring House and the 1970's style houses of St Marys Close.
24. However planning permission should be granted for the proposed development, it is considered necessary to withdraw permitted development rights for extensions and alterations to the building, in order for the Local Planning Authority to retain control of the built form, in the interests of visual amenity locally. The design of the building is compatible with its location and therefore considered to be consistent with the implementation of Policy DP/2 and HG/8 of the South Cambridgeshire District Council LDF Development Control Policies DPD July 2007.

Landscape and Neighbour Amenity

25. The proposed dwelling would be situated on the edge of the root protection area of the mature protected trees forming the western boundary with Spring House, the loss of or harm to these trees would have a severe detrimental impact on the character and appearance of the area and on the conservation area. While it is noted that the Council's Tree and Landscape Officer has objected to the proposed development, these objections are related to potential inaccuracies in the submitted tree surveys, rather than a principal objection to the scheme itself. Therefore should members be minded to approve the scheme, the Tree and Landscape Officer has advised that a condition requiring details of how the foundations are to be constructed is submitted and approved in writing prior to the commencement of development.
26. While it is noted that the proposed dwelling would impact on the residents of nos 2, 4 and 6 St Marys Close, who currently enjoy an outlook onto a piece of open ground to the

rear of their properties and who do not benefit from generous rear gardens. However it is noted that the proposed dwelling would be situated 20m from the rear wall of the nearest dwelling no.2 St Marys Close and this is considered sufficient distance that the proposed dwelling would not appear as an overbearing addition to the street scene. It is further noted that the proposed dwelling does not have any windows in the side elevation facing St Marys Close, and would be positioned such and separated by sufficient distance from the dwellings on St Marys Close so that habitation of the dwelling itself it would not result in an unacceptable loss of amenity for the residents of St Marys Close by way of overlooking or overshadowing.

27. However it is considered that the lack of boundary screening to the rear of No.4 St Marys Road, in conjunction with the intensification of the use of the site that would result from the proposed development would have an adverse impact on the amenity of No.4. Therefore should members be minded to approve the scheme, a condition requiring that a native species hedge not less than 1.5m high when planted be placed along the full length of the eastern boundary prior to the occupation of the dwelling and maintained thereafter at a height of 1.7m is considered necessary to ensure the privacy of the occupants of St Marys Close. It is considered that the impact on the amenity of neighbouring residents would be modest and would result in separation distances between dwellings commonplace for a suburban setting such as St Marys Close, therefore subject to the imposition of relevant conditions, it is considered that the scheme would result in a minor loss of amenity for the residents of the adjacent dwellings and could be considered acceptable.

Flood Risk and Drainage

28. Section 100 of the NPPF seeks to meet the challenge of climate change, flooding and coastal change. Paragraph 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Moreover, Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by, amongst other things, applying the Sequential Test, and if necessary, the Exception Test.
29. Policy NE/11 of the adopted Local Development Framework Development Control Policies DPD states that in relation to flood risk, applications will be judged against national policy.
30. Policy CC/9 of the emerging Local Plan states that in order to minimise flood risk, development will only be permitted where, amongst other things, the sequential test and exception tests established by the National Planning Policy Framework demonstrate the development is acceptable.
31. The application site is located in Flood Zone 1 and is therefore not at risk from flooding.

Conclusion

32. While the application site may represent a suitable location for infill development, the proposed development would result in less than substantial harm to the heritage assets and to the Sawston Conservation Area, and the proposal is therefore contrary to policy, as identified above. Furthermore the site is located outside of the village framework and within the Cambridge Green Belt, the proposed development is not considered to represent the limited infilling of villages allowed for in paragraph 89 of the NPPF.

Therefore as no very special circumstances for permitting the have been demonstrated it must be considered that the proposal would represent inappropriate development in the green belt and be contrary to Policies DP/7, GB/1, CH/1 and CH4 of the Local Development Framework Development Control Policies 2007, and Paragraphs 87-89 and 121-141 of the NPPF.

Recommendation

33. Due to the site being located within the Green Belt, outside the Village Framework and within a Historic Registered Garden, the limited harm that would result from the proposed scheme notwithstanding, Officers have no option but to recommend refusal for the reasons detailed below. However, should Members be minded to approve the scheme, a schedule of relevant and necessary conditions has been included in **Appendix A** to this Report.

