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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, 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 MARCH 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.**

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## AGENDA

## PAGES

### PUBLIC SEATING AND SPEAKING

Public seating is available both in the Council Chamber (First Floor) and the Public Gallery / Balcony (Second Floor). Those not on the Committee but wishing to speak at the meeting should first read the Public Speaking Protocol (revised October 2016) attached to the electronic version of the agenda on the Council's website.

### TECHNICAL BRIEFING

1. **S/2047/16/FL - Caldecote (Land to the rear of 18-28 Highfields Road, 18 , Highfields Road, Highfields Caldecote, CALDECOTE, CB23 7NX)**

Representatives of CALA Homes will give a technical briefing focusing on drainage and housing delivery. The presentation will be followed by a Question and Answer session to which Committee members, the local Member, the Parish Council and local residents are welcome to contribute. However, matters of a material planning nature must be avoided as the planning application itself will be considered at a later date.

## PROCEDURAL ITEMS

Agenda item 2 will not start before 10.30am

### 2. Apologies

To receive apologies for absence from committee members.

### 3. Declarations of Interest

#### a. 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.

#### b. 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.

#### c. 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 Meeting

5 - 10

To authorise the Chairman to sign the Minutes of the meeting held on 1 February 2017 as a correct record.

## 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/1694/16/OL - Hardwick (Grace Crescent)

11 - 52

Outline planning permission with all matter reserved except for access for erection of up to 98 dwellings and associate works, car and cycle parking, open space and landscaping

### 6. S/1411/16/OL - Cottenham (Land off Rampton Road)

53 - 148

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 available by visiting

[www.scambs.gov.uk](http://www.scambs.gov.uk) > The Council > Councillors minutes and agendas > Committees (left hand menu) and following the links.

**7. S/3077/16/OL - Guilden Morden (Thompsons Meadow, Trap Road) 149 - 180**

Outline planning permission for the proposed development of up to 16 dwellings (8 market and 8 affordable) with all matters reserved except access

**8. S/1433/16/OL - Great Abington (Land Adjacent to Strawberry Farm, Pampisford Road) 181 - 206**

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.

**9. S/2925/16/OL - Babraham (Land Adj. 6 Blacksmith's Close) 207 - 216**

Outline planning permission for the Development of 1 detached house with associated car parking with all matters reserved

**10. S/3243/16/PO - West Wickham (Land between 39-47 High Street) 217 - 226**

Discharge of planning obligations (affordable housing, recreation and community facilities) planning reference S/1512/10

#### **MONITORING REPORTS**

**11. Enforcement Report 227 - 234**

**12. Appeals against Planning Decisions and Enforcement Action 235 - 244**

#### **PRESENTATION**

**13. S/0559/17/OL - Waterbeach (Waterbeach Barracks and Airfield, Denny End Road)**

Paul Mumford (New Communities Team Leader, South Cambridgeshire District Council) and Andrew Fillmore (Principal Planning Officer, South Cambridgeshire District Council) will give a presentation focusing on an application for up to 6,500 dwellings (including up to 600 residential, institutional units), business, retail, hotel, community, leisure and sports areas; new primary and secondary schools; green open spaces, including parks, ecological areas and woodlands; principal new accesses from the A10 and other points of access (including details of the first point of access of the Cambridge Research Park roundabout); associated infrastructure, groundworks and demolition. The presentation will be followed by a Question and Answer session to which Committee members, local Members, the Parish Council and local residents are welcome to contribute. However, matters of a material planning nature must be avoided as the planning application itself will be considered later..

## **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](mailto: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'.

# 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](http://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](mailto: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  
Wednesday, 1 February 2017 at 9.45 a.m.

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

**Councillors:** Anna Bradnam  
Pippa Corney  
Sebastian Kindersley  
Charles Nightingale  
(substitute)  
Tim Scott

Brian Burling  
Philippa Hart (substitute)  
David McCraith  
Deborah Roberts  
Robert Turner

Officers in attendance for all or part of the meeting:

William Allwood (Team Leader (Planning)), Julie Baird (Head of Development Management), Katie Christodoulides (Planning Officer), Karen Pell-Coggins (Principal Planning Officer), Stephen Reid (Senior Planning Lawyer), Ian Senior (Democratic Services Officer) and Charles Swain (Principal Planning Enforcement Officer)

Councillors Lynda Harford and Bridget Smith were in attendance, by invitation.

### **1. PRE/0491/16 - FULBOURN (IDA DARWIN HOSPITAL)**

Garth Hanlon from Savills, and Alison Manton representing the Cambridgeshire and Peterborough NHS Trust, addressed Members. The presentation related to an Outline application for residential development at the Ida Darwin Hospital site in Fulbourn.

Councillor John Williams (a local Member) asked about the implications for the future of Headway Cambridgeshire, currently operating from the Ida Darwin site, and for healthcare provision in Fulbourn. In reply, an assurance was given that there was no immediate threat to Headway continuing to operate from its current location, but that the local NHS Trust was working jointly with Headway to find alternative accommodation. There was no agreement on the enhancement of local GP provision.

Councillor Anna Bradnam asked about phasing of the development. In reply, it was stated that hospital buildings on the Phase 2 land, would receive much-needed upgrades paid for by proceeds from the sale of the Phase 1 land.

Councillor Deborah Roberts asked about timescales. In reply, it was stated that, as yet, no developer had been appointed for Phase 1. Realistically, work at Phase 1 was unlikely to start before the end of 2018 or beginning of 2019.

Councillor Sebastian Kindersley asked about money for health care. In reply, it was stated that the proceeds of sale would fund health services. In fact, by law, the proceeds could not be used for any other purposes.

### **2. APOLOGIES**

Councillors John Batchelor and Des O'Brien sent Apologies for Absence. Councillors Philippa Hart and Charles Nightingale respectively attended as substitutes.

### 3. DECLARATIONS OF INTEREST

Councillor David Bard declared a non-pecuniary interest in respect of Minute 10 (S/0487/16/FL - Sawston (Land Adj. Spring House, Church Lane). He referred to the lengthy planning history behind this site, and informed the Committee that he had been involved at various times and in various capacities, not least in discussions when a previous application had been considered. He withdrew from the Chamber, took no part in the debate and did not vote.

Councillor Kevin Cuffley declared a non-pecuniary interest in respect of Minute 10 (S/0487/16/FL - Sawston (Land Adj. Spring House, Church Lane) as a member of Sawston Parish Council. He was now considering the matter afresh.

Councillor Sebastian Kindersley declared a non-pecuniary interest in respect of Minute 8 (S/2367/16/OL – Gamlingay (Land south of West Road and West of Mill Street). He had attended Parish Council and public meetings, and had answered questions, but was now considering the matter afresh.

Councillor Robert Turner declared a non-pecuniary interest in Minute 7 (S/1959/16/FL - Balsham (7 High Street). He had attended a meeting of Balsham Parish Council and clarified the planning issues involved. However, he had not taken part in the discussion, and was now considering the matter afresh.

### 4. MINUTES OF PREVIOUS MEETINGS

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 24 November 2016.

The Committee authorised the Chairman to sign, as a correct record, the minutes of the meeting held on 11 January 2017, subject to the following:

**Minute 4 - 9S/2903/14/OL- Cambourne [Land to the West of Cambourne (Excluding Swansley Wood Farm)]**

Replace the penultimate bullet point above the resolution (“There might be consequences should the application be refused”) with the following:

- There might be an adverse impact on housing delivery should the application be refused.

Record Councillor Deborah Roberts as having voted against the application.

**Minute 9 - S/1433/16/OL - Great Abington (Strawberry Farm, Pampisford Road)**

Record, in a comment, that Councillors Pippa Corney, Sebastian Kindersley and Robert Turner left the meeting either during discussion, or after deferral, of application S/1433/16/OL - Great Abington (Strawberry Farm, Pampisford Road), and were absent from the Chamber during the remainder of the meeting (Items 10 to 15 inclusive).

### 5. S/1411/16/OL - COTTENHAM (RAMPTON ROAD)

Members visited the site on 31 January 2017.

Brian Smith (objector), Nicole Penfold (applicant's agent), Councillor Frank Morris (Cottenham Parish Council) and Councillor Lynda Harford (a local Member) addressed the meeting. Mr. Smith said that new developments should be integrated with existing communities in order to preserve the quality of life. The increase in traffic resulting from

this development would cause a problem. Nicole Penfold referred to the developer obligations, and the contribution the development would make towards addressing the deficit in the Council's five-year housing land supply. She stated that a Reserved Matters application would be submitted within two years of outline consent being granted. Councillor Morris said that the application had huge significance for the future of Cottenham. He said any benefits would be outweighed by the harm. The development would not be integrated into the village. Employment needed to be considered, as did the traffic issue. Views of the countryside would be lost. Councillor Harford expressed pride in the manner in which the Parish Council had progressed the Neighbourhood Plan. It was unfortunate that it could not yet be given weight in considering planning applications. Councillor Harford regretted being unable to identify a reason to refuse the application, and said that, should Committee approve it, then affordable housing must be secured through a Section 106 Obligation rather than by Condition.

Dr. Jon Finney (Cambridgeshire County Council as Local Highways Authority) addressed the Committee about the proposed reconfiguration of the roundabout at the junction of Rampton Road and Oakington Road, and said that the safety of pedestrians and cyclists was key.

Following a short adjournment, during which the Chairman discussed with officers the issue of impact of the development, the Committee **deferred** the application to seek the submission and consideration of a heritage statement to assess the impact of the proposal and any mitigation works upon heritage assets, particularly the alms houses at the junction of Rampton Road and Oakington Road.

## 6. S/1294/16/FL - ORCHARD PARK (L2, TOPPER STREET)

Members visited the site on 31 January 2017.

Following debate focussing on tenure and deliverability, 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
  - a. £75,000 towards improvements to cycle facilities on Arbury Road
  - b. £12,000 towards outside gym equipment at the Community Centre
  - c. £23,805 towards refurbishment and improvement of the facilities at Arbury Road surgery
  - d. £9,450 towards household waste bins (£150 per unit)
  - e. £1,200 monitoring fee
  - f. A Scheme of 40% affordable housing
2. The Conditions set out in the report from the Head of Development Management, Condition 18 being reworded to state as follows

There shall be no retail or commercial related deliveries to the approved development outside the hours of 07:00 **to** 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.)

3. The Informative set out in the said report.

**7. S/1959/16/FL - BALSAM (7 HIGH STREET)**

Members visited the site on 31 January 2017.

James Thomas, accompanied by Nick Parkinson (representing the applicant) addressed the meeting. Mr. Thomas commended the application as being from a design-led, local house builder, and which would make a positive contribution to the village.

Following debate, which highlighted the site as a brownfield site within the village framework, and the deliverability of the scheme, the Committee **approved** the application subject to the Conditions and Informatives set out in the report from the Head of Development Management.

**8. S/2367/16/OL – GAMLINGAY (LAND SOUTH OF WEST ROAD AND WEST OF MILL STREET)**

Members visited the site on 31 January 2017.

Dr. Paul Jefferiss (objector), Jake Nugent (applicant's agent), Kirstin Rayner (Gamlingay Parish Council Clerk speaking with the authority of the Parish Council), and Councillor Bridget Smith (a local Member) addressed the meeting. Dr. Jefferiss' concerns related to elevations, and to the process followed in considering the application to date. Mr. Nugent said that the development was deliverable within five years. The Parish Council objected because of the adverse impact on the Conservation Area and Listed Building. Councillor Smith said that small sites like this were insignificant in addressing the five-year housing land supply issue. In that regard, she suggested, the benefit that the application would bring was outweighed by the harm it would cause. Councillor Smith said there was no demand for this development locally, and that it would have an adverse impact on neighbours while failing either to preserve or enhance the Conservation Area.

Speaking as the other local Member, Councillor Sebastian Kindersley referred to Application S/1338/15/OL, now the subject of an appeal due to be considered at public inquiry commencing on 28 March 2017. The Committee had refused that application because of

- harm to the setting of the Conservation Area and Grade II listed buildings
- overbearing impact on the dwellings at Mill Street and West Road
- visual dominance causing significant harm to the character of the village and open countryside.

Councillor Kindersley said that those three reasons had not been overcome in the current application.

Following debate, the Committee gave officers **delegated powers to approve** the application, in accordance with the approved plans: Drawing number A,46,721 (Site Location Plan), C. 1,830 (Block Plan), SZ258000027-201 Rev B (Development Framework Parameters Plan), SZ258000027-202 Rev B (Building Height Parameters), A.46,721a (Ecological Mitigation Land Plan), SK03, SK04 and 4397-D Rev B subject to

1. The prior completion of a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 securing
  - a. £92,310 towards Early Years Education
  - b. £128,459 towards Primary School Education
  - c. £297.84 towards libraries and lifelong learning
  - d. £5249.00 towards strategic waste

- e. £18,009 towards GP Surgery
- f. £35,000 towards Old Methodist Church
- g. £30,000 towards relocation of tennis courts and bowling green
- h. £35,000 towards The Butts Playground
- i. £10,000 towards a cycle link feasibility study
- j. Scheme of 40% affordable housing provision to be agreed
- k. Scheme of on-site public open space and management to be agreed
- l. Scheme of ecological enhancement, management and monitoring

as detailed in the Heads of Terms attached as Appendix 1 to the report from the Head of Development Management, subject to

- (i) an amendment to the trigger for Reference CCC4 (Libraries and lifelong learning) to 50% prior to occupation and 50% prior to occupation of the 14<sup>th</sup> dwelling
  - (ii) an additional clause securing maintenance and management of the hedge along the application site boundary with Mill Street;
2. The Conditions and Informatives set out in the said report, amended in Condition (b) by replacing '18 months' with '12 months', and in Condition (c) also by replacing '18 months' with '12 months'; and
  3. An additional Condition requiring that no built development take place within a distance of ten metres from the western edge of the existing footway along the application site adjacent to Mill Street (**Reason:** to secure an acceptable relationship with the setting of the Grade II listed buildings and Conservation Area, in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007); and
  4. Another Condition stating that, notwithstanding the approved plans identified in condition (d) no more than two houses shall be permitted along the eastern edge of the site fronting Mill Street.  
(**Reason:** To ensure there is not significant harm to the setting of the Grade II listed building and Conservation Area in accordance with policies CH/4 and CH/5 of the adopted Local Development Framework 2007.)

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Councillor Robert Turner left the meeting after the conclusion of S/2367/16/OL in Gamlingay, and was not present for the remainder of the meeting (Items 9 to 12 inclusive)

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**9. S/1433/16/OL- GREAT ABINGTON (LAND ADJACENT TO STRAWBERRY FARM, PAMPISFORD ROAD) - WITHDRAWN FROM AGENDA**

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

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Councillor David Bard was absent from the Chamber for the duration of agenda item 10 (S/0487/16/FL in Sawston). Councillor Kevin Cuffley (Vice-Chairman) took the Chair.

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**10. S/0487/16/FL - SAWSTON (LAND ADJ. SPRING HOUSE, CHURCH LANE)**

Members visited the site on 31 January 2017.

Jeanette Vivier (objector) and Lucy Carpenter (applicant's agent) addressed the meeting.

Jeanette Vivier objected on the grounds of environmental harm, adverse impact on natural heritage, the site's location outside the village framework, and access and safety considerations. Lucy Carpenter reminded the Committee that infill in the Green Belt was not considered inappropriate development, and that the site should be considered sustainable.

Councillor Cuffley spoke as a local Member, recognising that the application was finely balanced.

Following a short debate, the Committee **refused** the application for the reasons set out in the report from the Head of Development Management.

## 11. ENFORCEMENT REPORT

The Committee **received and noted** an Update on enforcement action. The Principal Planning Enforcement Officer gave the following further updates:

- (a) Stapleford – Hill Trees. An Appeal was anticipated.
- (f) Histon – land at Moor Drove. An Appeal had been lodged against the issue of three Enforcement Notices.
- (g) Horseheath – Thistledown, Cardinals Green. An Appeal had been lodged against the issue of an Enforcement Notice.
- (h) Willingham – The Oaks, Meadow Road. An Enforcement Notice had been issued and an Appeal was anticipated.

## 12. APPEALS AGAINST PLANNING DECISIONS AND ENFORCEMENT ACTION

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

Members acknowledged the potential impact that the planning process could have on parishes and on people's lives. They accepted the need for clear communication and explanation of decisions.

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**The Meeting ended at 2.47 p.m.**

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# Agenda Item 5

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

01 March 2017

**AUTHOR/S:** Head of Development Management

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|--|---|
| <b>Application Number:</b>                       | S/1694/16/OL  |
| <b>Parish(es):</b>                               | Hardwick  |
| <b>Proposal:</b>                                 | Outline planning permission for the erection of up to 98 dwellings with all matters reserved except for access  |
| <b>Site address:</b>                             | Agricultural field west of Grace Crescent, Hardwick CB23 7AH  |
| <b>Applicant(s):</b>                             | Hill Residential  |
| <b>Recommendation:</b>                           | Delegated approval (to complete section 106 agreement)  |
| <b>Key material considerations:</b>              | Five year supply of housing land<br>Principle of development<br>Density of development and affordable housing<br>Character of the village edge and surrounding landscape<br>Highway safety<br>Residential amenity of neighbouring properties<br>Surface water and foul water drainage<br>Trees<br>Ecology<br>Provision of formal and informal open space<br>Section 106 Contributions |
| <b>Committee Site Visit:</b>                     | 28 February 2017  |
| <b>Departure Application:</b>                    | Yes   |
| <b>Presenting Officer:</b>                       | David Thompson, Principal Planning Officer  |
| <b>Application brought to Committee because:</b> | Approval of the planning application would represent a departure from the Local Plan  |
| <b>Date by which decision due:</b>               | 01 March 2017 (Extension of time agreed)  |

### Executive Summary

1. The proposal does represent a significant scale of development on the edge of a group village. Hardwick is however considered to be one of the more sustainable group villages within the District due to its relatively close proximity to and regular bus service to and from Cambridge. The main area of weakness in Hardwick in sustainability terms is considered to be the limited amount of indoor community

meeting space within the village. The proposal would significantly reduce this deficit through the provision of a 250 square metre community building, or an equivalent financial contribution in lieu of this. The Parish Council control a significant area of land on the recreation ground, centrally positioned within the village, where there would be space to erect such a facility.

2. The provision of this building would enhance the overall sustainability of Hardwick to a point comparable with other villages considered suitable for elevation to Minor Rural Centre Status in the 2012 Village Classification Study. This factor and the need for the development to compensate for the loss of the community space within the primary school (required to meet the additional demands that the scheme will place on pre-school provision), when combined, are considered to ensure that the provision would be CIL compliant. Alongside this facility, the provision of a community vehicle, a contribution towards healthcare provision and the other measures detailed in the main body of the report, mean the development is considered to be socially sustainable.
3. Following the receipt of additional information, none of the Council's internal consultees have recommended refusal. There are no objections to the proposals from the Highway Authority, the Flood Risk Authority or the Environment Agency. The indicative proposals are considered to demonstrate that the residential amenity of neighbouring properties would be preserved and the density of development would allow sufficient space to be retained between the buildings to preserve the residential amenity of the future occupants of the development. The presence of a bus service at commuting times in close proximity to the site and a more regular service from the northern edge of the village, when considered alongside the provision of a community vehicle, are considered to render the scheme environmentally sustainable.
4. 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 social benefits that would result from the development outweigh the harm resulting from the development of agricultural land and the limited landscape harm arising from the scheme. 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**

5. No site history that is relevant to the determination of this application.

### **National Guidance**

6. National Planning Policy Framework 2012 (NPPF)  
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.

7. **South Cambridgeshire LDF Core Strategy DPD, 2007**  
ST/2 Housing Provision  
ST/6 Group Villages
8. **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  
 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/8 Groundwater  
 NE/9 Water and Drainage Infrastructure  
 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

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

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

10. **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  
 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/1 Mitigation and Adaptation to Climate Change  
 CC/3 Renewable and Low Carbon Energy in New Developments  
 CC/4 Sustainable Design and Construction  
 CC/6 Construction Methods

CC/7 Water Quality  
CC/8 Sustainable Drainage Systems  
CC/9 Managing Flood Risk  
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  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments

## Consultation

11. **Hardwick Parish Council** – strongly objects to the proposed development. The Parish Council welcomes the development of affordable homes in the Parish. However, the following concerns are raised:
- The proposals do not comply with policy ST/6 of the SCDC Core Strategy.
  - The development would exaggerate the problems of access to facilities within the village, to public transport on the northern edge of the village and access to facilities in neighbouring villages.
  - The proposal brings no new facilities within the development itself and offers inadequate funding proposals to provide significant new facilities.
  - The development would add additional traffic to the already congested centre of Hardwick.

The following points are made, expanding on the above objections:

The applicant makes a number of assertions in the application which the Parish Council considers to be misleading:

- The Planning Statement at sections 7.68 – 7.78 is sustainably located in transportation terms – the Parish Council disagrees with this as it is the northern edge of the village (approx. 1 mile from the site) that is well served. The primary school, shop and other community facilities are also approx. 1 mile from the site and therefore occupants of the development would be somewhat detached from these facilities.
- The bus service which runs adjacent to the site only operates once a day and so would not be adequate to be relied upon as an alternative means of transport to the private car.
- Access to the development is through a narrow residential street (The Pastures) where traffic is further restricted by parked cars.
- The Parish Council acknowledge that the proposal includes provision of a parking layby to accommodate 4 vehicles to aid the existing congestion but consider that this will not sufficiently improve the access arrangements to the site.
- Concerns regarding the impact of traffic through the village, particularly on Cambridge Road where the school and village shop are located.
- Access to the Wimpole Way bridleway can be restrictive in poor weather, hampering this ‘benefit’ of the proposals.
- The South Cambridgeshire Village Classification Report (2012) concludes that Hardwick is one of the 8 least sustainable villages in the District. The area in which Hardwick scored well was access to public transport – but these facilities are located at the opposite end of the village to the application site.