Reasons for Refusal:

- 1) The application site lies outside the Sawston Village Development Framework, within the Cambridge Green Belt and the open countryside. The proposed dwelling by virtue of its setting would be inappropriate development in the Green Belt by definition. The applicant has not demonstrated that in this case that there are very special circumstances would outweigh the harm to the Green Belt; the proposed development must be considered inappropriate development within the Green Belt. Consequently, the proposed development would be contrary to Policies GB/1 of the South Cambridgeshire Local Development Framework, Development Control Policies 2007 and Paragraphs 97-89 of the National Planning Policy Framework 2007.
- 2) The application site lies within the Grade II Registered Historic Park and Garden of the Grade I Listed Sawston Hall, and within the Sawston Conservation Area. The proposed development would by virtue of its siting result in less than substantial harm to the setting of the Registered Park, the Hall, the nearby Church and the Conservation Area, and would therefore be contrary to Policy H/1 of the South Cambridgeshire Local Development Framework, Development Control Policies 2007.
- 3) The proposed development would be located out side of the Village Development Framework and would result in the loss of an important countryside frontage, and would therefore be contrary to Policies DP/7 and CH/7 of the South Cambridgeshire Local Development Framework, Development Control Policies 2007.

Suggested Conditions, if Members are minded to support the scheme.

- (i) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.
Reason: As required by Section 91B of the Town and Country Planning Act 1990.
- (ii) The development hereby permitted shall be carried out in accordance with the following approved plans:

- Tree Survey dated January 2016
- Drawing No: 9192-01 Topographical Survey
- Drawing No: 9192-2 Street Elevation Plan
- Drawing No: 84515.01 – Rev: D Proposed Site Plans and Elevations (Received 19/10/2016).
- Drawing No: 84515.02 – Rev: B Proposed Plans and Elevations (Received 19/10/2016).
- Drawing No: 84515.03 – Rev: B Tree Protection Plan (Received 19/10/2016).

(Reason – For the avoidance of doubt and to allow the Local Planning Authority to retain control of the development in the interests of the character and appearance of the area and the amenity of neighbouring properties)

- (iii) No development shall take place 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.)
- (iv) 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 – E of Part 1 of Schedule 2 of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason – In the interests of the visual amenities of the countryside and in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (v) No development shall take place until a scheme of hard and soft landscaping to include the planting of a native species hedge to a height of at least 1.5m along the Eastern boundary of the site has been submitted to and approved in writing by the local planning authority. The hedge thus approved shall thereafter be maintained in perpetuity to a height of at least 1.7m unless otherwise approved in writing by the Local Planning Authority.
(Reason – In the interests of the visual amenities of the countryside and in order to protect the amenity of neighbouring dwellings in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)
- (vi) No development shall take place until details of all underground works including foundations has been submitted to and approved in writing by the local planning authority, should pile driven foundations be proposed then details of the type and size of all plant to be used along with a detailed plan for the construction shall be included. Thereafter development shall be carried out in accordance with the approved details.
(Reason: In order to ensure the protection of protected trees on and adjacent to the site and in order to comply with Policies: GB/2, CH/1, and CH/4 of the Local Development Framework Development Control Policies 2007, and with the South Cambridgeshire LDF Trees & Development Sites, and Conservation Areas Supplementary Planning Documents.)

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.

- National Planning Policy Framework 2012 (the Framework)
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- 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:

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Team Leader

Telephone Number:

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South Cambridgeshire District Council

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Agenda Item 11



REPORT TO: Planning Committee
LEAD OFFICER: Head of Development Management

1 February 2017

Enforcement Report

Purpose

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

Executive Summary

2. There are currently 88 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.

File prepared and instruction given to apply for a High Court Injunction.

Preparation work including further detailed inspections of the lands in question, personal service etc. is currently being carried out.

(b) **Cottenham - 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.

The Court of Appeal, Civil Division has considered the application by the applicant and the application for permission to appeal is refused. A case review has been carried out and next steps agreed. A formal letter to vacate site issued 22 December 2016 compliance period 19th January 2017. During the Christmas period the caravan was burnt out. Situation to be monitored

(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 has been made aware.

Permission to appeal allowed – Appeal Listed for a 1 day hearing on the 19th January 2017. Decision on the outcome will be published at a later date

(d) **Woblington – 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 was to be submitted to the July Planning Committee to approve direct action by the council in relation to demolition of the unauthorised extension however a further three applications were received from the land owner prior to committee and therefore this item has been withdrawn from the agenda in order to allow officers the opportunity to review the information.

Two LDC's (Lawful Development Certificate) under planning references S/1739/16 and S/1655/16 that were submitted have since been refused. The final application under planning reference S/1615/16 has not yet been determined.