- The Parish Council disagree that the doctor's surgery at Comberton is easily accessible from Hardwick and the claim that the village has adequate community facilities – both of which were conclusions in the Village Classification Report.
- The Parish Council considers that the public open space is not well located within the scheme – adjacent to the surface water attenuation pond.
- Hardwick requires improvements to the sports facilities on the recreation round
- Affordable housing is a benefit of the scheme and is needed in the village, but should be developed in a sustainable location.
- There is a need to improve the capacity of the pre-school facilities in Hardwick.
- The proposed offer of £46,000 towards the provision of a new community facility is considered insufficient to mitigate the impacts of the development.
- There are concerns about the capacity of the sewage network which runs below Main Street as there have been blockages in the past. The Parish Council seek assurances that there is capacity to take the additional flows that will result from this development.

Since the date of the initial consultation response, the Parish Council have been in correspondence with the applicant and since that point, the proposed heads of terms have been developed. The detail of the changes is discussed in the main body of the report but substantial areas of change include the provision of funding for a 250 square metre community building (or a financial contribution in lieu of this), the provision of a commuted sum for the installation of play equipment within Grace Crescent, or an enhancement of the existing facilities at the recreation ground, as well as on site and the provision of a community vehicle.

The Parish Council are due to meet to consider the matter further at their meeting on 28 February 2017 and officers will provide feedback to the Planning Committee meeting on 01 March.

12. **District Councillor** - Cllr Chamberlain (Hardwick Ward) has written in support of the application making the following comments (summarised):

- Hardwick is desperately short of affordable homes for our children and grandchildren who are having to leave the village to find housing due to the cost of buying and renting property in Hardwick.
- The village currently lacks community facilities, including any form of healthcare provision, a village hall and public transport. The proposal would provide contributions to improve this situation and 40% of the dwellings would be affordable.
- Particular advantages of the proposal are the provision of a community centre, additional capacity in the pre-school provision at the primary school and a community bus service.
- The proposal will marginally add to the traffic congestion currently experienced outside the shops on Cambridge Road. However, it is considered that this impact would not be so severe on the wider highway network.
- Planning conditions could be used to control the impact of construction related traffic on The Pastures, where there are concerns about these vehicles using a highway which is restricted in width due to extensive on street parking.
- The benefits of the proposals, particularly in relation to the provision of enhanced community facilities are considered to outweigh the harm arising from the scheme.

13. **District Council Environmental Health Officer (EHO)** – The Public Health Specialist has commented that the Health Impact Assessment has been assessed as meeting the required standard of the SPD Policy. The scheme is therefore acceptable in this

regard.

Further assessment of the potential noise generated by traffic on adjacent roads (Grace Crescent, The Pastures and Main Street) and the impact that this may have on the residential amenity of the occupants of the dwellings will be required to ensure that adequate attenuation measures are put in place, if required. Details of any lighting to be installed will also need to be provided.

Noise, vibration and dust minimisation plans will be required to ensure that the construction phase of the scheme would not have an adverse impact on the amenity of neighbouring residents. These details shall be secured by condition, along with a restriction on the hours during which power operated machinery should be used during the construction phase of the development and details of the phasing of the development.

The applicant will be required to complete a Waste Design Toolkit at the reserved matters stage in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Management Design Guide. In addition conditions should secure the submission of a Site Waste Management Plan. Provision of domestic waste receptacles by the developer will be secured via the Section 106 agreement.

14. **District Council Contaminated Land Officer** - low risk in relation to land contamination and as such it is considered that a phase I contaminated land assessment can be required by condition at this outline stage, to ensure that the detailed layout does not result in any adverse impact in this regard, acknowledging the sensitive end use proposed for the site.
15. **Air Quality Officer** – No objection. To ensure that sensitive receptors in the vicinity of the development are not affected by the negative impact of construction work such as dust and noise, as well as ensuring that the applicant complies with the Council's low emission strategy for a development of this scale, conditions should be included that require the submission of a Construction Environmental Management Plan/Dust Management Plan, and an electronic vehicle charging infrastructure strategy.
16. **District Council Urban Design Officer** – no objection to the proposals on the basis that the height of the proposed dwellings is limited to 2 storeys and a ridge height of 9.5 metres. This restriction should be conditioned at this outline stage as the indicative parameter plans indicate dwellings that would be a maximum ridge height of 13 metres. The site is located on the edge of the village, the conservation area is in close proximity to the north east of the site and 2.5 storey buildings are not a prominent feature in the surrounding area. In light of these observations, it is considered that a development without this restriction could have an unacceptable impact on the transition from the edge of the built environment to the open countryside beyond. The design will need to be carefully considered at the reserved matters stage, with a design brief provided in support of such an application, to ensure that the layout and scale of development reflect the character of the surrounding area.
17. **District Council Landscape Design Officer** – The proposed density of development (approx. 34 dwellings per hectare) is considered to be high in this edge of village location. The inclusion of 2.5 storey properties would have a detrimental impact on the sensitive landscape character of the site. There are sensitivities associated with the site in terms of its position within the landscape – the field sits on the south facing slope of an east-west ridge. The landscape character is more enclosed and finely grained in this edge of village location. The site is enclosed by

mature woodland to the north and west. The development will be a clear addition to the landscape, particularly in long and short range views of the site from the south and south west. The proposal for comprehensive landscaping within the development is welcomed but there will be a need to ensure that street and public realm areas are extensive enough to accommodate established tree planting. There is a need to secure a lower density of development in the western part of the site. Subject to a reduction in the maximum height to two storeys, no objection is made as other matters can be dealt with at the reserved matters stage.

18. **Cambridgeshire County Council Local Highway Authority** – following the submission of additional information, no objection to the proposals subject to the securing of footpath improvements and cycle stands at the bus stops on the eastbound side of St. Neots Road. Details of the scheme for the footway improvements on Main Street and a commuted sum for the provision of the cycle stands and Real Time Passenger Information displays at the bus stop can be secured through the Section 106 Agreement. The trip generation levels are considered to be acceptable and conclude that that the development would not result in a volume of traffic that would have a severe impact on the capacity of the highway network. In relation to the wider network, the capacity of St. Neots Road roundabout, the westbound slip roads of the A428 and the Madingley Much roundabout have all been considered and the Highway Authority are satisfied that these junctions have the capacity to deal with the additional traffic flows resulting from the development. The provision of subsidised bus travel for a 6 month period is welcomed, more detail is considered necessary in relation to the community transport scheme.
19. **Cambridgeshire County Council Historic Environment Team (Archaeology)** – There is evidence from the Historic Environment Records that the application site lies in an area of high archaeological potential. The site is located to the south of the 14<sup>th</sup> Century St. Mary's Church and is on the southern edge of land which formed a medieval settlement. Earthworks to the north of the site and a moat site to the east, as well as traces of Ridge and Furrow have all being recorded within close proximity of the site. There is further evidence of Roman and Iron Age settlement in the locality, which is also registered on the Historic Environment Record.

The County Council Archaeologist has raised no objection to the proposal on the basis that a standard condition requiring a scheme of investigation to be agreed and any necessary measures carried out prior to the commencement of development, to ensure that any risk to archaeology is mitigated, is attached to the decision notice. This can be secured at this outline stage.
20. **Cambridgeshire County Council Flood & Water Team** – no objection to the revised proposals. The applicant has demonstrated that surface water can be dealt with on site by using permeable paving and an attenuation basin as SuDS features which will restrict surface water discharge to 5 litres per second i.e. no higher than the existing greenfield run off rate. The details of the surface water drainage strategy shall be secured by condition.
21. **NHS England** - state that Comberton surgery and the satellite surgery at Little Eversden do not currently have capacity to accommodate the projected additional demand. On the basis of their calculation, NHS England have requested a sum of £32,220 to provide an additional 16.11 square metres of floorspace to accommodate the additional approximately 235 anticipated population increase (nb. Different projection to the County Council figure in this regard).
22. **Environment Agency** – no objections to the proposals on the basis that a condition

is attached to the planning permission requiring final details of the surface water drainage strategy to be agreed and that a condition requiring investigation into and the remediation of any sources of contamination on the site be added to any permission granted.

23. **Anglian Water** - No objections received, and advised –  
Wastewater treatment – The foul drainage from this development is in the catchment of Bourn Water Recycling Centre, which currently has capacity to treat the flows from the proposed development  
Foul Sewage Network – The sewage system at present has available capacity for these flows. If the developer wishes to connect to our sewage network they should serve notice under section 106 of the Water Industry Act 1991. We will advise them of the most suitable point of connection.  
Surface Water Disposal – The preferred means of draining surface water from the site would be via Sustainable Drainage System, with connection to the mains sewer being a last resort. The Lead Local Flood Risk Authority (LLFRA) should be consulted on this aspect of the proposals.

24. **Affordable Housing Officer** – The site is located outside of the development framework of Hardwick and should therefore be considered as an exception site for the provision of 100% affordable housing to meet the local housing need in line with Policy H/10 of the proposed Local Plan. However, should this application not be determined as an exception site, then the Council will seek to secure at least 40% affordable housing. The developer is proposing 98 market dwellings, 39 of these would have to be affordable.

There are currently 44 people on the Housing Register who live in or have a local connection to Hardwick.

The mix and tenure split for the 39 affordable dwellings should be as follows:

12 x 1 bed flats  
14 x 2 bed houses  
8 x 2 bed flats  
4 x 3 beds  
1 x 4 bed

27 of the above properties should be for affordable rent, 12 for intermediate shared ownership.

8 properties should be allocated to those with a local connection to Hardwick and the remaining 31 should be allocated on a 50/50 split basis between applicants with a local connection to Hardwick and those with a District wide connection.

Properties should be built to DCLG technical housing standards.

25. **Section 106 Officer** – details of the summary of section 106 requirements are appended to this report. Specific policy compliant contributions are discussed in detail in the main body of the report.
26. **Cambridgeshire County Council Growth Team** – This proposal would result in an anticipated 26 children in the early years age bracket, 14 of which would qualify for free provision. The pre-school is currently accommodated via a mobile classroom which does not have capacity to accommodate the additional children. The proposed solution is a two classroom development on the school site. The first of these would



replace the existing temporary classroom and is therefore not eligible for a contribution from this development, in accordance with the CIL regulations. The cost of the provision of the second classroom has been calculated as £480,000. This classroom would accommodate 26 pre-school children and as such would equate to a cost of £18,461.54 per pupil. The proportionate contribution being sought from this development is therefore £258,461.56 (14 x £18,461.54). An alternative to this would be the provision of the additional capacity required in the pre-school provision through the conversion of the existing community space within the school building, to be compensated for by the new community building.

27. **District Council Conservation Officer** – no objections to the proposals. The case officer has considered the impact of the proposals on the setting of the adjacent Hardwick Conservation Area and this is assessed in the main body of the report.
28. **District Council Ecology Officer** – No objections to the proposals. This risk to Great Crested Newts is considered to be low but there are designated sites within close proximity of the application site. There is a badger sett within 50 metres of the western boundary of the site. The 20 metre landscape buffer to be provided on the western edge of the development is considered sufficient to offset any significant impact. An updated badger survey and a detailed mitigation strategy should be submitted at the reserved matters stage. A condition should also be added restricting the removal of trees and hedge planting to outside of the bird breeding season. The biodiversity enhancement scheme included in the Preliminary Ecological Appraisal submitted with the planning application is welcomed and the specific details of this scheme should be secured by condition at this outline stage.
29. **District Council Tree Officer** – no objections raised. The illustrative masterplan retains the considerable tree belt located on the western boundary of the site and indicates new areas of planting within the developed area of the scheme. The application is supported by a clear and concise arboricultural report which includes satisfactory protection measures for the trees to be retained. Further details of the proposed landscaping scheme should be secured at the reserved matters stage.
30. **Cambridgeshire Fire and Rescue Service** – No objection to the proposals subject to adequate provision being made within the development for fire hydrants which could be secured by a condition or through a Section 106 agreement.
31. **National Grid** – the substation at the entrance to the site would need to be relocated to accommodate the development. Nb this is not a reason to object to the planning application but the applicant is aware of the need to apply for planning permission to relocate this infrastructure.

### **Representations**

32. 13 letters (including representations received via the website) have been submitted in objection to the planning application. The responses raise the following issues (summarised):
  - The proposed development would make the existing congestion on Grace Crescent and The Pastures worse.
  - Whilst new development is needed in the village, this site, located at the southern edge of the village, is considered not to be a sustainable location, as the facilities and better public transport links are situated in the northern part of the village.
  - The bus service on St. Neots Road is in excess of 400 metres/ 5 minutes walking distance from the site and is therefore beyond the established guidance in terms

- of being a sustainable alternative means of transport to the private car.
- The primary school, recreation ground and other shops and facilities are a 25 minute walk from the site, suggesting further reliance on motor vehicles to access these facilities from the development.
- The existing footway along Cambridge Road/Main Street is only 0.5 metres wide in some places, limiting its usability as a pedestrian link from the site to the centre of the village. The developer's offer to upgrade the footway does not include the narrowest part at the junction between Main Street and Cambridge Road.
- The site comprises agricultural land and therefore should not be developed.
- The access to the site appears to be restrictive in width and would be unsuitable for the level of traffic that will be generated by the scheme.
- The development should include bungalows to accommodate elderly residents.
- The village does not have a wide range of services and facilities and is therefore not suitable for expansion on the scale proposed.
- The village suffers from high levels of congestion due to traffic going to Comberton Village College. The additional traffic generated by this proposal would make that situation worse.
- The noise and disturbance generated by traffic during the construction process would have an adverse impact on the residential amenity of neighbouring properties.
- The proposed development would increase the population of the village by 9.4%. This may be increased by another large scale development. This level of development and the resulting population increase in Hardwick is considered to be unsustainable.
- The policies in the Local Development Framework, which aim to 'strike the right balance between growth and conservation' should not be ignored.
- The emerging Local Plan proposes to retain the status of Hardwick as a Group Village, where the maximum number of dwellings is capped at 15. This proposal far exceeds that and cannot therefore be considered to represent sustainable development.
- Land at Toft Road (south of this site) and St. Neots Road were considered to be of 'no development potential' during the SHLAA process. These were both rejected for landscape and townscape impact and these are considerations which still apply.
- There is no capacity in the primary school or Comberton surgery and due to other large scale proposed developments within the catchment, Comberton Village College is under pressure in terms of spaces available.
- The need for affordable housing in Hardwick is considered to be exaggerated by the applicant. The Cambridgeshire ACRE Housing Needs Survey was responded to by 217 households – 21% of the total households in the village. Only 24 the respondents expressed a need for affordable housing. Despite this, that report concluded (also referencing secondary data) that there was a 'significant need' for affordable housing in Hardwick Parish. The need for affordable housing should be met as part of the redevelopment of Bourn Airfield and the new settlements of Cambourne and Northstowe.
- Concerns regarding the capacity of the drainage network and the fact that the mains drain runs across private property, presenting maintenance challenges.
- The foul sewage treatment facility at Bourn is at capacity and will need to be expanded to cope with the additional demand arising from this and other new residential developments.

### **Site and Surroundings**

32/1 The application site is an undeveloped field which is located at the southern edge of the village of Hardwick. The site is accessed on its eastern boundary via Grace

Crescent, which connects to Main Street via The Pastures. The residential properties on Grace Crescent run parallel with the eastern boundary of the site. A relatively dense tree belt runs along the western boundary of the site, with less dense planting along the southern boundary of the site. The boundary of Hardwick Conservation Area is located to the north east of the site.

### **Proposal**

33. The proposal seeks outline planning permission for the erection of up to 98 dwellings, associated works, including access, car and cycle parking, open space and landscaping, with all matters reserved with the exception of the means of access.

### **Planning Assessment**

34. 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 and whether Hardwick generally and this site specifically allow the proposal to meet the definition of sustainable development. An assessment is required in relation to the impact of the proposals on the character of the village edge, the setting of the adjacent Conservation Area and surrounding landscape, highway safety, the residential amenity of neighbouring properties, environmental health, surface water and foul water drainage capacity, the provision of formal and informal open space and other section 106 contributions.

### **Principle of Development**

#### **Five year housing land supply and sustainability of the proposed development:**

35. The National Planning Policy Framework (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.
36. 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 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.
37. 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. The affected policies that were listed in the Waterbeach appeal decision letters 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 considered policies "for the supply of housing".
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 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.

39. 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.
40. 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 against 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).
41. 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. 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.
42. The site is located outside the Hardwick village framework, although adjacent to the southern boundary of the village, and in the countryside, where policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan state that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The erection of a residential development of up to 98 dwellings would therefore not under normal circumstances be considered acceptable in principle since it is contrary to this adopted and emerging policy. However, these policies are considered out of date due to the current lack of a 5 year housing land supply as set out above.
43. 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.
44. Development in Group Villages (the current and emerging status of Hardwick) is normally limited under policy ST/6 to schemes of up to an indicative maximum of 8 dwellings, or in exceptional cases 15, where development would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. 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.

45. However, this objective has to be considered in light of the 'out of date' status, resulting from the lack of a five year supply of housing land in the District. By proposing 98 dwellings, the scheme would significantly exceed the indicative maximum of 8 on a greenfield site. The principal consideration is that the NPPF requires development to be assessed against the definition of sustainable development. Specifically in relation to the size of development in or on the edge of Group Villages, the Inspector in the recent Over appeal decision (18 January 2017) stated that '...the strict application of the existing settlement hierarchy and blanket restriction on development outside those areas would significantly restrain housing delivery.....this would frustrate the aim of boosting the supply of housing.'
46. In light of the above, it is not appropriate, in the case of all Group Villages, to attach the same weight to policy DP/7 and DP/1(a) in the 'blanket' way. It is necessary to consider the circumstances of each Group Village to establish whether that village can accommodate sustainably (as defined in the NPPF) the development proposed, having regard in particular to the level of services and facilities available to meet the needs of that development.
47. The environmental issues, including impact on the open countryside, are assessed in the following sections of the report. In relation to the loss of higher grade agricultural land, policy NE/17 states that the District Council will not grant planning permission for development which would lead to the irreversible loss of grades 1, 2 or 3a. This site is classified as grade 2 agricultural land.
48. The site is not allocated for development in the existing or the emerging Local Plan. However, given the sustainable location of the site for residential development and the fact that the Council cannot demonstrate a five year supply of housing land, it could be argued that the need for housing overrides the need to retain the agricultural land when conducting the planning balance. Given the extent of the housing supply deficit, it is considered that compliance with criteria b of NE/17 should be afforded more weight than the conflict with criterion a.
49. The proposals are assessed below against the social and economic criteria of the definition of sustainable development.

#### Social Sustainability:

50. 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.
51. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 98 residential dwellings, 40% of which would be affordable (39 units). Ensuring that the housing mix in the market element of the scheme would accord with emerging policy H/8 (discussed in detail later in this report) is a matter to be dealt with at the reserved matters stage.
52. The affordable housing can be secured through a Section 106 Agreement. Officers are of the view the provision of up to 98 additional houses, including the affordable

dwellings, is a social benefit and significant weight should be attributed this in the decision making process, particularly in light of the Housing Officer's confirmation that there is a demonstrable need for affordable housing in Hardwick.

53. The adopted Open Space SPD requires the provision of just over 2800 metres squared of public open space for a development on the scale proposed, depending on the final mix, which is to be determined at the reserved matters stage (this figure represents an approximate amount based on a policy compliant mix). The scheme exceeds this amount by a significant margin (in excess of 8000 square metres is shown on the indicative masterplan, although this may need to be reduced to allow separation distances between plots within the development to be increased) and would include sufficient space for the inclusion of an equipped play area with land surrounding it, as required by the SPD. Given that Hardwick has an identified short fall in play space and informal open space, the fact that this amount of space can be provided at the density of development indicated is considered to be a significant social benefit of the proposals. The provision of a minimum of 250 square metres of allotment space within the development would further enhance the social sustainability of the scheme. Details of the management of this area can be secured in the Section 106 Agreement at this outline stage. The offer of a contribution towards the provision of additional equipped play areas off site would be a further social benefit of the scheme, helping to address the lack of such a facility for the existing residents of Grace Crescent.

54. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. The indicative layout plan demonstrates that the site can be developed for the number of dwellings proposed, although there are aspects which require further consideration at the reserved matters stage.

Impact on services and facilities:

55. As already stated, policy ST/6 of the Core Strategy, which limits the size of residential schemes on greenfield sites within Group Villages to 8 is considered to be out of date, due to the inability of the Council to demonstrate a five year housing land supply. Nevertheless, the proposal would significantly exceed this number and would not be within the existing framework boundary. Therefore an assessment needs to be made in relation to the impact of the development on facilities in Hardwick and whether this impact is considered to meet the definition of sustainable development.

56. 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.

57. There are bus stops to the east of the site on Main Street, within a reasonable walking distance of the site. The bus service on that route (no. 2) is limited, with only one bus to and one bus back from Cambridge at commuting times during the week. The Citi 4 bus service runs along St. Neots, which is located 1 mile to the north of the site. That service provides a bus every 20 minutes to and from Cambridge during working hours and an hourly service in the evenings Monday to Saturday, with an hourly service on Sundays. It is acknowledged that the 1 mile distance may reduce the likelihood of some people using this service as opposed to relying on the private car. Footway improvements along Main Street and cycle stands at the bus stops on St. Neots Road

are mitigation measures offered by the applicant that would incentivise residents of the proposed development to access the more regular bus service.

58. In Hardwick, the no. 2 runs along Cambridge Road, adjacent to the site and the route connects to St. Neots Road, with 1 service in the morning and 1 in the evening at commuting times. There is the potential therefore for these services to be used to connect to the Citi 4 service for those who choose not to walk or cycle to meet those services. Overall, the proposals are considered to be acceptable in that there is potential to commute to Cambridge from the site via public transport.
59. The applicant in this case is proposing the provision of a community vehicle as part of the package of measures to mitigate the impact of the development. Hardwick Parish Council has agreed to take ownership of the vehicle and the Section 106 funding would also include a contribution towards annual maintenance of such a vehicle for a five year period. This facility would provide an alternative to single occupancy car journeys for residents of the development as well as the wider village, enhancing the environmental sustainability of the scheme. The contribution of this community vehicle is considered to add to the opportunities for sustainable travel options for residents to access services and facilities as well as employment in larger settlements.
60. In addition to this facility, the applicant is also proposing to install covered cycle stands adjacent to the east bound bus stop on St. Neots Road. This would provide a greater incentive to cycle from existing houses on the southern edge of the village, as well as the proposed development, to the location of the more frequent bus service into Cambridge. This represents a further environmental sustainability benefit of the scheme.
61. Cambridgeshire County Council is the Education Authority. This proposal would result in an anticipated 26 children in the early years age bracket, 14 of which would qualify for free provision. The pre-school is currently accommodated via a mobile classroom which does not have capacity to accommodate the additional children. One proposed solution is a two classroom development on the school site.
62. The first of these would replace the existing temporary classroom and is therefore not eligible for a contribution from this development, in accordance with the CIL regulations. The cost of the provision of the second classroom has been calculated as £480,000. This classroom would accommodate 26 pre-school children and as such would equate to a cost of £18,461.54 per pupil. The proportionate contribution being sought from this development is therefore £258,461.56 (14 x £18,461.54).
63. The alternative to this, which the County Council acknowledge would be appropriate mitigation, would be the conversion of the rooms which are currently available for community use, within the school building, to provide the pre-school facility, alongside the retention of the existing temporary classroom on site. This space would be compensated for through the provision of the new community building, to be provided offsite. In order to achieve the conversion of the existing community space within the school to classrooms, the applicant is offering a commuted sum of £60,000, which the Education Authority consider sufficient.
64. The County Council consider that there is sufficient capacity at the primary school to accommodate the 22 children within this age bracket anticipated to result from the population of the proposed development. Likewise, it is considered that there is capacity at Comberton Village College to accommodate the 12 children of secondary school age anticipated to result from the population of the proposed development. This is a bus service from Hardwick to Comberton Village College.

65. Hardwick is served by a mobile library service which has 4 regular stops and there is a public library at Comberton Village College. In light of each of these situations, the County Council consider that there is no requirement to mitigate the impact of the development in relation to the capacity of primary or secondary education or library provision. A monitoring fee of £650 is sought in relation to the contribution sought towards the provision of additional pre-school capacity.
66. In terms of health impact, the applicant has submitted an Impact Assessment in this regard. This Assessment confirms that the nearest doctor's surgery is located in Comberton and that discussions with the NHS have indicated that there is no funding identified for a satellite surgery in Hardwick. This has been corroborated by discussions that officers have had with the Practice Manager of the Comberton surgery, which already operates a satellite practice at Little Eversden.
67. NHS England have commented on the planning application and their response indicates that there is currently insufficient space available for doctors within the Comberton Practice and the satellite surgery in Little Eversden to accommodate the demands of the additional population that would result from this development. As a result, NHS England are requesting a sum of £32,220 to provide an additional 16.11 square metres of floorspace to accommodate the additional 235 anticipated population increase (nb. Different projection to the County Council figures above).
68. Whilst there is limited physical capacity to extend the surgery at Comberton, there would be scope to physically extend the satellite practice at Little Eversden. Given the modest nature of the amount of additional floorspace required however, it is considered that this could be achieved through a relatively minor alteration to the internal layout as opposed to requiring an increase in the footprint of the building.
69. NHS England have indicated in their response that they consider the requested sum to meet the tests for seeking contributions as set out in the NPPF, quoted above.
70. The fact that the developer has agreed to the principle of paying the contribution to fund the additional infrastructure required to offset the impact of the development in this regard ensures that the impact of the scheme on the capacity of these facilities could be adequately mitigated, weighing in favour of the social sustainability of the scheme.
71. In addition to the primary school and mobile library service, Hardwick has a post office and village store, a public house, a social club and sports pavilion, recreation ground a better range of shops and services than is evident in a number of Group Villages in the District.
72. Facilities at the recreation ground include an equipped area of play space, a pavilion, a skate park, 2 football pitches for senior level games (this space also accommodates a cricket pitch in season) and a Multi-use games area (which can also be used for netball and tennis). The pavilion provides some element of community meeting space, there is a community meeting room at the school and there is a Scout Hut. There is no village hall or large dedicated community meeting space within the village.
73. The 2009 Community Facilities Assessment identified Hardwick as one of the larger settlements in the District which has a significant deficit in the amount of indoor public meeting space. On the basis that 111 square metres of such space should be provided per 1000 people, Hardwick was deficient by approximately 300 square metres in 2009. The population of the village was largely static between 2009 and 2013. There has been a community facility approved adjacent to St. Mary's Church since that time,



although the net gain from that development is relatively small (120 square metres) as it would include replacement of temporary buildings on that site.

74. The 2012 Village Classification Report assessed the level of services and facilities in each village in the District and considered whether some of the larger Group Villages warranted re-classification as Minor Rural Centres. In this assessment, Hardwick scored the highest grade in terms of public transport links, but scored zero in relation to community services and facilities and sources of employment. The report also highlighted the fact that the village does not have a secondary school.
75. A key element of the proposed package of mitigation measures relating to this application is the provision of a 250 square metre community building, or a financial contribution for the provision of such a facility within the village. The developer has costed the provision of a building of this size at £608,000 and this is the financial amount to be offered to the Parish Council should the commuted sum route be pursued. The Parish Council controls land at the recreation ground, where there would be space for such a facility to be located.
76. Provision of a self contained community facility of this size would be a significant benefit of the scheme. Whilst the development would only compensate for the loss of the current space within the school building (to accommodate the early years provision) in floor area terms, it would provide a much more coherent, independent and accessible facility for the village. Seeking the full contribution is therefore considered to be CIL compliant in that the proposed building would be required to mitigate the impact of the additional population of the development, and in particular the loss of existing community facilities at the school to meet the needs arising from the development. The facility would be related in scale to the impact of the development when considering the conversion of the community space within the school.
77. Whilst on floor area the replacement building may be considered simply offsetting the impact of the loss of the community rooms in the school, it is considered that the actual benefit is greater. The existing provision is provided in a disjointed fashion across a school site, restricting the usability of the space both physically and time wise. Due to these constraints, the space was not audited as part of the 2009 Assessment, as it did not meet the required standards. The proposed building would not have these constraints and would have the ability to score well against the criteria in the 2009 Assessment. When combined with the approved additional space adjacent to St. Mary's Church, this would address the identified deficit in good quality community space in the village.
78. This situation would ensure that Hardwick could score higher in relation to access to services and facilities for residents and would therefore score at a similar level (albeit in different categories) to Swavesey, Bassingbourn or Comberton in the Classification report, all of which are settlements proposed to be elevated to Minor Rural Centres in the emerging Local Plan.

Economic sustainability:

79. It is accepted that there are limited opportunities for employment within Hardwick and this does weigh against the sustainability of the location. However, the opportunities to access the employment opportunities in Cambridge by public transport (as described above) reduce to an extent the weight which should be attached to the limited employment opportunities in the village, as an element of harm arising from this proposal.

80. The provision of up to 98 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.
81. Overall, it is considered, on balance, that the proposed development would achieve the social and economic 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. This assessment is made on the basis that Hardwick has a range of existing facilities to meet the needs of the settlement and the proposed development. These will be supplemented through the mitigation measures proposed, which would go a significant way to address the lack of good quality community meeting space within the village and the fact that Hardwick has one of the most regular public transport connections to Cambridge within the District.

### **Density of development and housing mix**

82. The scheme would be of a lower density than required by policy HG/1 of the LDF and emerging Local Plan policy H/7 (30 dwellings per hectare) when taking the site as whole (approx. 4.4 hectares in area). The density equates to approximately 23 dwellings per hectare. However, both policies include the caveat that a lower density may be acceptable if this can be justified in relation to the character of the surrounding locality. Given that the application site is located on the edge of the settlement, it is considered that this proposal meets the exception tests of the current and emerging policy with regard to the density of development.
83. The density of the developed area in the indicative layout would be higher than this figure, approximately 36 dwellings per hectare, due to the retention of a significant amount of undeveloped space along the southern and western boundaries of the site. Whilst this layout is not fixed, the illustrative masterplan is considered to demonstrate that 98 units could be accommodated on the site without resulting in a density of development that would be out of character with the edge of village location. Matters of design and landscape impact are discussed in detail in the following section of the report.
84. Under the provisions of policy HG/2, the market housing element of proposed schemes is required to include a minimum of 40% 1 or 2 bed properties. The detail of the housing mix proposed within the market element of the scheme (59 units) has not been specified.
85. 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 (1 and 2 bed, 3 bed and 4 or more bed properties), with the 10% margin to be applied flexibly across the scheme. 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.
86. As the application is outline only, a condition requiring this mix is recommended to ensure that the scheme is policy compliant and would deliver a high proportion of house of 3 bedrooms or smaller, in a District where there is a need to increase the stock of smaller housing.
87. The applicant has agreed to accept a condition that the development will bring forward a minimum of 5% of the properties as bungalows at the reserved matter stage. This will

help to secure a number of smaller properties and accommodation suitable for a range of ages and needs within the final scheme, enhancing the social sustainability of the development.

## **Character of the village edge and surrounding landscape**

### **Landscape Impact**

88. The applicant has submitted a Landscape and Visual Impact Assessment (LVIA) in support of the application. The report considers that the overall impact of the scheme would be 'low to negligible.' However, the LVIA also concludes that the development would lead to a 'High/Medium' adverse magnitude of change and that the significance of that change would be 'Moderate or High.' The LVIA concludes that there would be a 'High Adverse' impact in terms of the magnitude and significance of change to the viewpoint at the entrance to the site, which the Landscape Design Officer considers could be reduced by employing a less 'sub-urban' layout.
89. However, as is indicated by the conclusion in the LVIA, the immediate context of this viewpoint is the existing residential development on Grace Crescent and The Pastures, as opposed to open countryside. When looking at the entrance to the site from this viewpoint, the existing properties on Grace Crescent that are arranged in a cul-de-sac extending southwards from that point are also visible. The existing development extends into the field within which the proposed development would be located and therefore the entrance to this proposal would be viewed alongside these dwellings.
90. It is acknowledged that there would be a significant change in the views from the Public Right of Way which runs parallel with the southern boundary of the site. However, the existing development on Grace Crescent extends into the south eastern corner of the field, with a row of properties close to the southern boundary of the field. Given the prominence of this existing development, it is considered that the extensive 'buffer' adjacent to the southern boundary would reduce the visual impact of the proposal from these close public views to a degree that would reduce the harm below a level that could be considered so significant as to weigh against the benefits of the scheme. Views from this Right of Way further west of the site would be screened by the extensive landscaping on the western boundary of the site, the retention of which can be secured by condition.
91. The land to the south of the application site was considered in the Strategic Housing Land Availability Assessment (SHLAA) exercise associated with the emerging Local Plan. In assessing the potential development of that site, the report referred to the Village Capacity Study assessment of the southern edge of Hardwick being characterised by a network of large open fields, which extend to the west and south of the linear pattern of built development along Main Street. In relation to the development of that site, the assessment concluded that development would have a significant adverse impact on the townscape and landscape of the area, as it would take a form contrary to the linear character of this part of the village and encroachment of the built area into the open countryside.
92. In assessing the impact of this proposal on these landscape characteristics, it is considered that there are a number of factors which would reduce the extent of the harm to the character of the village edge. The application site is contained by residential development to the east and relatively dense landscape screening to the north and west. The presence of these features is considered to reduce the extent to which this site shares the characteristics of the 'open' landscape to the south and west, where the field boundaries are demarcated by less dense hedgerows. This allows the

application site to appear less exposed in landscape terms than the site immediately to the south, which was considered as part of the SHLAA exercise.

93. In addition to the above, the applicant has produced parameter plans which indicate that a separation distance of approximately 15 metres would be retained between buildings and the western boundary of the site. The developable area boundary at the southern edge would be 25 metres from the southern boundary of the overall field at its shortest point, rising to in excess of 50 metres in the south western corner.
94. The southern and western boundaries are considered to be the most sensitive as they are immediately adjacent to the open countryside beyond, whereas there is existing built development to the east and north east. The extent to which development would be set off the most sensitive boundaries is considered to reduce the level of harm that would result to the character of the surrounding landscape from developing this site.
95. There may be a need to reduce the extent of the 'buffer' on the western edge of the development, to increase the separation distances between plots within the scheme. However, if this were reduced by 5 metres, there would still be a 10 metre offset between the edge of the development and the applicant owns the land on which the extensive tree coverage on the western boundary is located. On that basis, it is considered that the site could be developed for up to 98 dwellings and space to ensure that a significantly adverse impact on the character of the landscape could be mitigated.
96. The Design Officer expressed concern in relation to the original proposal which set a height limit of 2.5 storeys and 13 metres across the development, as indicated on the parameter plan submitted with the application. It was considered that this height would have resulted in a development of a mass and scale that would have been out of context in relation to the surrounding area. The majority of the existing properties on Grace Crescent are limited to two storeys in height. In addition, establishing a ridge height of 13 metres for buildings across the full extent of the development would have increased the bulk of the buildings in public views immediately to the south of the site, which would have led to an adverse impact on the setting of the conservation area, located to the north east of the site. To address these concerns, the applicant has agreed to the imposition of a condition at this outline stage limiting the height of development across the site to 2 storeys and a maximum ridge height of 9.5 metres.
97. The Design Officer has indicated that the parking arrangement shown on the indicative masterplan, whereby a number of properties would have parking spaces in front of them, is not satisfactory from a design perspective. This situation would lead to the dominant presence of car parking on the streetscene, which would have an adverse impact on the character of the village edge, presenting a more urban form of development. As the Design Officer acknowledges, this is a matter to be addressed in detail as part of the layout at the reserved matters stage. Garages could be included within the footprint of the dwellings in the more densely developed parts of the scheme and separate garages provided at the side of dwellings on the larger plots.
98. At the density proposed, it is considered that there would not be an over-reliance on flatted development and the communal parking areas associated with such development could therefore be positioned so as not to have an overbearing impact on the character of the development from public views. The indicative masterplan suggests flatted development in the north eastern corner. It is considered that there would be sufficient space in that area to provide the amount of amenity space required by the adopted Design Guide to allow for the 26 flats, in a 2 storey development, that would reach the 98 plots in the indicative arrangement. There would be scope to re-arrange the parking layout for these flats to ensure that they are well overlooked but not

dominant on the streetscene. Again, this is a matter to be resolved at the reserved matters stage.

99. In assessing the comments of the Landscape Officer and the conclusions of the SHLAA report on land immediately south of this site, it is acknowledged that there would be some harm resulting from this scheme to the local landscape character, in which the linear form of development on the edge of the village allows a gradual transition from the main part of the village to the expansive character of the open countryside. However, the extent of the harm from this proposal has been reduced by the fact that the quantum could be achieved whilst retaining significant 'buffers' between the southern and western edges of the buildings and the respective boundaries of the site.
100. Within the context of a lack of five year housing land supply, the Inspector for the New Road, Melbourn appeal (199 dwellings and a care home) provided guidance in a case where landscape harm is identified and balancing this against the need to address the lack of housing land supply. In that case the Inspector concluded in relation to landscape harm that 'while the development of this site would cause very limited harm to the wider landscape, there would be a greater localised harm to the character of the village and its countryside setting, in conflict with development control policies. This carries fairly significant weight (in the planning balance).' In weighing this harm against the benefit of housing provision in that location, the Inspector concluded that '...while there would be some notable adverse impacts, they would not be sufficient to outweigh the very significant benefits of the proposal (i.e. the provision of additional housing in the District).'
101. Officers acknowledge that each site must be assessed on its own merits and that the number of houses proposed at Melbourn was greater than the 98 proposed in this scheme. However, the Inspector acknowledged that there would be 'screening' of open views from the edge of the village and a loss of views over open fields in that case. This harm applies in a similar way to this scheme and has been commented upon by local residents and reflects the concern in terms of the scale of the development.
102. In light of the above assessment, it is considered that, on balance, the harm to the landscape arising from this proposal would not itself outweigh the benefits of providing additional housing (including 40% affordable) and additional community benefits on the edge of a village which has a relatively high level of connectivity to Cambridge.

### **Trees**

103. The District Council Tree Officer has raised no objections to the proposals. The existing trees of amenity value which could potentially be affected by the development are located along the western boundary of the site. Given the extent of the landscape 'buffer' to be provided on the western edge of the development, it is considered that all of these trees could be retained (even if that areas had to be reduced to increase the separation distance between buildings – as assessed earlier in this report). Given the size of the public open space to be created within the development, it is considered that there would be opportunities for providing additional landscape planting, which would represent a biodiversity enhancement, in accordance with the guidance within the NPPF. Details of all new landscaping and the means of protecting existing trees and hedges to be retained can be secured by condition at this outline stage.

### **Ecology**

104. The Ecology Officer has considered the Preliminary Ecological Appraisal submitted with the planning application. This risk to Great Crested Newts is considered to be low but

there are designated sites within close proximity of the application site. There is a badger sett within 50 metres of the western boundary of the site. The landscape buffer to be provided on the western edge of the development is considered sufficient to offset any significant impact. An updated badger survey and a detailed mitigation strategy should be submitted at the reserved matters stage.

105. A condition should also be added restricting the removal of trees and hedge planting to outside of the bird breeding season.
106. Biodiversity enhancements should be secured as part of the development, in accordance with the guidance in the NPPF. This matter can be dealt with by condition at the outline stage.

### **Highway safety and parking**

107. Following the submission of additional information, the Local Highway Authority have no objection to the proposals subject to the securing of footpath improvements and cycle stands at the bus stop on the eastbound side of St. Neots Road. Details of the scheme for the footway improvements on Main Street and a commuted sum for the provision of the cycle stands and Real Time Passenger Information displays at the bus stops can be secured through the Section 106 Agreement. The trip generation levels are considered to be acceptable and conclude that that the development would not result in a volume of traffic that would have a severe impact on the capacity of the highway network. In relation to the wider network, the capacity of St. Neots Road roundabout, the westbound slip roads of the A428 and the Madingley Mulch roundabout have all been considered and the Highway Authority are satisfied that these junctions have the capacity to deal with the additional traffic flows resulting from the development. The provision of subsidised bus travel for a 6 month period is welcomed, more detail is considered necessary in relation to the community transport scheme. Whilst the Highway Authority has questioned the feasibility of operating a community bus, they support the proposal in principle as a means of improving such facilities. Given that the Parish Council expressed the wish to see such a facility and have expressed a willingness to manage this facility, it is considered that this matter could be addressed through the Section 106 Agreement.
108. Given the low density of the scheme, it is considered that there would be sufficient space to locate 2 car parking spaces on each plot, meeting the requirements of the LDF standards of 1.5 spaces per dwelling across developments with additional room for visitor parking.

### **Residential amenity**

109. The application is in outline only and therefore the layout plan submitted is for illustrative purposes only. However, officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of occupiers of adjacent properties. Due to the size of the gardens to the rear of the properties which front on to Grace Crescent, sufficient separation distances could be retained between the rear of those properties and the properties on the eastern edge of the development (position to be fixed at the reserved matters stage) to ensure that the proposal would not result in an adverse impact through overlooking or overshadowing. Given the separation distances to be retained, it is considered that development of the quantum proposed could be achieved without having an adverse impact on the residential amenity of the properties to the north east of the site.

110. It is considered that some of the plots within the development would need to be re-arranged to extend the separation distances. As stated previously, this could be accommodated by slightly reducing the extent of the landscape buffers indicated on the parameter plan, without resulting in a development that would have a more harmful impact on the character of the surrounding landscape.
111. At 36 dwellings per hectare, the average plot size of would be approximately 270 square metres in size. This is considered sufficient to achieve a dwelling size significantly greater than the minimum residential space standards proposed in policy H/11 of the emerging Local Plan (85 square metres for a 3 bed house with 5 occupants) and allow sufficient space for 80 square metres of garden space (the upper limit of the standards within the adopted Design Guide) along with the required space for driveways etc to the front of the plots.
112. Standard conditions relating to the construction phase of the development have been recommended by the EHO and these can be attached to the decision notice. It is considered that the proposed number of units can be accommodated on the site without having any adverse impact on the residential amenity of the occupants of each of the plots within the development.