(e) **Fulbourn - St Martin's Cottage, 36 Apthorpe Street,**

Erection of a wooden building in rear paddock of No.36 Apthorpe Street, Fulbourn, intended for commercial use as a carpentry workshop. The building is, in the absence of a planning permission in breach of planning control and has a detrimental impact upon the Green Belt and open countryside.

A retrospective planning application has not been submitted in order to try and regularise the breach of planning control identified therefore an application to issue an enforcement notice for the removal of the building was made. Enforcement Notice issued 9th September 2016 effective date 21 October 2016. Compliance period – Three months - Appeal received by the Planning Inspectorate, awaiting further information.

(f) **Histon – Land at Moor Drove**

Unauthorised development within the Green Belt of agricultural land and occupation of a section of the land, including stationing of five (5) touring caravans. Immediate application of a High Court Injunction made to prevent further development and occupation of the land. Application successful. Enforcement Notice to be issued requiring removal of the five (5) unauthorised touring caravans. Retrospective planning application received, awaiting validation. Planning reference S/2896/16 refers. Since application a planning agent has been engaged to provide outstanding information in order to allow original application to be validated. Application now validated. Enforcement notices (3) issued 10 January 2017 covering the section of land the subject of the unauthorised development

(g) **Horseheath - Thistledown Cardinals Green**

Erection of a wooden lodge sited in the rear garden for the purpose of an annexe for independent living accommodation, without the benefit of a planning consent. Application submitted, subsequently refused. Planning reference S/1075/16/FL refers. Enforcement notice issued wooden lodge to be removed within three months (7 May 2017) unless an appeal is received in the meantime.

(h) **Willingham – The Oaks Meadow Road**

The use of the chalet building as a dwelling house without the benefit of planning permission. A retrospective planning application had previously been submitted and was due to be heard at the 7th December 2016 Planning Committee but was withdrawn by the applicant.

Investigation summary

- 6 Enforcement Investigations for December 2016 reflect a 75.0% increase when compared to the same period in 2015. The Year to date total for investigations shows an increase of 10.6% 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:

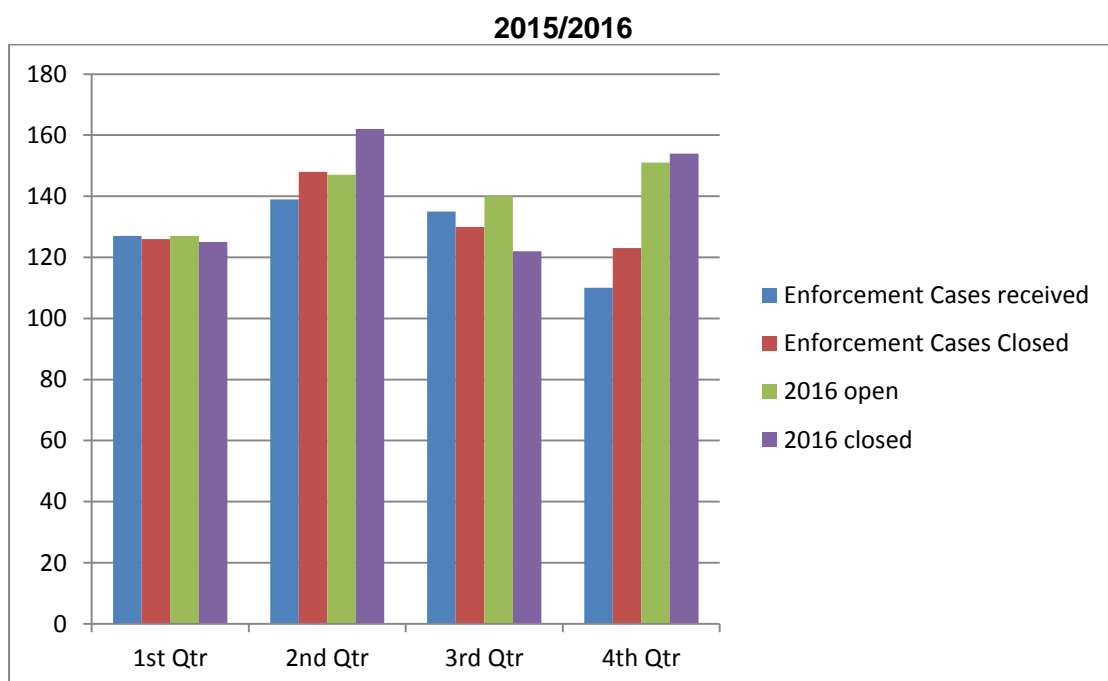
The following background papers were used in the preparation of this report:

- **Appendices 1 and 2**

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
2 nd Qtr. 2016	147	162
3 rd Qtr. 2016	140	122
October 2016	42	43
November 2016	53	53
December 2016	56	58
4 th Qtr. 2016	151	154
2016 - YTD	565	563
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
	December	2016	2016
Enforcement	0		14
Stop Notice	0		0
Temporary Stop Notice	0		2
Breach of Condition	0		4
S215 – Amenity Notice	0		0
Planning Contravention Notice	0		7
Injunctions	0		1
High Hedge Remedial Notice	0		3

2. Notices served since the previous report

Ref. no.	Village	Address	Notice issued
SCDC-07	Balsham	4 West Wrattling Road	Planning Contravention Notice
SCDC-08	Castle Camps	Cooper Farm Camps End	Planning Contravention Notice

3. Case Information

Thirty six of the fifty six cases opened during December were closed within the same period which represents a 64.2% closure rate.

A breakdown of the cases investigated during December is as follows

Low priority -Development that may cause some harm but could be made acceptable by way of conditions e.g. Control on hours of use, parking etc.
Seven (7) cases were investigated

Medium Priority -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions)
Forty five (45) cases were investigated

High Priority (works which are irreversible or irreplaceable (e.g. damage to, or loss of, listed buildings and protected trees, where highways issues could endanger life)
Four (4) cases were investigated

The enquiries received by enforcement during the December period are broken down by case category as follows.

Adverts	x 03
Amenity	x 01
Breach of Condition	x 12
Breach of Planning Control	x 05
Built in Accordance	x 03
Change of Use	x 05
Conservation	x 01
Listed Building	x 02
Other	x 06
Unauthorised Development	x 16
Permitted Development	x 02
<u>Total Cases reported</u>	<u>56</u>

Agenda Item 12



REPORT TO: Planning Committee
LEAD OFFICER: Head of Development Management

1 February 2017

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 20 January 2017 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

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Telephone Number:: 01954 713144

Report Author: Ian Papworth Technical Support Officer (Appeals)
Telephone Number: 01954 713406

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Appendix 1

Decisions Notified By The Secretary of State

Reference	Address	Details	Decision	Date	Planning Decision
S/0833/16/FL	The Glebe, Frogge Street, Ickleton	Construction of a 5 bedroom detached dwelling	Allowed on appeal	28/12/16	Delegated Refusal
S/2870/15/OL	Land to the west of Mill Road, Over	Construction of up to 58 dwellings with associated access, infrastructure and open space (all matters reserved apart from access)	Allowed on appeal	18/1/17	Committee Refusal

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Appeals Received

Reference	Address	Details	Date Appeal lodged
S/2074/16/FL	Fountain Park, Farm Way, Gamlingay	Proposed new dwelling and detached double garage.	18/12/2016
S/2108/16/OL	Land north east of Grapevine Cottages, Boxworth	Erection of a single dwelling	21-12-16
S/2788/16/FL	32, Ickleton Road, Duxford	Demolition of the existing detached single storey dwelling and replacement with a new two storey detached dwelling.	30-12-2016
S/0218/16/FL	73, High Street, Melbourn, Royston	Conversion of the existing shop to one flat and convert the remainder of the existing house to 3 flats, creating 4 no 1 bed flats.	15-01-2016

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Appendix 3

Local Inquiry and Informal Hearing dates scheduled

- **Local Inquiries**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
S/1818/15/OL	Gladman Developments Ltd	Cottenham Land off Rampton Rd	Planning Decision	4/04/2017 for 6 days Confirmed
S/2510/15/OL	Gladman Developments Ltd	Land east of Highfields Road Caldecote	Non-Determination	14/03/17 for 4 days Confirmed
S/1338/15/OL	Endurance Estates Strategic Land Ltd	Land south of West Road Gamlingay	Planning Decision	28/03/2017 for 4 days Confirmed
ENF/422/009663	Mr John Wise, Monkfield Nutrition	Shingay-Cum-Wendy, The Barn/The Flat, Church Farm Barn	Enforcement Notice	17/04/2017

- **Informal Hearings**

Reference	Name	Address	Planning decision or Enforcement?	Date confirmed/ proposed
S/1969/15/OL	Mr Jon Green	Horseheath Road, Linton	Planning Decision	08/02/2017 Confirmed
S/3190/15/OL	Davidsons Development Ltd & K.B Tebbit	Land at Hurdleditch Road, Owell	Planning Decision	21/03/2017 Confirmed

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