### **Surface water and foul water drainage**

#### **Surface water drainage**

113. The site is located within flood zone 1 (lowest risk of flooding). The Lead Local Flood Authority (LLFRA) has not raised an objection to the revised proposal.
114. The applicant has demonstrated that surface water can be dealt with on site by using permeable paving and attenuation basins, restricting surface water to a discharge rate of 5 litres per second prior to the discharge of this water into the drainage ditch network to the south west of the site. The capacity of the surface water attenuation measures on site would ensure that the proposals meet the requirements of the National Planning Policy Framework by not increasing the surface water run off rate beyond the existing greenfield level once the scheme has been developed.
115. The details of the surface water drainage strategy can be secured by condition at the outline stage and the means of management and maintenance can be included as clauses in the Section 106 Agreement. The Environment Agency has also raised no objection on the basis that this condition is attached to the decision notice.

#### **Waste and Foul water drainage**

116. In relation to Wastewater treatment, Anglian Water has confirmed that the foul drainage from this development is in the catchment of Bourn Water Recycling Centre and that the facility does currently have capacity to treat the additional flows resulting from the development.
117. Anglian Water also confirms that the foul sewage network currently has available capacity to treat flows from the development and as such has no objections to the scheme in this regard. Anglian Water raise no objection in relation to the drainage of surface water from the site, subject to the details of these measures being secured by condition.

#### **Section 106 contributions**

118. In addition to the County Council in terms of pre-school capacity and the NHS already identified in this report, the Section 106 Officer has confirmed that the site has the capacity to achieve the 98 units proposed and also meet the required provision for formal and informal space on site. As none of the details are to be fixed at this stage, a legal agreement should make provision for an eventuality where equipped open space would need to be provided off site should the proposal at the reserved matters stage involved a scheme which would not meet the Open Space SPD requirement in full through on site provision.
119. As highlighted previously, a contribution of £608,000 (sum arrived at through valuation conducted by the developer) or the delivery of a community building on Parish Council controlled land (which will require a planning application but is considered feasible), is considered to be a significant benefit of the scheme. Provision of this facility is considered to be CIL compliant in that it would address the loss of the community rooms at the school (due to a capacity issue arising from this development) but this would be achieved in a self contained development. This would provide a better quality of community space, independent of the school site, in a village where such facilities are currently limited. As there have been less than 5 pooled contributions made towards this infrastructure previously, this contribution is considered to be compliant with the CIL regulations.
120. A contribution of £30,000 would be provided towards the development of a referee changing room facility (in the form of an extension to the existing pavilion) at the recreation ground. A contribution of £30,000 towards the provision of play equipment offsite in addition to the onsite provision is to be secured through the Section 106 Agreement. These schemes would enhance the quality of recreation space within the village, in compliance with policy SF/11 of the LDF and are considered to be CIL compliant given the additional demand on the recreation ground facilities as a result of the increased population of the village. As there have been less than 5 pooled contributions made towards these projects previously, these contributions are considered to be compliant with the CIL regulations.
121. The provision of cycle stands and a community transport vehicle, the footway improvements and real time passenger information installations referred to previously in this report as enhancing the environmental sustainability of the scheme, would also be secured via financial contributions in the Section 106 Agreement. Both of these contributions are considered to be CIL compliant as necessary to improve the connectivity of the development to the northern edge of Hardwick, which is the location of the more regular public transport service from the village to Cambridge. As an additional incentive, the applicant is proposing to provide vouchers entitling the occupants of the development to 6 months free bus travel, further incentivising the use of public transport and enhancing the sustainability of the scheme.

### **Other matters**

#### Archaeology and Heritage:

122. 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 building or its setting or any features of special architectural or historic interest which it possesses.”
123. 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”.

124. Paragraph 133 of the NPPF states that where a proposed development will lead to substantial harm or to a total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
125. 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”.
126. 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.
127. There is evidence from the Historic Environment Records that the application site lies in an area of high archaeological potential. The site is located to the south of the 14<sup>th</sup> Century St. Mary’s Church and is on the southern edge of land which formed a medieval settlement. Earthworks to the north of the site and a moat site to the east, as well as traces of Ridge and Furrow have all being recorded within close proximity of the site. There is further evidence of Roman and Iron Age settlement in the locality, which is also registered on the Historic Environment Record.
128. The County Council Archaeologist has raised no objection to the proposal on the basis that a standard condition requiring a scheme of investigation to be agreed and any necessary measures carried out prior to the commencement of development, to ensure that any risk to archaeology is mitigated is attached to the decision notice. This can be secured at this outline stage.
129. St. Mary’s Church, a grade II\* listed building, lies in excess of 270 metres to the north east of the site, with the properties on Sadlers Close providing visual separation between the site and that heritage asset. The property at no. 87 Main Street (approximately 170 metres north east of the site) and The Blue Lion Public House (approximately 160 metres north east of the site) are both grade II listed. The presence of the dwellings in Sadlers Close and fact that the site is set off Main Street, beyond the properties on The Pastures and Grace Crescent are factors which are considered to ensure that no significant harm would result to the setting of these heritage assets as a result of the development. This assessment has taken into account the significant obstruction that the existing residential development to the north of the site causes to views of the setting of each of these heritage assets from the Public Right of Way which runs parallel with the southern boundary of the application site.

Environmental Health:

130. The Public Health Specialist has reviewed the Health Impact Assessment and considers that it meets the required standard of the SPD Policy. The scheme is therefore acceptable in this regard.
131. There is no objection to the proposal in respect of air quality. However, to ensure that sensitive receptors in the vicinity of the development are not affected by the negative

impact of construction work such as dust and noise, as well as ensuring that the applicant complies with the Council's low emission strategy for a development of this scale, conditions should be included that require the submission of a Construction Environmental Management Plan/Dust Management Plan, and an electronic vehicle charging infrastructure strategy.

132. Further assessment of the potential noise generated by traffic on adjacent roads (Grace Crescent, The Pastures and Main Street) and the impact that this may have on the residential amenity of the occupants of the dwellings will be required to ensure that adequate attenuation measures are put in place, if required. Details of any lighting to be installed will also need to be provided. These matters can be dealt with by condition.
133. The site is considered to be a low risk in relation to land contamination and as such it is considered that a phase I contaminated land assessment can be required by condition at this outline stage, to ensure that the detailed layout does not result in any adverse impact in this regard, acknowledging the sensitive end use proposed for the site.
134. Noise, vibration and dust minimisation plans will be required to ensure that the construction phase of the scheme would not have an adverse impact on the amenity of neighbouring residents. These details shall be secured by condition, along with a restriction on the hours during which power operated machinery should be used during the construction phase of the development and details of the phasing of the development.
135. The applicant will be required to complete a Waste Design Toolkit at the reserved matters stage in order to show how it is intended to address the waste management infrastructure, and technical requirements within the RECAP Waste Management Design Guide. In addition conditions should secure the submission of a Site Waste Management Plan. Provision of domestic waste receptacles by the developer will be secured via the Section 106 agreement. The developer should ensure that the highway design allows for the use of waste collection vehicles and this is a detailed matter relating to the layout of the scheme at the reserved matters stage.
136. The applicant has committed to 10% of the energy requirements generated by the development being produced by renewable sources. A condition will be required to ensure that the noise impact of any plant or equipment for any renewable energy provision such as air source heat pumps is fully assessed and any impact mitigated. It is considered that each of these issues could be dealt with through the imposition of conditions at this outline stage.

Cumulative Impact:

137. Officers have considered this proposal alongside the other large scale application for residential development in Hardwick (the as yet undetermined application ref. S/3064/16/OL proposes up to 155 dwellings on land to the south of St. Neots Road), where the principle of development relies on the District Council's deficit in five year housing land supply. Each planning application has to be assessed in its own merits. Whilst officers realise that all development has the potential to contribute to a cumulative impact, the CIL regulations require that each applicant must only be responsible for mitigating the impact of that specific scheme.
138. Therefore, officers are of the view that only schemes of a size that would attract contributions to increasing education and health provision can be reasonably included in the assessment of cumulative impact. Officers have considered the cumulative impact of the two schemes on the capacity of services and facilities in Hardwick and

have worked with consultees to ensure that they have done the same, including in relation to education provision.

139. The County Council as Education Authority have considered the anticipated population increase from this development and the St. Neots Road scheme referred to above. In relation to early years provision, 26 children of pre-school age (14 eligible for free school provision) would result from the population of this application and 46 children of the same age group (23 eligible for free school provision) would result from the scheme at St. Neots Road. The additional capacity required would be provided within the 2 rooms currently used as community meeting space within the school building (this loss being compensated for via the erection of the new community building). This would mitigate the impact of both of these developments. This assessment has taken into account the planned increase in the entitlement of those with free provision rising from 15 to 30 hours per week.
140. In relation to the capacity of health services, whilst a specific scheme is not identified, the amount of space required to mitigate the population increase arising from this proposal amounts to less than one tenth of the space required per GP according to the NHS England guidelines. The size of the additional floorspace required suggests that this could be achieved through internal modification. If it was the case that a physical extension to a practice was required, there is space to achieve this at the Little Eversden branch which falls under the same management as the surgery in Comberton.
141. Given this information, it is considered that there is insufficient evidence to substantiate a refusal of this application as part of a cumulative effect on the capacity of social infrastructure within Hardwick.
142. In relation to drainage, it is considered that the revised information submitted with this application would achieve the requirement not to result in additional surface water on the site once the development has been constructed. This is evidenced by the removal of the LLFRA's initial objection and the lack of objection from Anglian Water to the proposed scheme. In relation to landscape impact, it is considered that this development would be sufficiently separated from the other scheme to avoid cumulative impact in this regard.
143. Following this assessment, officers are content that the sustainability credentials of this proposal have been demonstrated satisfactorily when assessed alongside the proposal at land to the south of St. Neots Road. It is therefore considered that approval of this application would not prejudice the outcome of that application.

### **Conclusion**

144. Given the fact that the Council cannot currently identify a five year supply of housing land, policies which restrict the supply of housing outside of village frameworks are out of date and should therefore only be afforded limited weight in the decision making process. In accordance with the guidance in paragraph 14 of the NPPF, in balancing all of the material considerations, planning permission should be granted unless the harm arising from the proposal would 'significantly and demonstrably' outweigh the benefits.
145. The proposed development would provide a significant number of dwellings, 40% of which would be affordable. This is a benefit which should be given significant weight in the determination of the planning application. The provision of a new community facility (or a financial contribution equivalent to meeting the cost of this provision) would provide a better quality stand alone facility to compensate for the loss of the community

rooms within the primary school building, which would be given over to the expanded early years provision. The provision of a self contained community building independent of the school site would allow Hardwick to rank alongside a number of the more sustainable group villages in the District, which the 2012 Village Classification Report recommended for elevation to Minor Rural Centre status in the emerging Local Plan.

146. It is considered that the proposal would not result in a significant adverse impact on the character of the landscape. Whilst the extent of the landscape 'buffer' on the western edge of the development may need to be reduced at the reserved matters stage, as previously discussed, a distance of at least 10 metres could still be retained between the western edge of the development and that boundary of the site. Given this factor and the depth and maturity of the landscaping on western boundary, it is considered that the development would appear relatively contained within the context of the wider landscape.
147. In closer views, the development would be visible from the Public Right of Way which runs adjacent to the southern boundary. However, the significant landscape 'buffer' between the southern edge of the development and that boundary of the site would reduce the level of harm to the character of the village edge. This assessment is made within the context of the existing development on Grace Crescent, which extends right up to the boundary with the public footpath and would therefore remain more visually prominent. The density of the development is considered to be acceptable given these mitigating factors. The restriction in the height of the development to 2 storeys and a maximum ridge height of 9.5 metres would limit the bulk and massing of the scheme that comes forward at reserved matters stage, further reducing the landscape impact of the development.
148. It is acknowledged that this proposal would significantly exceed the indicative maximum number of dwellings suggested as an appropriate scale of development in Group Villages by the policies of the LDF. However, in the absence of a five year housing land supply, the key issue is the extent of the services and facilities available in and accessible from Hardwick and whether these have the capacity to accommodate the additional population growth.
149. In addition to the provision of the community building, the proposal would provide a community transport vehicle, which would be managed by the Parish Council. This would compensate for the fact that this site is approximately 1 mile south of the more regular bus service along St. Neots Road and would enhance the alternatives to the use of the private car. This, along with the proposed footway and bus stop upgrade works would enhance the environmental sustainability of the scheme.
150. It is considered that the scheme includes positive elements which enhance social sustainability. These include:
- the positive contribution of up to 98 dwellings towards the housing land supply in the district based on the objectively assessed need for 19,500 dwellings and the method of calculation and buffer identified by the Waterbeach Inspector
  - the provision of 39 affordable dwellings on site, making a significant contribution to the identified need in Hardwick (currently 44 people within the village currently on the Housing Register) and the wider District
  - significant public open space, including a Local Equipped Area of Play on the site and a commuted sum towards the provision of additional equipped play space elsewhere in Hardwick, a village which currently has a significant under provision in this regard.
  - The provision of a self contained, purpose built community centre building (or

financial contribution equivalent to this) which would address the fact that the existing provision is considered to be below the required standard.

- The provision of a community vehicle, to be operated by the Parish Council, providing an alternative to single occupancy car journeys and a supplement to the regular bus service operating from St. Neots Road in to Cambridge.
- The provision of upgrades to bus stops on St. Neots Road, the provision of 10 cycle stands at the east bounds stop on that road and improvements to the footpath network between the site and St. Neots Road. These improvements would all enhance the environmental sustainability of the scheme.
- potential to result in an increase in the use of local services and facilities

151. None of the disbenefits arising from the proposals are considered to result in significant and demonstrable harm when balanced against the positive elements and therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.

### **Recommendation**

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

#### **Section 106 agreement**

To secure commuted sum for the provision of affordable housing, the provision of public off site open space, the management of the public open space and surface water drainage within the development and the community benefits and education contributions listed in Appendix 1.

#### **Draft conditions**

- (a) Outline planning permission
- (b) Time limit for submission of reserved matters
- (c) Time limit for implementation (within 2 years of approval of reserved matters)
- (d) Approved plans
- (e) Limit on height of development to 2 storeys and maximum ridge height of 9.5 metres
- (f) Landscaping details
- (g) Contaminated land assessment
- (h) Dust, noise, vibration mitigation strategy
- (i) Noise assessment relating to impact of road traffic on Main Street, Grace Crescent and The Pastures on the amenity of the occupants of the proposed development– including necessary mitigation measures
- (j) Details of renewable energy generation (including water efficiency/conservation measures) within the development and associated noise assessment and mitigation measures – 10% renewables and compliance.
- (k) Scheme to detail upgrading of bus stops on St. Neots Road
- (l) Scheme for provision of additional cycle stands adjacent to bus stop on St. Neots Road
- (m) Details of scheme for improving footways and street lighting adjacent to the site
- (n) Foul water drainage scheme
- (o) Surface water drainage scheme (management and maintenance to be secured through Section 106)
- (p) Sustainable drainage strategy
- (q) Tree Protection measures
- (r) Retention of existing planting on site boundaries

- (s) Compliance with flood risk assessment
- (t) Traffic Management Plan – including subsidised bus travel for 6 months
- (u) Time restriction on the removal of trees
- (v) Detailed plans of the construction of the accesses
- (w) Pedestrian visibility splays
- (x) Ecological enhancement and habitat management plan
- (y) Scheme of archaeological investigation
- (z) Site waste management plan
- (aa) Restriction on the hours of power operated machinery and deliveries during construction
- (bb) Phasing of construction
- (cc) Additional ecological surveys to be undertaken
- (dd) Compliance with ecological survey submitted
- (ee) External lighting to be agreed
- (ff) Cycle storage
- (gg) Housing mix within market element to be policy compliant
- (hh) Minimum of 5% bungalows to be provided
- (ii) Boundary treatments
- (jj) Waste water management plan
- (kk) Construction environment management plan
- (ll) Details of piled foundations
- (mm) Fire hydrant locations
- (nn) Screened storage for refuse
- (oo) Detail of the location of the proposed allotments
- (pp) Scheme for the provision of the parking spaces on Grace Crescent
- (qq) Vehicle Charging Infrastructure Strategy

161.

### **Informatives**

- (a) Environmental health informatives
- (b) Exclusion of indicative plans from approval – indicative layout plan not to be approved at this outline stage

### **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 Reference: S/1694/16/OL

### **Report Author:**

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## Heads of terms for the completion of a Section 106 agreement

| <b>Hardwick – Grace Crescent (S/1694/16/OL)</b>            |  |
|--|--|
| 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         | Either £60,000 or £258,461.56 depending on whether the community rooms at the Primary School convert to early years classrooms  |
| Transport (2 x real time passenger information displays serving 2 bus stops) | CCC         | £54,000   |
| Sports (extending pavilion)  | SCDC        | £30,000   |
| Offsite play equipment   | SCDC        | £30,000   |
| Indoor community space (new community centre)                                | SCDC        | Either £608,000 or £409,538.44 depending on whether the community rooms at the Primary School convert to early years classrooms |
| Household waste bins   | SCDC        | £7,500 (circa)  |
| Monitoring   | SCDC        | £2,000  |
| Healthcare   | SCDC        | £32,220   |
| Community transport  | SCDC        | £45,000   |
|  |             |   |
| <b>TOTAL</b>   |             | <b>£868,720</b>   |
| <b>TOTAL PER DWELLING</b>  |             | <b>£8,864.49</b>  |

### Section 106 infrastructure summary:

| Item              | Beneficiary | Summary   |
|-------------------|-------------|---|
| Bus season ticket | CCC         | Provision of bus tickets to each house providing free bus travel for a period of 6 months (Route 2 Whippet) |

|                              |      |  |
|------------------------------|------|--|
| Local equipped area for play | SCDC | An area of no less than 500 m2 as defined in the Open space SPD        |
| Allotments                   | SCDC | An area of no less than 250 m2 of land for the provision of allotments |

**Planning condition infrastructure summary:**

| <b>Item</b>                          | <b>Beneficiary</b> | <b>Summary</b>  |
|--------------------------------------|--------------------|---|
| Travel Plan                          | CCC                | Travel Plan   |
| Provision of 10 covered cycle stands | CCC                | Located at East bound bus stop on St Neot's Road  |
| Offsite parking improvements         | CCC                | Car park at The Pastures  |
| Footpath improvements                | CCC                | A scheme for the provision/improvement of footpaths between the Blue Lion and St Marys Church |
| Street lighting                      | CCC                | A scheme for the provision/improvement of street lighting South of St Mary's Church           |



**CAMBRIDGESHIRE COUNTY COUNCIL**

|                                  |   |
|----------------------------------|---|
| <b>Ref</b>                       | CCC1  |
| <b>Type</b>                      | Early years   |
| <b>Policy</b>                    | DP/4  |
| <b>Required</b>                  | YES   |
| <b>Detail</b>                    | <p>According to the County Council guidance the development is expected to generate 26 early year's children, of which 14 are entitled to free school.</p> <p>The proposed development is within Hardwick Community pre-school catchment area. The pre-school is currently accommodated by a mobile classroom and education officer have confirmed that there is insufficient capacity at the school to mitigate early years children arising from the development without some level of intervention.</p> <p>The County Councils proposed solution is to provide a new early years classroom within the grounds of the school at a cost of £480,000. On the basis that the classroom will accommodate 26 pupils the cost of providing this per pupil is £18,494.54. Therefore a contribution of £258,461.56 is sought.</p> <p>An alternative solution which has been discussed by all parties over a number of months is for the Parish Council to relinquish their right over an area of community space within Hardwick Community School. Community space in the village is provided in the primary school and was secured under an agreement dated 3 August 1978 and made between Cambridgeshire County Council and the Trustees of Hardwick Village Hall and Social Club. This agreement secures community use of a number of rooms which are also used by the school during the morning for a breakfast club and in the afternoon for an after school club.</p> <p>If the Parish Council were to build a new community centre (as described later in the document) this community room will no longer be required and at a cost of £60,000 it could be converted to 2 early years classrooms.</p> |
| <b>Quantum</b>                   | Either £60,000 or £258,461.56 depending on whether the community rooms at the Primary School convert to early years classrooms  |
| <b>Fixed / Tariff</b>            | Fixed   |
| <b>Trigger</b>                   | 50% of the contribution upon commencement of development<br><br>50% payable prior to occupation of 50% of dwellings   |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | None to date  |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | CCC2   |
| <b>Type</b>     | Primary School   |
| <b>Policy</b>   | DP/4   |
| <b>Required</b> | NO   |
| <b>Detail</b>   | <p>According to the County Council guidance the development is expected to generate a net increase of 22 primary school aged children.</p> <p>The proposed development is within Hardwick Community School catchment area and education officers have confirmed that the school currently has capacity to mitigate the children arising from the</p> |

|  |              |
|--|--------------|
|  | development. |
|--|--------------|

|                 |  |
|-----------------|--|
| <b>Ref</b>      | CCC3   |
| <b>Type</b>     | Secondary school   |
| <b>Policy</b>   | DP/4   |
| <b>Required</b> | NO   |
| <b>Detail</b>   | <p>According to the County Council guidance the development is expected to generate a net increase of 12 primary school aged children.</p> <p>The proposed development is within Comberton Village College catchment area and education officers have confirmed that the school currently has capacity to mitigate the children arising from the development</p> |

|                 |   |
|-----------------|---|
| <b>Ref</b>      | CCC4  |
| <b>Type</b>     | Libraries and lifelong learning   |
| <b>Policy</b>   | DP/4  |
| <b>Required</b> | YES   |
| <b>Detail</b>   | <p>The proposed increase in population from the development will be approximately 226 new residents (98 x 2.3 average).</p> <p>Hardwick is served by 4 mobile library stops and the proposed development is located approximately 2 miles from the community library at Comberton Village College. As such there is sufficient capacity within existing resources to mitigate the impact from this development.</p> |

|                 |   |
|-----------------|---|
| <b>Ref</b>      | CCC5  |
| <b>Type</b>     | Strategic waste   |
| <b>Policy</b>   | RECAP WMDG  |
| <b>Required</b> | NO. Cambridge HRC catchment area has reached it's pooling limited under CIL Regulation 123. |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | CCC6   |
| <b>Type</b>     | CCC monitoring   |
| <b>Policy</b>   | None   |
| <b>Required</b> | NO   |
| <b>Detail</b>   | <p>The County Council have sought a contribution of £650 (at a rate of £50 per hour) towards the cost of monitoring. The District Council does not support this request as (i) it is contrary to a Court of Appeal decision on section 106 monitoring and (ii) the District Council will undertake this function and share information with CCC. On this basis the Council considers that the request fails to satisfy the tests as set out in CIL Reg 122 and para 204 of the NPPF.</p> |

|                                  |   |
|----------------------------------|---|
| <b>Ref</b>                       | CCC7  |
| <b>Type</b>                      | Transport   |
| <b>Policy</b>                    | TR/3  |
| <b>Required</b>                  | YES   |
| <b>Detail</b>                    | To fund the provision of 2 real time passenger information displays at bus stops on St Neots Road |
| <b>Quantum</b>                   | £54,000   |
| <b>Fixed / Tariff</b>            | Fixed   |
| <b>Trigger</b>                   | To be paid prior to the occupation of the first dwelling  |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | NONE  |

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

|                                  |  |
|----------------------------------|--|
| <b>Ref</b>                       | SCDC1  |
| <b>Type</b>                      | Sport  |
| <b>Policy</b>                    | SF/10  |
| <b>Required</b>                  | YES  |
| <b>Detail</b>                    | <p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Hardwick needed 4.35 ha but has 3.33 ha i.e. a deficit of 1.02 ha of Outdoor Sport Provision.</p> <p>Hardwick has one recreation ground with two senior football pitches, one mini soccer cricket square, MUGA that is used for netball and tennis, skate park and there a children's play area within the village. The sports pitches had drainage work carried out during 2008 at a total cost of £22134, and sound proofing for the skate ramp was carried out in 2008 at a cost of £8000.</p> <p>The recreation study highlighted that minor refurbishment was required to the all purpose pavilion.</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>Hardwick Parish Council has said that in order to meet the needs of future residents sports contributions are required to facilitate the acquisition of additional land for sports purposes but (as with almost all South Cambridgeshire villagers) finding a willing landowner prepared to release land and for agricultural rates is a near impossibility at the current time. As such the other sports related project identified is the extension to the pavilion to create additional changing room space at a cost of £30,000.</p> |
| <b>Quantum</b>                   | £30,000  |
| <b>Fixed / Tariff</b>            | Fixed  |
| <b>Trigger</b>                   | To be paid prior to the occupations of 50% of the dwellings (in each phase if more than one reserved matters application submitted)  |
| <b>Officer agreed</b>            | YES  |
| <b>Applicant agreed</b>          | YES  |
| <b>Number Pooled obligations</b> | None to date   |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | SCDC2  |
| <b>Type</b>     | Children's play space  |
| <b>Policy</b>   | SF/10  |
| <b>Required</b> | YES  |
| <b>Detail</b>   | <p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Hardwick needed 2.18 ha Children's Play Space whereas the village had 0.13, i.e. a deficit of 2.05 ha of Children's Play Space.</p> <p>Based on a likely housing mix the development would be required to provide 851 m2 of formal play space and 851 m2 of informal play space.</p> <p>The applicant is proposing:</p> |

|                                  | <p>(a) an onsite LEAP (comprising 9 items of play equipment serving 2-8 year olds) and</p> <p>(b) a contribution towards the provision of additional play equipment on Grace Crescent being the sum of £30,000.</p> <table border="1" data-bbox="576 405 1278 573"> <thead> <tr> <th></th> <th>Formal play space</th> <th>Informal play space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> <td>Nil</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> <td>13.3m2</td> </tr> </tbody> </table> |                     | Formal play space | Informal play space | 1 bed | Nil | Nil | 2 bed | 7m2 | 7m2 | 3 bed | 9.7m2 | 9.7m2 | 4+ bed | 13.3m2 | 13.3m2 |
|----------------------------------|--|---------------------|-------------------|---------------------|-------|-----|-----|-------|-----|-----|-------|-------|-------|--------|--------|--------|
|                                  | Formal play space  | Informal play space |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| 1 bed                            | Nil  | Nil                 |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| 2 bed                            | 7m2  | 7m2                 |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| 3 bed                            | 9.7m2  | 9.7m2               |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| 4+ bed                           | 13.3m2   | 13.3m2              |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| <b>Quantum</b>                   | £30,000  |                     |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| <b>Fixed / Tariff</b>            | Fixed  |                     |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| <b>Trigger</b>                   | LEAP to be installed prior to the occupation of 50% of the dwellings<br><br>Offsite play equipment contribution payable prior to occupation of 20 dwellings  |                     |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| <b>Officer agreed</b>            | YES  |                     |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| <b>Applicant agreed</b>          | YES  |                     |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |
| <b>Number Pooled obligations</b> | NONE   |                     |                   |                     |       |     |     |       |     |     |       |       |       |        |        |        |

| <b>Ref</b>                       | SCDC3  |  |                     |       |        |       |     |       |       |        |        |
|----------------------------------|--|--|---------------------|-------|--------|-------|-----|-------|-------|--------|--------|
| <b>Type</b>                      | Informal open space  |  |                     |       |        |       |     |       |       |        |        |
| <b>Policy</b>                    | SF/10  |  |                     |       |        |       |     |       |       |        |        |
| <b>Required</b>                  | YES  |  |                     |       |        |       |     |       |       |        |        |
| <b>Detail</b>                    | <p>The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Hardwick needed 1.09 ha of informal open space and had 0.48ha, i.e. a deficit of 0.61 ha.</p> <p>The informal open space requirement should be satisfied through the provision of a publically accessible green space proposed being located to the South and West of the development (and other incidental open space areas).</p> <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="624 1473 1230 1644"> <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 |
|                                  | Informal open space  |  |                     |       |        |       |     |       |       |        |        |
| 1 bed                            | 5.4 m2   |  |                     |       |        |       |     |       |       |        |        |
| 2 bed                            | 7m2  |  |                     |       |        |       |     |       |       |        |        |
| 3 bed                            | 9.7m2  |  |                     |       |        |       |     |       |       |        |        |
| 4+ bed                           | 13.3m2   |  |                     |       |        |       |     |       |       |        |        |
| <b>Trigger</b>                   | To be laid out prior to occupation of 50% of the dwellings   |  |                     |       |        |       |     |       |       |        |        |
| <b>Officer agreed</b>            | YES  |  |                     |       |        |       |     |       |       |        |        |
| <b>Applicant agreed</b>          | YES  |  |                     |       |        |       |     |       |       |        |        |
| <b>Number Pooled obligations</b> | None   |  |                     |       |        |       |     |       |       |        |        |

|                 |                                |
|-----------------|--------------------------------|
| <b>Ref</b>      | SCDC4                          |
| <b>Type</b>     | Offsite indoor community space |
| <b>Policy</b>   | DP/4                           |
| <b>Required</b> | YES                            |

|                         |   |
|-------------------------|---|
| <b>Detail</b>           | <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 became Council policy following the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>In accordance with the policy Hardwick needs 299 m2 of indoor community space whereas it has no primary community space that was of sufficient size to have warranted an audit. Community space in the village is provided in the primary school and was secured under an agreement dated 3 August 1978 and made between Cambridgeshire County Council and the Trustees of Hardwick Village Hall and Social Club. This agreement secures community use of a number of rooms which are also used by the school during the morning for a breakfast club and in the afternoon for an after school club.</p> <p>Discussions have taken place with the Primary School, Parish Council, District Councillor, Pre-school provider, Hardwick Community Association etc to find a solution where this community room is no longer available during school hours as a community (thereby making it available for early years space) and where the money that would have been sought for early years is instead invested alongside the community space contribution to fund/part fund a new community centre on land owned by the Parish Council.</p> <p>In order to mitigate the impact of the development a new community centre is needed. The size of the building depends on whether the community room is converted to a early years classroom.</p> <p>If the community room at the school is lost an offsite contribution of £608,000 is necessary based on the size of the necessary amount of community space. This figure reduces to £408,000 if the community room is retained.</p> |
| <b>Quantum</b>          | Either £608,000 or £408,000 depending on whether the community rooms at the Primary School convert to early years classrooms  |
| <b>Fixed / Tariff</b>   | Fixed   |
| <b>Trigger</b>          | <p>25% of the contribution payable prior to the occupation of each:</p> <p>First dwelling</p> <p>20 dwellings</p> <p>Remainder of contribution payable prior to occupation of 40 dwellings</p>  |
| <b>Officer agreed</b>   | YES   |
| <b>Applicant agreed</b> | YES   |

|                                  |      |
|----------------------------------|------|
| <b>Number Pooled obligations</b> | NONE |
|----------------------------------|------|

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

|                                  |   |
|----------------------------------|---|
| <b>Ref</b>                       | SCDC6   |
| <b>Type</b>                      | S106 Monitoring   |
| <b>Policy</b>                    | Portfolio holder approved policy  |
| <b>Required</b>                  | YES   |
| <b>Detail</b>                    | Towards the cost of monitoring delivery and maintenance of physical works (i.e. affordable housing, open space, play areas, allotments) |
| <b>Quantum</b>                   | £2,000  |
| <b>Fixed / Tariff</b>            | Fixed   |
| <b>Trigger</b>                   | Paid in full prior to commencement of development   |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | None  |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | SCDC7  |
| <b>Type</b>     | Onsite open space and play area maintenance  |
| <b>Policy</b>   | Open space in new developments SPD January 2009  |
| <b>Required</b> | YES  |
| <b>Detail</b>   | <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 Hardwick 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</p> |

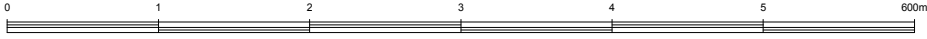
|                                  |  |
|----------------------------------|--|
|                                  | responsibility of the open space areas and play areas passes to plot purchasers in the event of default. |
| <b>Quantum</b>                   |  |
| <b>Fixed / Tariff</b>            |  |
| <b>Trigger</b>                   |  |
| <b>Officer agreed</b>            | YES  |
| <b>Applicant agreed</b>          | YES  |
| <b>Number Pooled obligations</b> | None   |

**OTHER OBLIGATIONS**

|                                  |   |
|----------------------------------|---|
| <b>Ref</b>                       | OTHER 1   |
| <b>Type</b>                      | Health  |
| <b>Policy</b>                    | DP/4  |
| <b>Required</b>                  | YES   |
| <b>Detail</b>                    | <p>NHS England has sought a contribution of £32,220 which will be used to help fund Little Eversden Surgery (which is a branch surgery of Comberton Surgery) and which (along with Bourn Surgery and Comberton Surgery) serves the village of Hardwick.</p> <p>At the request of Hardwick Parish Council District Council officers have explored with Comberton Surgery the possibility of a type of 'satellite clinic' taking place in the village.</p> <p>The surgery has advised that this type of clinic would be difficult/costly to make satisfy CQC requirements. Further, it would go against the current" direction of travel" of NHSE who are focussing resources on fewer, larger practices.</p> <p>If in the future this option is a viable one then a deed of variation may be negotiated to change how the healthcare contribution can be spent and which may include a dedicated space being provided within the new community centre.</p> |
| <b>Quantum</b>                   | £32,220   |
| <b>Fixed / Tariff</b>            | Fixed   |
| <b>Trigger</b>                   | 100% prior to occupation of 50% of the dwellings  |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | None at the point of planning committee   |

|                                  |  |
|----------------------------------|--|
| <b>Ref</b>                       | OTHER2   |
| <b>Type</b>                      | Community transport scheme   |
| <b>Policy</b>                    | DP/4, TR/3 and NPPF  |
| <b>Required</b>                  | YES  |
| <b>Detail</b>                    | <p>A proposal has been put forward by Hardwick Parish Council to establish a new community transport initiative and which they would run between the village and key destinations.</p> |
| <b>Quantum</b>                   | £45,000  |
| <b>Fixed / Tariff</b>            | Fixed  |
| <b>Trigger</b>                   | 100% prior to occupation of 30 of the dwellings  |
| <b>Officer agreed</b>            | YES  |
| <b>Applicant agreed</b>          | YES  |
| <b>Number Pooled obligations</b> | None   |





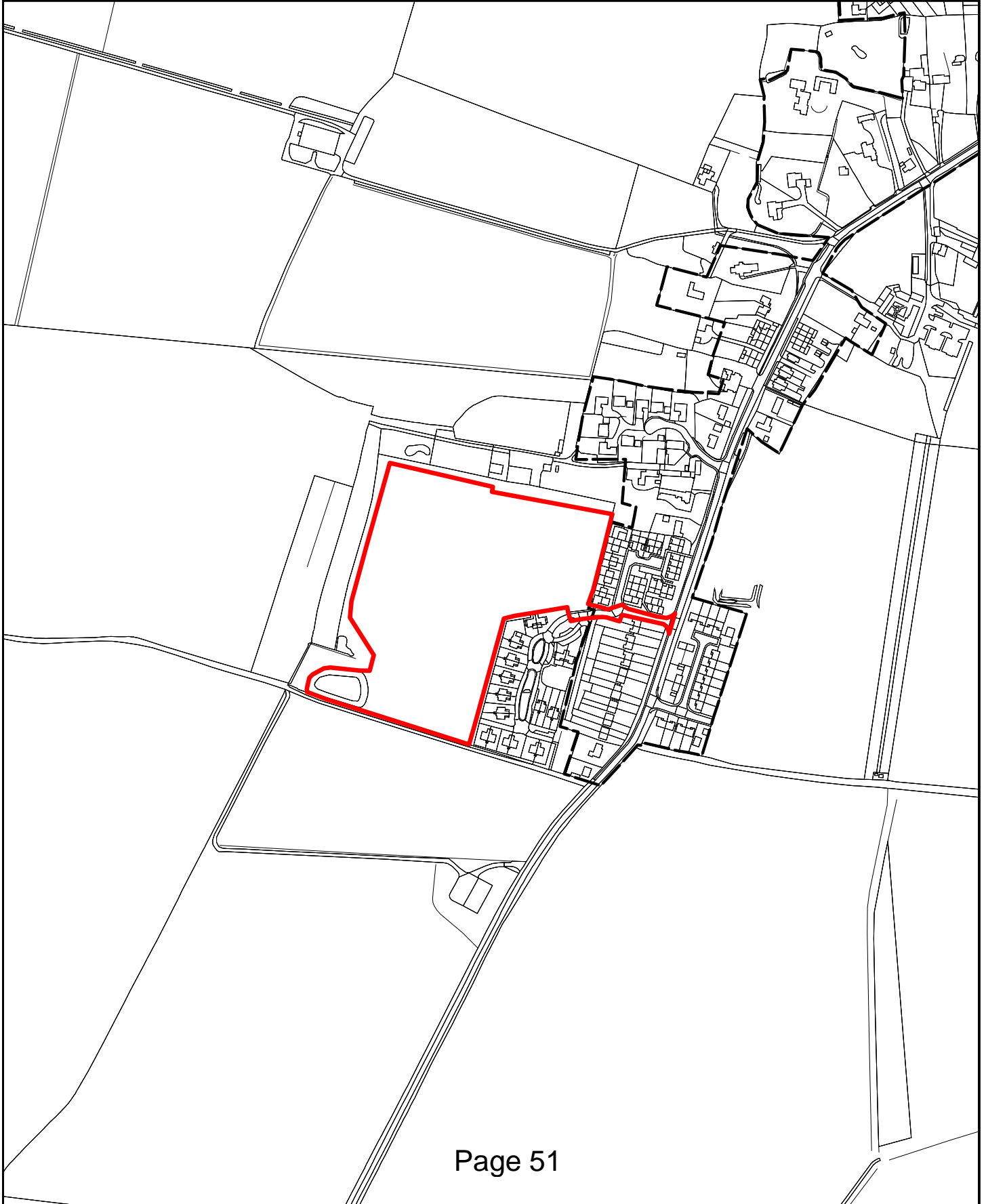
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Date of plot: 13/02/2017



**South  
Cambridgeshire  
District Council**

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# Agenda Item 6

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 March 2017

**AUTHOR/S:** Head of Development Management

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**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:** No (Members visited the site on 31 January 2017)

**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:** 31 March 2017 (Extension of Time agreed)

## Executive Summary

1. This application was deferred from the February meeting for the submission of a Heritage Statement, following Members concerns over the particular impacts of the off-site highway works on the Charity Almshouses on Rampton Road, which are included in the List of Buildings of Special Architectural or Historic Interest as Grade II. Further, and following the receipt of a Heritage Statement from the applicant, additional consultations have taken place with the Cottenham Parish Council, neighbouring residents and the Councils Historic Buildings Officer, and any comments and observations are included within this Report.
2. The proposal, as amended, seeks permission for a residential development outside the Cottenham village framework and in the countryside. The 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.
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.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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**

#### *Site*

9. 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
10. *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**

11. National Planning Policy Framework 2012  
National Planning Practice Guidance

## **Development Plan Policies**

12. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**  
ST/2 Housing Provision  
ST/5 Minor Rural Centres
  
13. **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
  
14. **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
  
15. **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**

16. **Cottenham Parish Council** – Comments on the Heritage Statement 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.
17. **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 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. This would be more effective than an artificial looking block of planting. 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. However, the officer has further commented that this is an outline application for up to 200 dwellings, and therefore, the layout and exact number can be determined once the scheme is further developed at reserved matters stage. At this stage, concerns raised could be mitigated through good design, reduced density at the edge of the development and a good landscaping strategy. Any potential for harm caused would also need to be balanced against the need for housing and policy HG/1 in the Development Control Policies DPD which seeks average net densities of at least 40 dph in more sustainable locations. Suggests a condition requiring a Design Code to be submitted and agreed prior to the submission of the reserved matters application, which contains parameter plans for density and heights.
18. **Trees and Landscapes Officer** – Comments that the aboriginal 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.

19. **Landscape Consultant** – Comments that the proposals would be less harmful in landscape and visual terms than the previously refused application. Inevitably, the proposal would still result in some harm to the rural open landscape character and setting of the village. The effects upon the Rampton Road frontage would be increased by development extending further north than the existing development. The landscape structure as indicated on the amended development framework plan could, if appropriately managed in the long term, provide some mitigation and reduce the level of landscape and visual harm albeit the landscape character and appearance of this part of the settlement would be markedly altered. Requires conditions in relation to an amended parameter plan with full landscape details, detailed existing and proposed level and contour information of any landform changes. Also requests and the Section 106 legal agreement to secure advance planting on the north western and south western boundaries and a landscape and ecological management plan for all areas of land outside private gardens.
20. **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.
21. **Conservation Officer** – Comments that the site is outside the Conservation Area and the development would have a minimal impact upon its character and appearance. 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). The Heritage Statement accompanying the application provides an assessment of the Almshouses and the impact of the proposed roundabout works on their setting and significance. It is concluded that the works will not alter the ‘roadside junction’ character of the setting of the listed building and will therefore have a neutral impact on their significance. The proposal will retain the existing footpath and a strip of the later 20<sup>th</sup> century grass verge. The road will be brought closer to the Almshouses than at present. An ‘island’, potentially with a bollard, will be introduced directly in front of the listed building. The Heritage Statement additionally suggests that ‘*opportunities to improve the sight lines towards the Alms-houses from the road exist in the potential consolidation of existing signage*’. In principle, the proposed works are acceptable. The works principally affect the road layout dating to the later 20<sup>th</sup> century. They will have a neutral impact on the setting and significance of the listed building. However, there appear to be a number of items to be agreed at the detailed design stage which may affect the setting of the listed building, negatively or positively. There may be an opportunity to improve sight lines. On the other hand, the introduction of additional signage and furniture such as bollards would cause a low level of less than substantial harm, cluttering the immediate setting and views of the building. This should be avoided if possible, however if unavoidable it is likely to be outweighed by the public benefits of the improvement works under NPPF paragraph 134.
22. **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
23. **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.

24. **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 Standards<sup>i</sup> 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.
25. **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.
26. **Local Highways Authority** – Has no objections as amended and comments that drawing numbers 1434/19 Revision B and 1434/20 Revision B are acceptable.
27. **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 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.

28. **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.
29. **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.
30. **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.
31. **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.
32. **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.
33. **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 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.

34. **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.
35. **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 approximately 585 residents and subsequently increase demand upon existing 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 planning obligation linked to any grant of planning permission.
37. **Cambridgeshire Fire and Rescue Service** – Requires adequate provision for fire hydrants through a condition of any consent.
38. **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'.
39. **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.
40. **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**

41. 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.

42. 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**

43. 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**

44. 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.
45. 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**

46. 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**

47. 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.
48. However, this needs to be considered in the context of the lack of housing land supply. 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**

49. 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.
50. 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.
51. 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.
52. 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.

53. 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).
54. 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.
55. 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.
56. 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.
57. 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
58. 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.

59. 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**

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

### ***Economic Aspects***

61. 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*

62. 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*

63. 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.
64. 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.
65. 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.
66. 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*

67. 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.

68. 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.
69. 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 within 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.
70. 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.
71. The village is ranked joint 4<sup>th</sup> 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*

72. 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*

73. 80no. of the 200no. 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. It is the Council's preference that affordable housing is secured via a Section 106 legal agreement as set out in the Affordable Housing SPD.

#### *Market Housing Mix*

74. 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*

75. 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.
76. 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*

77. 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.
78. 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.
79. 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.
80. 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.

81. 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.
82. 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.
83. Based on a likely housing mix the development would be required to provide circa 1700 m<sup>2</sup> of formal play space (i.e. an area sufficient to contain 3 LEAPs and 1 LEAP and 1 NEAP) and 1700 m<sup>2</sup> of informal play space.
84. 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.
85. 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.
86. 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.
87. 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.
88. 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.
89. 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 an 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

90. 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.
91. Off-site contributions are required towards community facilities to comply with Policy DP/4 of the LDF.
92. Cottenham Parish Council has said that in order to meet the needs of future residents a multipurpose community centre needs to be constructed.
93. 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.
94. 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.
95. 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*

96. 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.
97. 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.

98. 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).
99. 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.
100. 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*

101. 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.
102. 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.
103. 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 ( $F \times G$ ) (0.75)  
 I = Cost of providing burial space on a per house basis ( $E \times H$ ) (£210)  
 The contribution required is therefore calculated at £210 per dwelling.

104. 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*

105. 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*

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

#### *Education*

107. 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 year's provision is required.
108. 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.
109. 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.
110. 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.
111. 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.

112. 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).
113. 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.
114. 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.
115. 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.
116. 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*

117. 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*

118. 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*

119. 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*

120. 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.
121. 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;
122. 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.
123. 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.
124. 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.
125. The development to the north of the existing extent of development along Rampton Road is considered to be restricted and well related to the built-up area. The use of this land for dwellings would result in the reduction in the extent of development that would project into the open countryside to the south west. The landscape buffer to the south west boundary and along the ridge would provide increased screening and containment that would assist with breaking down the blocks of development on the elevated plateau.
126. 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 and therefore, on balance, is considered to result in limited harm to the rural open landscape character and setting

of the village.

### **Design Considerations**

127. 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.
128. 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.
129. 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.
130. 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.
131. 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.
132. Whilst the concerns of the Urban Design Officer in relation to the density of the development are acknowledged, considering this is an outline application of up to 200 units, it is considered that the scale of development proposed could be accommodated on the site particularly given that it is a sustainable location where densities of at least 40 dwellings per hectare are sought. The net density of the development 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 central areas and a lower density on the edge or a greater number of small units of accommodation to address the concerns. Notwithstanding the above, 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. A condition would be attached to any consent for a design code and parameters plan with densities, building heights and landscaping to ensure that high quality development is achieved

### **Trees/ Landscaping**

133. 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.



134. 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**

135. 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.
136. 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.
137. 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.
138. 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.
139. 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.
140. No reptile species were recorded during the survey. The majority of the site was considered to provide an unsuitable habitat for reptile species.
141. No other habitats for mammals were found.
142. 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**

143. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. 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.
144. 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 considered to result in less than substantial harm to the listed buildings given that it

is already significantly impacted by the proximity of the existing road and traffic that cause noise and disturbance. This limited harm is considered to be outweighed by the benefits of the scheme in terms of a significant number of dwellings towards housing land supply in the District. The Water Tower is located a significant distance from the site and the development would not result in harm to its setting.

145. It is suggested therefore that these proposals would protect the setting of adjoining listed buildings, consistent with the provisions of s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 – Conserving and enhancing the historic environment – of the National Planning Policy Framework 2012, and relevant current and emerging policies of the South Cambridgeshire Local Plan, and SPD's.
146. 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.
147. 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**

148. 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.
149. 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.
150. 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.
151. 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.
152. 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.

153. 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.
154. 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.
155. 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.
156. 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**

157. 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.
158. 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.
159. 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.
160. 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**

161. 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.

162. 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.
163. 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**

164. 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.
165. 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.
166. 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.
167. The application does not include any employment land uses. This is considered acceptable given that it is not a policy requirement.

### **Conclusion**

168. 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.
169. This report sets out how a number of potential adverse impacts including landscape character harm, infrastructure needs, and highway safety can be addressed. Further, and whilst it is noted that works are required to the roundabout adjacent to the listed Almshouses, this is considered to result in less than substantial harm to these heritage assets given that it is already significantly impacted by the proximity of the existing road and traffic that cause noise and disturbance. 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
170. 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.
171. 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**

172. 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 along the north western and south western boundaries shall be carried out prior to the commencement of construction of the dwellings. The remainder of the landscape 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<sub>BAR</sub>, Q<sub>30</sub> and Q<sub>100</sub> storm events
- ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q<sub>100</sub> 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 manufacturer's specification to ensure its continued satisfactory operation to the satisfaction of the Local Planning Authority. (Reason - To protect the amenity of nearby residential premises in accordance with 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 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.)

nn) A Design Code and parameter plan with densities, buildings heights and full landscape details shall be provided prior to the submission of any reserved matters application.

(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.)

oo) No development shall take place until details of the existing and proposed levels and contour information of any landform changes including the drainage basin has 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 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.)

#### ***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
- i) Landscape and Ecological Management Plan for all areas outside private ownership

#### **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:**

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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 6<sup>th</sup> 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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14<sup>th</sup> November 2016

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Planning & New Communities  
South Cambridgeshire District Council  
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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 policies 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 1000m<sup>2</sup> 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

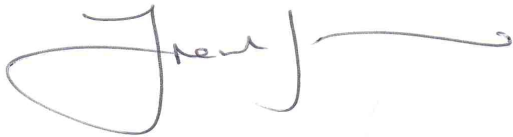
##### Affordable housing

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 26<sup>th</sup> 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.

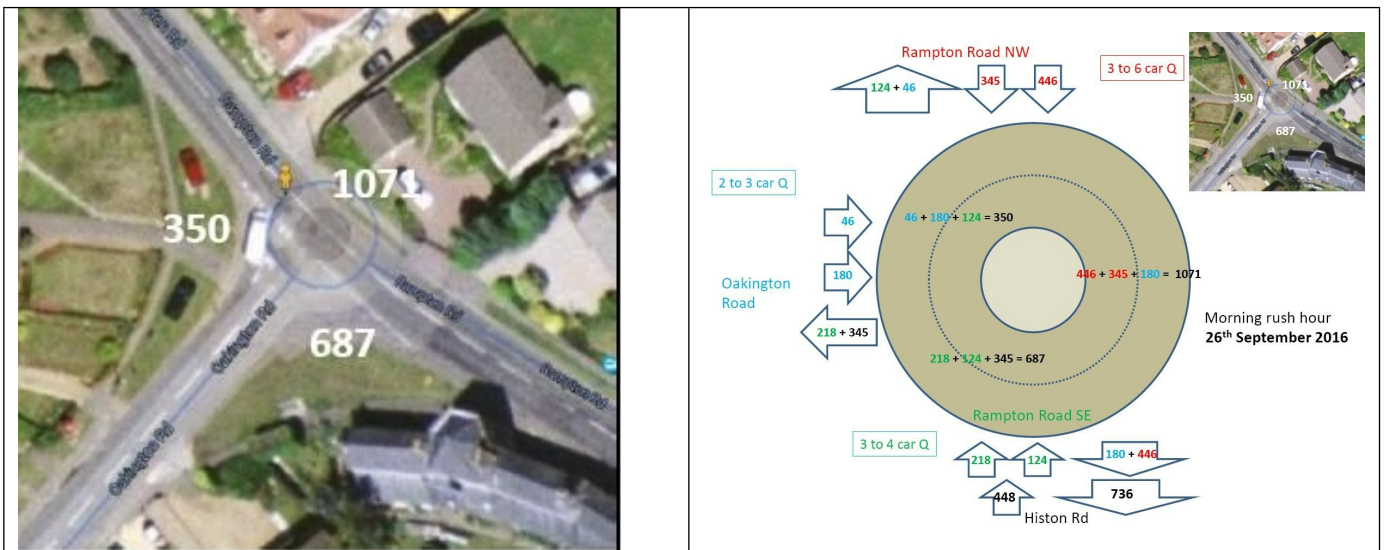
Traffic flows were also measured on the road into Cambridge – Histon Road – as a comparator with other available statistics and predictions.

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.

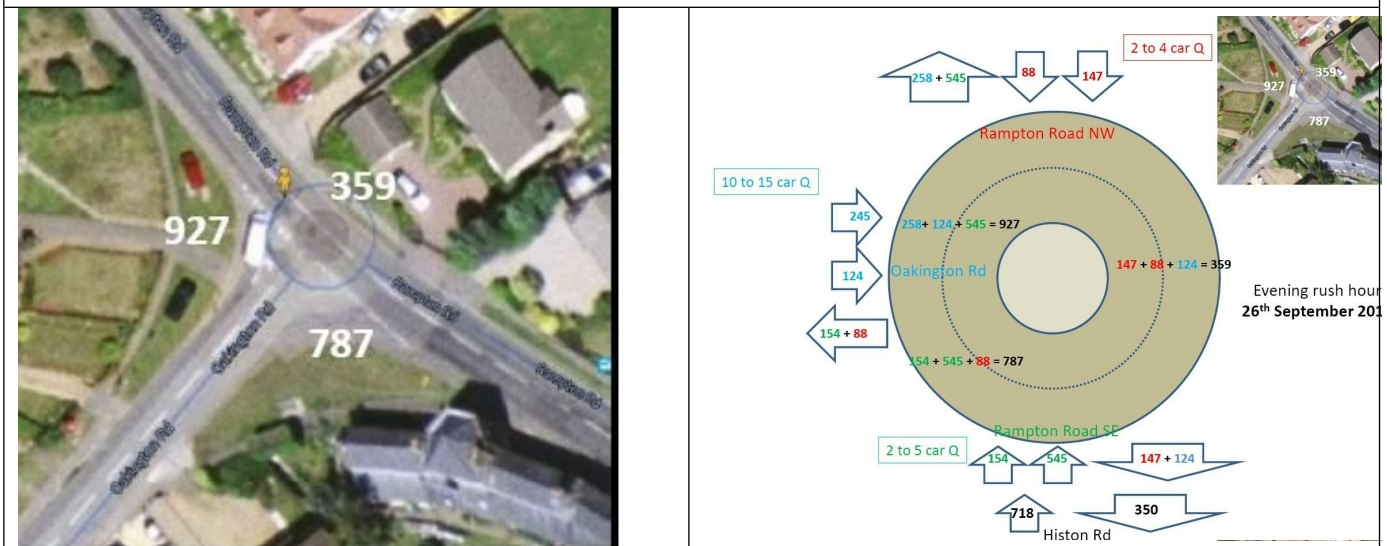
### Flows on 26<sup>th</sup> September 2016

The schematics show traffic flows in the AM and PM peaks on 26<sup>th</sup> 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 (26<sup>th</sup> 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 (22<sup>nd</sup> March - AM d55/a23 and PM d14/a42 and 22<sup>nd</sup> 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**,

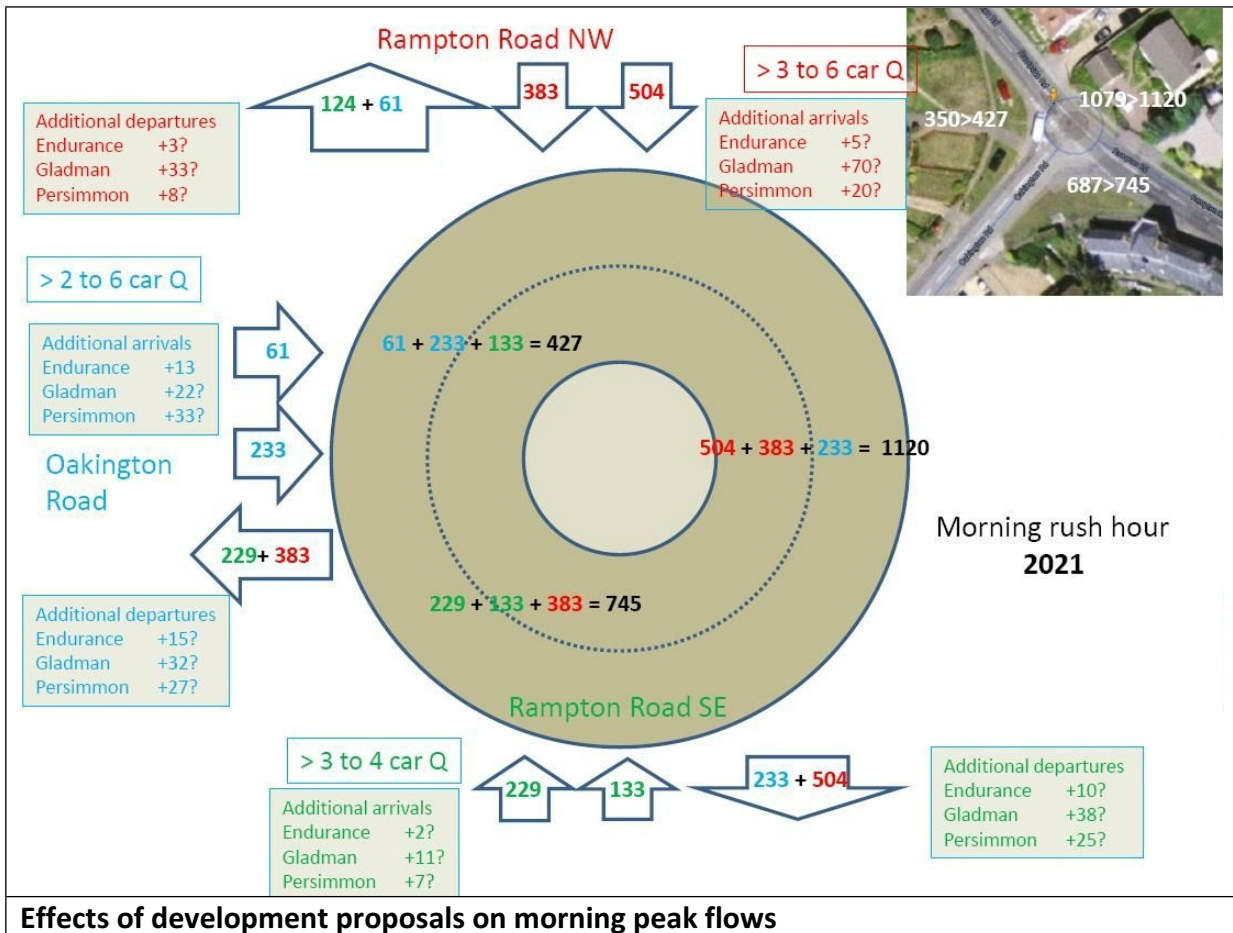
Gladman (210) will add at least 150 trips to the morning load on Rampton Road, 105 into and **45 from**

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**,

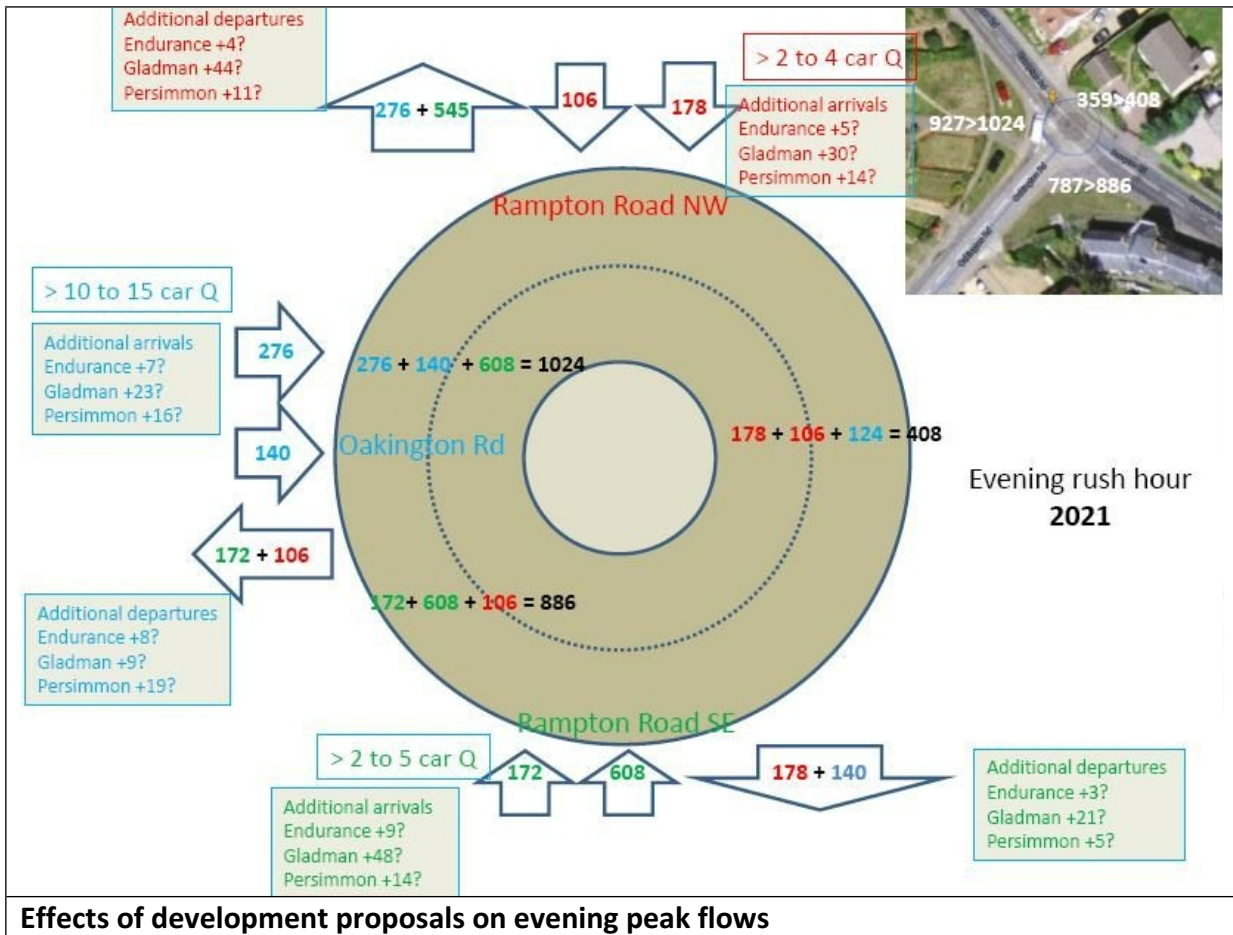
Gladman (210) will add at least 150 trips to the afternoon load on Rampton Road, 45 into and **105 from**

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 26<sup>th</sup> 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        |
| <b>Hourly Total</b> | <b>408</b>                    | <b>5</b> | <b>0</b> | <b>413</b> | <b>328</b>              | <b>0</b> | <b>3</b> | <b>331</b> |
| 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         |
| <b>Hourly Total</b> | <b>405</b>                    | <b>2</b> | <b>5</b> | <b>412</b> | <b>256</b>              | <b>0</b> | <b>1</b> | <b>257</b> |
| 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         |
| <b>Hourly Total</b> | <b>206</b>                    | <b>2</b> | <b>0</b> | <b>208</b> | <b>108</b>              | <b>1</b> | <b>1</b> | <b>110</b> |

|                      |             |          |          |             |            |          |          |            |
|----------------------|-------------|----------|----------|-------------|------------|----------|----------|------------|
| <b>Session Total</b> | <b>1019</b> | <b>9</b> | <b>5</b> | <b>1033</b> | <b>692</b> | <b>1</b> | <b>5</b> | <b>698</b> |
|----------------------|-------------|----------|----------|-------------|------------|----------|----------|------------|

|                     |            |          |          |            |           |          |          |           |
|---------------------|------------|----------|----------|------------|-----------|----------|----------|-----------|
| 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        |
| <b>Hourly Total</b> | <b>147</b> | <b>0</b> | <b>0</b> | <b>147</b> | <b>79</b> | <b>0</b> | <b>0</b> | <b>79</b> |
| 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        |
| <b>Hourly Total</b> | <b>116</b> | <b>0</b> | <b>0</b> | <b>116</b> | <b>84</b> | <b>0</b> | <b>0</b> | <b>84</b> |
| 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        |
| <b>Hourly Total</b> | <b>103</b> | <b>0</b> | <b>0</b> | <b>103</b> | <b>72</b> | <b>0</b> | <b>0</b> | <b>72</b> |

|                      |            |          |          |            |            |          |          |            |
|----------------------|------------|----------|----------|------------|------------|----------|----------|------------|
| <b>Session Total</b> | <b>366</b> | <b>0</b> | <b>0</b> | <b>366</b> | <b>235</b> | <b>0</b> | <b>0</b> | <b>235</b> |
|----------------------|------------|----------|----------|------------|------------|----------|----------|------------|

### 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         |
| <b>Hourly Total</b> | <b>145</b>             | <b>9</b> | <b>0</b> | <b>154</b> | <b>63</b>                     | <b>1</b> | <b>2</b> | <b>66</b>  |
| 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         |
| <b>Hourly Total</b> | <b>216</b>             | <b>2</b> | <b>0</b> | <b>218</b> | <b>116</b>                    | <b>0</b> | <b>5</b> | <b>121</b> |
| 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         |
| <b>Hourly Total</b> | <b>91</b>              | <b>2</b> | <b>0</b> | <b>93</b>  | <b>85</b>                     | <b>3</b> | <b>3</b> | <b>91</b>  |

|                      |            |           |          |            |            |          |           |            |
|----------------------|------------|-----------|----------|------------|------------|----------|-----------|------------|
| <b>Session Total</b> | <b>452</b> | <b>13</b> | <b>0</b> | <b>465</b> | <b>264</b> | <b>4</b> | <b>10</b> | <b>278</b> |
|----------------------|------------|-----------|----------|------------|------------|----------|-----------|------------|

|                     |            |          |          |            |            |          |          |            |
|---------------------|------------|----------|----------|------------|------------|----------|----------|------------|
| 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        |
| <b>Hourly Total</b> | <b>143</b> | <b>2</b> | <b>0</b> | <b>145</b> | <b>401</b> | <b>1</b> | <b>3</b> | <b>405</b> |
| 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        |
| <b>Hourly Total</b> | <b>153</b> | <b>1</b> | <b>0</b> | <b>154</b> | <b>541</b> | <b>1</b> | <b>3</b> | <b>545</b> |
| 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         |
| <b>Hourly Total</b> | <b>63</b>  | <b>1</b> | <b>0</b> | <b>64</b>  | <b>339</b> | <b>3</b> | <b>3</b> | <b>345</b> |

|                      |            |          |          |            |             |          |          |             |
|----------------------|------------|----------|----------|------------|-------------|----------|----------|-------------|
| <b>Session Total</b> | <b>359</b> | <b>4</b> | <b>0</b> | <b>363</b> | <b>1281</b> | <b>5</b> | <b>9</b> | <b>1295</b> |
|----------------------|------------|----------|----------|------------|-------------|----------|----------|-------------|

## 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         |
| <b>Hourly Total</b> | <b>38</b>                    | <b>0</b> | <b>0</b> | <b>38</b> | <b>87</b>                     | <b>1</b> | <b>0</b> | <b>88</b>  |
| 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         |
| <b>Hourly Total</b> | <b>30</b>                    | <b>0</b> | <b>1</b> | <b>31</b> | <b>177</b>                    | <b>3</b> | <b>0</b> | <b>180</b> |
| 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         |
| <b>Hourly Total</b> | <b>46</b>                    | <b>0</b> | <b>0</b> | <b>46</b> | <b>80</b>                     | <b>4</b> | <b>1</b> | <b>85</b>  |

|                      |            |          |          |            |            |          |          |            |
|----------------------|------------|----------|----------|------------|------------|----------|----------|------------|
| <b>Session Total</b> | <b>114</b> | <b>0</b> | <b>1</b> | <b>115</b> | <b>344</b> | <b>8</b> | <b>1</b> | <b>353</b> |
|----------------------|------------|----------|----------|------------|------------|----------|----------|------------|

|                     |            |          |          |            |            |          |          |            |
|---------------------|------------|----------|----------|------------|------------|----------|----------|------------|
| 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         |
| <b>Hourly Total</b> | <b>154</b> | <b>0</b> | <b>1</b> | <b>155</b> | <b>91</b>  | <b>4</b> | <b>0</b> | <b>95</b>  |
| 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         |
| <b>Hourly Total</b> | <b>245</b> | <b>0</b> | <b>0</b> | <b>245</b> | <b>121</b> | <b>2</b> | <b>0</b> | <b>123</b> |
| 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         |
| <b>Hourly Total</b> | <b>190</b> | <b>0</b> | <b>0</b> | <b>190</b> | <b>91</b>  | <b>2</b> | <b>0</b> | <b>93</b>  |

|                      |            |          |          |            |            |          |          |            |
|----------------------|------------|----------|----------|------------|------------|----------|----------|------------|
| <b>Session Total</b> | <b>589</b> | <b>0</b> | <b>1</b> | <b>590</b> | <b>303</b> | <b>8</b> | <b>0</b> | <b>311</b> |
|----------------------|------------|----------|----------|------------|------------|----------|----------|------------|

**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         |
| <b>Hourly Total</b> | <b>307</b>                  | <b>3</b> | <b>0</b> | <b>310</b> | <b>7</b>                    | <b>0</b> | <b>0</b> | <b>7</b>  |
| 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         |
| <b>Hourly Total</b> | <b>338</b>                  | <b>5</b> | <b>2</b> | <b>345</b> | <b>11</b>                   | <b>0</b> | <b>0</b> | <b>11</b> |
| 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         |
| <b>Hourly Total</b> | <b>168</b>                  | <b>3</b> | <b>1</b> | <b>172</b> | <b>16</b>                   | <b>0</b> | <b>0</b> | <b>16</b> |

|                      |            |           |          |            |           |          |          |           |
|----------------------|------------|-----------|----------|------------|-----------|----------|----------|-----------|
| <b>Session Total</b> | <b>813</b> | <b>11</b> | <b>3</b> | <b>827</b> | <b>34</b> | <b>0</b> | <b>0</b> | <b>34</b> |
|----------------------|------------|-----------|----------|------------|-----------|----------|----------|-----------|

|                     |            |          |          |            |           |          |          |           |
|---------------------|------------|----------|----------|------------|-----------|----------|----------|-----------|
| 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         |
| <b>Hourly Total</b> | <b>124</b> | <b>3</b> | <b>1</b> | <b>128</b> | <b>18</b> | <b>0</b> | <b>0</b> | <b>18</b> |
| 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        |
| <b>Hourly Total</b> | <b>123</b> | <b>1</b> | <b>0</b> | <b>124</b> | <b>31</b> | <b>0</b> | <b>0</b> | <b>31</b> |
| 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         |
| <b>Hourly Total</b> | <b>103</b> | <b>3</b> | <b>0</b> | <b>106</b> | <b>28</b> | <b>0</b> | <b>0</b> | <b>28</b> |

|                      |            |          |          |            |           |          |          |           |
|----------------------|------------|----------|----------|------------|-----------|----------|----------|-----------|
| <b>Session Total</b> | <b>350</b> | <b>7</b> | <b>1</b> | <b>358</b> | <b>77</b> | <b>0</b> | <b>0</b> | <b>77</b> |
|----------------------|------------|----------|----------|------------|-----------|----------|----------|-----------|

### 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         |
| <b>Hourly Total</b> | <b>1</b>                   | <b>0</b> | <b>0</b> | <b>1</b> | <b>107</b>                  | <b>4</b> | <b>0</b> | <b>111</b> |
| 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         |
| <b>Hourly Total</b> | <b>3</b>                   | <b>0</b> | <b>0</b> | <b>3</b> | <b>161</b>                  | <b>3</b> | <b>2</b> | <b>166</b> |
| 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         |
| <b>Hourly Total</b> | <b>2</b>                   | <b>0</b> | <b>0</b> | <b>2</b> | <b>113</b>                  | <b>4</b> | <b>0</b> | <b>117</b> |

|                      |          |          |          |          |            |           |          |            |
|----------------------|----------|----------|----------|----------|------------|-----------|----------|------------|
| <b>Session Total</b> | <b>6</b> | <b>0</b> | <b>0</b> | <b>6</b> | <b>381</b> | <b>11</b> | <b>2</b> | <b>394</b> |
|----------------------|----------|----------|----------|----------|------------|-----------|----------|------------|

|                     |           |          |          |           |            |          |          |            |
|---------------------|-----------|----------|----------|-----------|------------|----------|----------|------------|
| 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        |
| <b>Hourly Total</b> | <b>13</b> | <b>0</b> | <b>0</b> | <b>13</b> | <b>344</b> | <b>5</b> | <b>1</b> | <b>350</b> |
| 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        |
| <b>Hourly Total</b> | <b>16</b> | <b>0</b> | <b>0</b> | <b>16</b> | <b>559</b> | <b>3</b> | <b>1</b> | <b>563</b> |
| 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         |
| <b>Hourly Total</b> | <b>11</b> | <b>0</b> | <b>0</b> | <b>11</b> | <b>358</b> | <b>2</b> | <b>0</b> | <b>360</b> |

|                      |           |          |          |           |             |           |          |             |
|----------------------|-----------|----------|----------|-----------|-------------|-----------|----------|-------------|
| <b>Session Total</b> | <b>40</b> | <b>0</b> | <b>0</b> | <b>40</b> | <b>1261</b> | <b>10</b> | <b>2</b> | <b>1273</b> |
|----------------------|-----------|----------|----------|-----------|-------------|-----------|----------|-------------|

**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         |
| <b>Hourly Total</b> | <b>20</b>                  | <b>0</b> | <b>0</b> | <b>20</b> | <b>13</b>                   | <b>0</b> | <b>0</b> | <b>13</b> |
| 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         |
| <b>Hourly Total</b> | <b>40</b>                  | <b>0</b> | <b>0</b> | <b>40</b> | <b>6</b>                    | <b>0</b> | <b>0</b> | <b>6</b>  |
| 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         |
| <b>Hourly Total</b> | <b>14</b>                  | <b>0</b> | <b>0</b> | <b>14</b> | <b>7</b>                    | <b>0</b> | <b>0</b> | <b>7</b>  |

|                      |           |          |          |           |           |          |          |           |
|----------------------|-----------|----------|----------|-----------|-----------|----------|----------|-----------|
| <b>Session Total</b> | <b>74</b> | <b>0</b> | <b>0</b> | <b>74</b> | <b>26</b> | <b>0</b> | <b>0</b> | <b>26</b> |
|----------------------|-----------|----------|----------|-----------|-----------|----------|----------|-----------|

|                     |           |          |          |           |          |          |          |          |
|---------------------|-----------|----------|----------|-----------|----------|----------|----------|----------|
| 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        |
| <b>Hourly Total</b> | <b>17</b> | <b>0</b> | <b>0</b> | <b>17</b> | <b>3</b> | <b>0</b> | <b>0</b> | <b>3</b> |
| 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        |
| <b>Hourly Total</b> | <b>17</b> | <b>0</b> | <b>0</b> | <b>17</b> | <b>6</b> | <b>0</b> | <b>0</b> | <b>6</b> |
| 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        |
| <b>Hourly Total</b> | <b>17</b> | <b>0</b> | <b>0</b> | <b>17</b> | <b>2</b> | <b>0</b> | <b>0</b> | <b>2</b> |

|                      |           |          |          |           |           |          |          |           |
|----------------------|-----------|----------|----------|-----------|-----------|----------|----------|-----------|
| <b>Session Total</b> | <b>51</b> | <b>0</b> | <b>0</b> | <b>51</b> | <b>11</b> | <b>0</b> | <b>0</b> | <b>11</b> |
|----------------------|-----------|----------|----------|-----------|-----------|----------|----------|-----------|

### Histon Road 26<sup>th</sup> 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        |
| <b>Hourly Total</b> | <b>326</b> | <b>5</b> | <b>5</b> | <b>336</b> | <b>436</b> | <b>5</b>  | <b>4</b> | <b>445</b> |
| 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        |
| <b>Hourly Total</b> | <b>439</b> | <b>5</b> | <b>4</b> | <b>448</b> | <b>709</b> | <b>11</b> | <b>5</b> | <b>725</b> |
| 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        |
| <b>Hourly Total</b> | <b>329</b> | <b>5</b> | <b>4</b> | <b>338</b> | <b>593</b> | <b>6</b>  | <b>5</b> | <b>604</b> |

|                      |             |           |           |             |             |           |           |             |
|----------------------|-------------|-----------|-----------|-------------|-------------|-----------|-----------|-------------|
| <b>Session Total</b> | <b>1094</b> | <b>15</b> | <b>13</b> | <b>1122</b> | <b>1738</b> | <b>22</b> | <b>14</b> | <b>1774</b> |
|----------------------|-------------|-----------|-----------|-------------|-------------|-----------|-----------|-------------|

|                     |            |          |          |            |            |          |          |            |
|---------------------|------------|----------|----------|------------|------------|----------|----------|------------|
| 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         |
| <b>Hourly Total</b> | <b>521</b> | <b>4</b> | <b>6</b> | <b>531</b> | <b>291</b> | <b>3</b> | <b>4</b> | <b>298</b> |
| 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         |
| <b>Hourly Total</b> | <b>705</b> | <b>4</b> | <b>9</b> | <b>718</b> | <b>344</b> | <b>3</b> | <b>3</b> | <b>350</b> |
| 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         |
| <b>Hourly Total</b> | <b>505</b> | <b>1</b> | <b>5</b> | <b>511</b> | <b>266</b> | <b>5</b> | <b>4</b> | <b>275</b> |

|                      |             |          |           |             |            |           |           |            |
|----------------------|-------------|----------|-----------|-------------|------------|-----------|-----------|------------|
| <b>Session Total</b> | <b>1731</b> | <b>9</b> | <b>20</b> | <b>1760</b> | <b>901</b> | <b>11</b> | <b>11</b> | <b>923</b> |
|----------------------|-------------|----------|-----------|-------------|------------|-----------|-----------|------------|

## **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 6<sup>th</sup> 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

| <b>Cottenham – Rampton Road (S/1411/16/OL)</b>             |  |
|--|--|
| 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:

| <b>Item</b>                     | <b>Beneficiary</b> | <b>Estimated sum</b>              |
|---------------------------------|--------------------|-----------------------------------|
| 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                          |
|                                 |                    |                                   |
| <b>TOTAL</b>                    |                    | <b>£1,794,946</b>                 |
| <b>TOTAL PER DWELLING</b>       |                    | <b>£8,974.73</b>                  |

### Section 106 infrastructure summary:

| <b>Item</b>                  | <b>Beneficiary</b> | <b>Summary</b>  |
|------------------------------|--------------------|---|
| 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:**

| <b>Item</b>     | <b>Beneficiary</b> | <b>Summary</b>   |
|-----------------|--------------------|--|
| 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**

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

|                 |   |
|-----------------|---|
| <b>Ref</b>      | CCC2  |
| <b>Type</b>     | Primary School  |
| <b>Policy</b>   | DP/4  |
| <b>Required</b> | YES   |
| <b>Detail</b>   | <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)<br/>         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) *<br/>Already secured</td> <td>£59,400</td> <td>£148,500</td> </tr> <tr> <td><b>Total</b></td> <td><b>£760,800</b></td> <td><b>£2,122,800</b></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) *<br>Already secured | £59,400 | £148,500 | <b>Total</b> | <b>£760,800</b> | <b>£2,122,800</b> |
|--|--|-------------------|-------------|---------|-----------------------------------|----------|----------|---------------------------------------|----------|----------|---|----------|----------|--|---------|----------|--------------|-----------------|-------------------|
|  | 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) *<br>Already secured | £59,400  | £148,500          |             |         |                                   |          |          |                                       |          |          |   |          |          |  |         |          |              |                 |                   |
| <b>Total</b>                                       | <b>£760,800</b>  | <b>£2,122,800</b> |             |         |                                   |          |          |                                       |          |          |   |          |          |  |         |          |              |                 |                   |
| <b>Quantum</b>                                     | £715,500 for Primary Education   |                   |             |         |                                   |          |          |                                       |          |          |   |          |          |  |         |          |              |                 |                   |
| <b>Fixed / Tariff</b>                              | Fixed  |                   |             |         |                                   |          |          |                                       |          |          |   |          |          |  |         |          |              |                 |                   |
| <b>Trigger</b>                                     | 50% of the contribution upon commencement of development<br><br>50% payable prior to occupation of 50% of dwellings  |                   |             |         |                                   |          |          |                                       |          |          |   |          |          |  |         |          |              |                 |                   |
| <b>Index to be applied from</b>                    | Quarter 1 2016   |                   |             |         |                                   |          |          |                                       |          |          |   |          |          |  |         |          |              |                 |                   |

|                                  |                                 |
|----------------------------------|---------------------------------|
| <b>Officer agreed</b>            | YES                             |
| <b>Applicant agreed</b>          | YES                             |
| <b>Number Pooled obligations</b> | One to date (36 Oakington Road) |

|                 |   |
|-----------------|---|
| <b>Ref</b>      | CCC3  |
| <b>Type</b>     | Secondary school  |
| <b>Policy</b>   | DP/4  |
| <b>Required</b> | NO  |
| <b>Detail</b>   | <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> |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | CCC4   |
| <b>Type</b>     | Libraries and lifelong learning  |
| <b>Policy</b>   | DP/4   |
| <b>Required</b> | YES  |
| <b>Detail</b>   | <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"> <li>Removing the internal walls of the lobby and incorporating this space into the library operational space</li> <li>Decreasing the size of the workroom/staffroom and adding the space freed up to the library area.</li> </ul> |
| <b>Quantum</b>                   | £30,010  |
| <b>Fixed / Tariff</b>            | Fixed  |
| <b>Trigger</b>                   | 50% of the contribution prior to occupation of 50% of dwellings  |
| <b>Officer agreed</b>            | YES  |
| <b>Applicant agreed</b>          | YES  |
| <b>Number Pooled obligations</b> | One to date (36 Oakington Road)  |

|                 |   |
|-----------------|---|
| <b>Ref</b>      | CCC5  |
| <b>Type</b>     | Strategic waste   |
| <b>Policy</b>   | RECAP WMDG  |
| <b>Required</b> | NO  |
| <b>Detail</b>   | 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. |

|                                  |  |
|----------------------------------|--|
| <b>Ref</b>                       | CCC6   |
| <b>Type</b>                      | Transport  |
| <b>Policy</b>                    | TR/3   |
| <b>Required</b>                  | YES  |
| <b>Detail</b>                    | <ul style="list-style-type: none"> <li>A contribution of £27,000 for a RTPI board to be installed at the Lambs Lane bus stop – prior to commencement</li> <li>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</li> <li>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.</li> <li>A capital contribution of £9,620 towards the County Council's local highway improvement scheme at The Green junction in Histon. – Prior to commencement</li> <li>A contribution of £6,000 towards a local highway improvement scheme at Water Lane/ Oakington Road Junction. – Prior to commencement</li> </ul> |
| <b>Quantum</b>                   | £88,281.70   |
| <b>Fixed / Tariff</b>            | Fixed  |
| <b>Trigger</b>                   | As set out in the 'Detail' section above   |
| <b>Officer agreed</b>            | YES  |
| <b>Applicant agreed</b>          | YES  |
| <b>Number Pooled obligations</b> | NONE   |

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

|                                  |   |
|----------------------------------|---|
| <b>Ref</b>                       | SCDC1   |
| <b>Type</b>                      | Sport   |
| <b>Policy</b>                    | SF/10   |
| <b>Required</b>                  | YES   |
| <b>Detail</b>                    | <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"> <li>• New sports pavilion (est cost £350,000)</li> <li>• Additional cricket squares</li> <li>• Pitch drainage</li> <li>• Floodlights</li> <li>• Additional land</li> </ul> <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> |
| <b>Quantum</b>                   | £115,000  |
| <b>Fixed / Tariff</b>            | Fixed   |
| <b>Trigger</b>                   | To be paid prior to the occupation of 50 dwellings  |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | One to date (Oakington Road)  |

|                 |   |
|-----------------|---|
| <b>Ref</b>      | SCDC2   |
| <b>Type</b>     | Children's play space   |
| <b>Policy</b>   | SF/10   |
| <b>Required</b> | YES   |
| <b>Detail</b>   | <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 |
|----------------------------------|---|--|---------------------|-------|-----|-------|-----|-------|-------|--------|--------|
|                                  | Informal play space   |  |                     |       |     |       |     |       |       |        |        |
| 1 bed                            | Nil   |  |                     |       |     |       |     |       |       |        |        |
| 2 bed                            | 7m2   |  |                     |       |     |       |     |       |       |        |        |
| 3 bed                            | 9.7m2   |  |                     |       |     |       |     |       |       |        |        |
| 4+ bed                           | 13.3m2  |  |                     |       |     |       |     |       |       |        |        |
| <b>Quantum</b>                   | <p>£75,000 towards offsite MUGA</p> <p>Either £12,000 towards offsite street snooker table or onsite provision within the development</p>   |  |                     |       |     |       |     |       |       |        |        |
| <b>Fixed / Tariff</b>            | Fixed   |  |                     |       |     |       |     |       |       |        |        |
| <b>Trigger</b>                   | <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>  |  |                     |       |     |       |     |       |       |        |        |
| <b>Officer agreed</b>            | YES   |  |                     |       |     |       |     |       |       |        |        |
| <b>Applicant agreed</b>          | YES   |  |                     |       |     |       |     |       |       |        |        |
| <b>Number Pooled obligations</b> | NONE  |  |                     |       |     |       |     |       |       |        |        |

| <b>Ref</b>                       | SCDC3  |  |                     |       |        |       |     |       |       |        |        |
|----------------------------------|--|--|---------------------|-------|--------|-------|-----|-------|-------|--------|--------|
| <b>Type</b>                      | Informal open space  |  |                     |       |        |       |     |       |       |        |        |
| <b>Policy</b>                    | SF/10  |  |                     |       |        |       |     |       |       |        |        |
| <b>Required</b>                  | YES  |  |                     |       |        |       |     |       |       |        |        |
| <b>Detail</b>                    | <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 |
|                                  | Informal open space  |  |                     |       |        |       |     |       |       |        |        |
| 1 bed                            | 5.4 m2   |  |                     |       |        |       |     |       |       |        |        |
| 2 bed                            | 7m2  |  |                     |       |        |       |     |       |       |        |        |
| 3 bed                            | 9.7m2  |  |                     |       |        |       |     |       |       |        |        |
| 4+ bed                           | 13.3m2   |  |                     |       |        |       |     |       |       |        |        |
| <b>Quantum</b>                   |  |  |                     |       |        |       |     |       |       |        |        |
| <b>Fixed / Tariff</b>            |  |  |                     |       |        |       |     |       |       |        |        |
| <b>Trigger</b>                   | TBD  |  |                     |       |        |       |     |       |       |        |        |
| <b>Officer agreed</b>            | YES  |  |                     |       |        |       |     |       |       |        |        |
| <b>Applicant agreed</b>          | YES  |  |                     |       |        |       |     |       |       |        |        |
| <b>Number Pooled obligations</b> | None   |  |                     |       |        |       |     |       |       |        |        |



|                 |   |
|-----------------|---|
| <b>Ref</b>      | SCDC4   |
| <b>Type</b>     | Offsite indoor community space  |
| <b>Policy</b>   | DP/4  |
| <b>Required</b> | YES   |
| <b>Detail</b>   | <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"> <li>• Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates.</li> <li>• 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.</li> <li>• All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation wherever possible.</li> <li>• 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.</li> <li>• 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.</li> <li>• Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep.</li> </ul> <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. |
| <b>Quantum</b>                   | £197,000  |
| <b>Fixed / Tariff</b>            | Fixed   |
| <b>Trigger</b>                   | To be paid prior to the occupations of 50 dwellings   |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | One at present (Oakington Road)   |

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

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

|                 |   |
|-----------------|---|
| <b>Ref</b>      | SCDC7   |
| <b>Type</b>     | Onsite open space and play area maintenance   |
| <b>Policy</b>   |   |
| <b>Required</b> | YES   |
| <b>Detail</b>   | <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> |
| <b>Quantum</b>                   |  |
| <b>Fixed / Tariff</b>            |  |
| <b>Trigger</b>                   |  |
| <b>Officer agreed</b>            | YES  |
| <b>Applicant agreed</b>          | YES  |
| <b>Number Pooled obligations</b> | None   |

**OTHER OBLIGATIONS**

| <b>Ref</b>                    | OTHER 1   |   |                                   |   |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
|-------------------------------|---|---|-----------------------------------|---|----------|---------------------------------|-----------------------|-----------------------|--------------------------------------|-------------------|-------|--------|-------|--------|-------------------------------|--------|--------|-------|---------|--------------|---------------|---------------|--------------|----------------|----------|------------------------------------|---|-----------------------------------|---|---------------------|-----|-------|--------|---------|--------------|------------|--------------|---------------|----------------|
| <b>Type</b>                   | Health  |   |                                   |   |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| <b>Policy</b>                 | DP/4  |   |                                   |   |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| <b>Required</b>               | YES   |   |                                   |   |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| <b>Detail</b>                 | <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 <sup>1</sup></th> <th>NIA (m2) <sup>2</sup></th> <th>Capacity <sup>3</sup></th> <th>Spare capacity (NIA m2) <sup>4</sup></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><b>Total</b></td> <td><b>15,842</b></td> <td><b>641.19</b></td> <td><b>9,350</b></td> <td><b>-445.12</b></td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Current Net Internal Area occupied by the Practice</li> <li>3. Patient Capacity based on the Existing NIA of the Practice</li> <li>4. Based on existing weighted list size</li> </ol> <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 <sup>5</sup></th> <th>Additional floorspace required <sup>6</sup></th> <th>Spare capacity (NIA) <sup>7</sup></th> <th>Capital required to create additional floorspace <sup>8</sup></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><b>Total</b></td> <td><b>585</b></td> <td><b>40.11</b></td> <td><b>-59.16</b></td> <td><b>£80,220</b></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 <sup>1</sup> | NIA (m2) <sup>2</sup> | Capacity <sup>3</sup> | Spare capacity (NIA m2) <sup>4</sup> | Cottenham Surgery | 6,638 | 190.30 | 2,775 | -59.16 | The Surgery, Telegraph Street | 12,204 | 450.89 | 6,575 | -385.96 | <b>Total</b> | <b>15,842</b> | <b>641.19</b> | <b>9,350</b> | <b>-445.12</b> | Premises | Additional pop growth <sup>5</sup> | Additional floorspace required <sup>6</sup> | Spare capacity (NIA) <sup>7</sup> | Capital required to create additional floorspace <sup>8</sup> | Additional capacity | 585 | 40.11 | -59.16 | £80,220 | <b>Total</b> | <b>585</b> | <b>40.11</b> | <b>-59.16</b> | <b>£80,220</b> |
| Premises                      | Weighted list size <sup>1</sup>   | NIA (m2) <sup>2</sup>                       | Capacity <sup>3</sup>             | Spare capacity (NIA m2) <sup>4</sup>                          |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| Cottenham Surgery             | 6,638   | 190.30                                      | 2,775                             | -59.16  |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| The Surgery, Telegraph Street | 12,204  | 450.89                                      | 6,575                             | -385.96   |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| <b>Total</b>                  | <b>15,842</b>   | <b>641.19</b>                               | <b>9,350</b>                      | <b>-445.12</b>  |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| Premises                      | Additional pop growth <sup>5</sup>  | Additional floorspace required <sup>6</sup> | Spare capacity (NIA) <sup>7</sup> | Capital required to create additional floorspace <sup>8</sup> |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| Additional capacity           | 585   | 40.11                                       | -59.16                            | £80,220   |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |
| <b>Total</b>                  | <b>585</b>  | <b>40.11</b>                                | <b>-59.16</b>                     | <b>£80,220</b>  |          |                                 |                       |                       |                                      |                   |       |        |       |        |                               |        |        |       |         |              |               |               |              |                |          |                                    |   |                                   |   |                     |     |       |        |         |              |            |              |               |                |

|                                  |   |
|----------------------------------|---|
|                                  | <p>6. Based on 120m<sup>2</sup> 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 m<sup>2</sup> 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/m<sup>2</sup>), 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> |
| <b>Quantum</b>                   | £80,220   |
| <b>Fixed / Tariff</b>            | Tariff  |
| <b>Trigger</b>                   | 100% prior to occupation of 50 dwellings  |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | One (being 50 dwellings at Oakington Road S/1952/15/OL)   |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | OTHER2   |
| <b>Type</b>     | Burial provision   |
| <b>Policy</b>   | SC/4 of emerging Local Plan  |
| <b>Required</b> | YES  |
| <b>Detail</b>   | <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"> <li>Primary and secondary schools;</li> <li>Meeting places;</li> <li>Health facilities;</li> <li>Libraries;</li> <li>Sports facilities;</li> <li>Commercial facilities important to community life including childcare</li> </ol> |

- 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     |

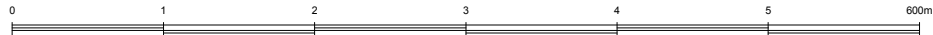
|   |  |         |
|---|--|---------|
| F | Burial/cremation 'demand' per house over 100 year period (2.5 per property)  | 2.5     |
| G | % of people likely to be buried rather than cremated (assume 30%) source: Constitutional Affairs Select Committee Eighth Report, 2006. | 30%     |
| H | Burial plots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

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

|                 |   |
|-----------------|---|
| <b>Ref</b>      | OTHER2  |
| <b>Type</b>     | Community transport scheme  |
| <b>Policy</b>   | DP/4, TR/3 and NPPF   |
| <b>Required</b> | YES   |
| <b>Detail</b>   | <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 &amp; 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"> <li>• Land off Rampton Road (S/1411/16) 200 houses plus 70 bed care home</li> <li>• Land at Oakington Road (S /1606/16/OL) 126 dwellings</li> <li>• Land north east of Rampton Road (S/2876/16) 154 dwellings</li> </ul> <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.                                 |
| <b>Quantum</b>                   | £666.67 per dwelling (i.e. £133,334 if 200 dwellings is provided) |
| <b>Fixed / Tariff</b>            | Tariff  |
| <b>Trigger</b>                   | TBA   |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | None  |





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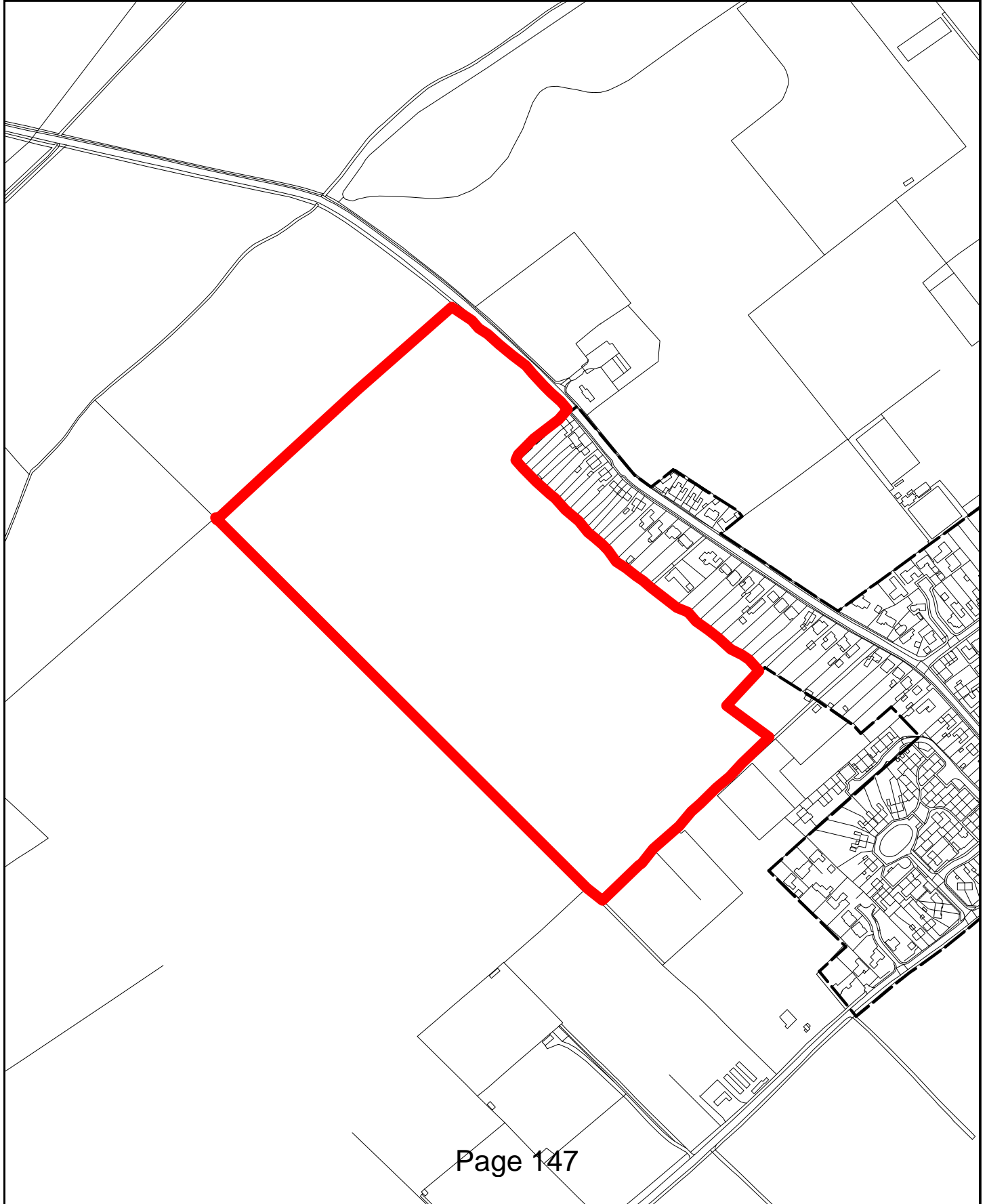
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# Agenda Item 7

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 March 2017

**AUTHOR/S:** Head of Development Management

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| <b>Application Number:</b>                       | S/3077/16/OL   |
| <b>Parish(es):</b>                               | Guilden Morden   |
| <b>Proposal:</b>                                 | Outline application for up to 16 dwellings (8 affordable and 8 open market dwellings) and formation of new access, with all other matters (landscaping, layout, scale and appearance) reserved.  |
| <b>Site address:</b>                             | Site south of Thompson's Meadow, Trap Road, Guilden Morden, Cambridgeshire SG8 0JE   |
| <b>Applicant(s):</b>                             | Mr John Boston, Guilden Morden Executive Homes   |
| <b>Recommendation:</b>                           | Delegated approval (to complete Section 106 Agreement).  |
| <b>Key material considerations:</b>              | The main issues are whether the proposed development would provide a suitable site for housing, having regard to housing land supply, the principles of sustainable development, scale of development and impact on townscape and landscape character, drainage issues, services and facilities, access and transport and ecology. |
| <b>Committee Site Visit:</b>                     | No   |
| <b>Departure Application:</b>                    | Yes  |
| <b>Presenting Officer:</b>                       | David Thompson (Principal Planning Officer)  |
| <b>Application brought to Committee because:</b> | The application proposal raises considerations of wider than local interest and approval would represent a departure from the Local Plan   |
| <b>Date by which decision due:</b>               | 31 March 2017 (Extension of time agreed)   |

### Executive Summary

1. The proposed development would be located on land adjacent to but outside of the Guilden Morden village framework. Due to the District Council's inability to demonstrate a five year supply of housing land, the policies that restrict the supply of housing are considered to be out of date. There are considered to be decisive material differences between this proposal and the policy context in which the application is being assessed and the previous application for 30 dwellings on the site, which was refused in September 2016. Firstly, this scheme is considerably smaller in

size at 16 units and would therefore give rise to smaller population increase in Guilden Morden. The environmental impact of the proposal in terms of trip generation and the social impact in relation to the capacity of services and facilities would therefore be reduced. In addition, the Over and Melbourn appeal decisions have provided additional guidance on weighing the benefits against the harm resulting from a proposal within the context of a lack of a five year housing land supply, a deficit which has further deteriorated (from 3.9 to 3.7 years) since the time of the refusal of the scheme for 30 dwellings on this site. These differences are explored in detail in the main body of the report.

2. A significant benefit of the scheme is the provision of 50% on site affordable housing. Given that this would exceed the policy compliant provision by 10% and that there is a demonstrable need within the Parish of Guilden Morden, as well as a substantial need District wide, this is a benefit which officers consider should be afforded significant weight in the determination of the application. Another social benefit would be the provision of a significant level of public open space on the site. This would exceed the amount required by adopted policy, in a village which currently has a deficit in both informal open space and play space.
3. Guilden Morden is a group village with limited facilities and occupants of the development would be required to travel out of the village to access facilities to meet day to day needs and employment opportunities. These factors do weigh against the social and environmental sustainability of the scheme. However, the extent of this harm is considered to be reduced by the fact that there is a bus service which would allow commuting to Royston within a reasonable time and that this service runs within close proximity of the application site. Whilst buses are infrequent throughout the day, occupants of the development would still have an alternative to the use of the private car to access the doctor's surgery and other facilities in Bassingbourn and a broader range of facilities in Royston.
4. Guilden Morden Parish Council support the application, although this is qualified in relation to the impact on highway safety, the level of parking provision within the development, the suitability of the footpath network adjacent to the site and the capacity of the foul sewage drainage network. There are no objections from the statutory consultees in relation to highway safety, flood risk or drainage. There is sufficient space to provide on plot parking for each dwelling within the site at the density proposed. The details of this would be formalised at the reserved matters stage.
5. There are no objections from any of the other statutory consultees. There are no concerns in relation to the principle of development from a landscape or design point of view and it is considered that the development could occur without a detrimental impact on the tree belt around the perimeter of the site, subject to the imposition of conditions. Officers are therefore of the view that the harm resulting from the proposal does not significantly and demonstrably outweigh the benefits and as a result, in line with the guidance in paragraph 14 of the NPPF, the recommendation is to grant planning permission.

### **Planning History**

6. S/0191/16/OL - Outline Planning Application for up to 30 dwellings and formation of new access (all other matters including landscape, layout, scale and appearance are reserved) – refused. Planning permission was refused on 07 September 2016 for the following reason:

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

### **Planning Policies**

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

NE/6 Biodiversity  
 NE/9 Water and Drainage Infrastructure  
 NE/10 Foul Drainage – Alternative Drainage Systems  
 NE/11 Flood Risk  
 NE/12 Water Conservation  
 NE/14 Light Pollution  
 NE/15 Noise Pollution  
 NE/17 Protecting High Quality Agricultural Land  
 CH/2 Archaeological Sites  
 TR/1 Planning for More Sustainable Travel  
 TR/2 Car and Cycle Parking Standards  
 TR/3 Mitigating Travel Impact  
 TR/4 – Non-motorised Transport

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

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

### **Consultations**

13. **Guilden Morden Parish Council** – support the application, making the following comments:

- Car Parking is not adequate for the development. Guilden Morden is not well served by public transport and many roads are poorly maintained for bicycle usage, especially the edges. Most active residents own a car, therefore in a one bedroom property housing 2 adults, there are 2 cars being used. In a 4 bedroom property housing 2 adults and 2 young adults there is a potential for 4 cars. This does not take into account any visitors. All properties need parking to accommodate the likely number of cars to include adults and siblings as they reach driving age. Some communal parking to account for overspill, as per Connors Corner, may alleviate the visitor parking problem. No parking to be allowed on corners, curbs and near junctions.
- Footpaths and road widths are not acceptable. The view that pedestrians and cars can share the same space is not acceptable. Footpaths should service the whole site and roads should be wide enough to allow two cars to pass safely.
- Sewage – Anglian Water are said to believe that there is sufficient capacity to cater for this development. Anglian Water do not have to live with the possibility of overflow of effluent which happens from time to time on Potton Road and not necessarily at times of heavy rainfall. This is not only a problem of effluent on the road but causes serious pollution of the main village drainage ditch which leads to the River Cam. This has been occurring since the system was commissioned. It is not satisfactory now, let alone with further substantial development.
- Access from Trap Road may be considered to be adequate, however turning on to Thompson's Meadow and then immediately turning into the proposed development is a recipe for traffic problems. This needs addressing before any development.

14. **District Council Affordable Housing Officer** - Comments that the policy requirement for schemes of this scale is 40% and so 50% is over and above the requirements of the Local Plan . The tenure split for the affordable properties should be 70/30. Therefore 70% of these should be rented and 30% should be provided as intermediate/shared ownership. The highest demand for housing is for 1 and 2 bedroom properties, this is reflective of most of the villages in South Cambridgeshire. The required mix for the 8 units would

6 x 2 bed house  
2 x 3 bed house

The proposed mix is considered to be acceptable, reflecting the need within the District and would make a significant contribution to meeting the identified need for 18 affordable units in Guilden Morden.

15. **District Council Urban Design Officer** – Raises no objection to the principle of development. The low density of the scheme is considered appropriate for the village edge location. The layout of the scheme at the reserved matters stage should be outward facing and be policy compliant in term of mix of sizes. These factors and the location and surveillance of the public open space to be provided are issues to be determined at the reserved matters stage.
16. **District Council Ecology Officer** – Raises no objection to the proposal. The applicant has submitted an ecological assessment in support of the application which raises no concerns in terms of harm to the biodiversity value of the site. The scheme is considered to preserve the existing boundary planting that is subject to a group Tree Preservation Order (TPO) on the northern and eastern boundaries of the site. As

a result, it is considered that these important ecological features could be preserved by the proposed scheme. The mitigation measures within the submitted Ecological Appraisal and biodiversity enhancements can be secured by condition.

17. **District Council Landscape Officer** – Raises no objection to the principle of development and welcomes the retention of the mature trees on the boundaries of the site. Additional measures to enhance biodiversity, along with details of landscape planting and boundary treatments will need to be secured at the reserved matters stage. A loose knit pattern of development should be encouraged at the reserved matters stage to ensure a rural character to this edge of village development.
18. **District Council Tree Officer** - Raises no objection to the proposals. The indicative layout demonstrates that the proposed quantum of development can be achieved on the site and the area of public open space organised in a manner that would preserve the tree belt around the perimeter of the site – including those that are the subject of TPO's.
19. **Local Highways Authority** – Raises no objection to the proposal subject to the imposition of conditions regarding a traffic management plan and levels of the access road.
20. **Cambridgeshire County Council Historic Environment Team** – Raises no objection to the proposal subject to the imposition of a condition regarding a programme of archaeological investigation.
21. **Environment Agency** – Raises no objection to the proposal. Comment that a sustainable scheme for surface water drainage will need to be submitted and that Anglian Water should be satisfied that the main foul sewage drainage network can accommodate the demands of the proposal.
22. **Anglian Water** – Confirm that the Guilden Morden Water Recycling Centre wastewater treatment plant has capacity to deal with the additional flows that would result from the proposed development. In relation to foul water sewage, there is no objection on the basis that further details are submitted by the applicant to demonstrate that off site flood risk can be mitigated. The Lead Local Flood Risk Authority and the Environment Agency should be consulted regarding surface water.
23. **Cambridgeshire County Council Flood and Water Team** – Raises no objection to the proposal, subject to the imposition of conditions requiring the submission of a detailed surface water drainage strategy and details of the management and future maintenance of the system
24. **District Council Environmental Health Officer and Health & Environmental Services** – Raises no objection to the proposal subject to the imposition of conditions. A noise assessment relating to the traffic on the adjacent highways and measures to mitigate the impact of the development on the existing properties on Thompson's Meadow, including the impact of noise associated with the use of piled foundations (should this method be employed) will be required. A strategy to mitigate the impact of dust, noise etc during the construction process, a lighting scheme and details and waste management during construction and once the development is occupied can also be addressed through the imposition of conditions.
25. **District Council Contaminated Land Officer** - no objection subject to the imposition of a standard condition requiring the submission of a contaminated land assessment and compliance with the agreed mitigation measures, prior to the commencement of



development.

26. **District Council Section 106 Officer** - Comments that contributions are required towards off-site open space and community facilities and monitoring to ensure that the development is acceptable in planning terms. The details of the contributions are discussed in the main body of the report and added as appendix 1.
27. **Natural England** – no objections to the proposed development.
28. **Cambridgeshire County Council Growth Team** - confirm that no contributions are required as there is capacity at pre-school, primary school and secondary school level and that no expansion of lifelong learning is considered necessary

### **Representations**

29. 1 letter of support for the development has been received stating that the site would be a good location for the number of units proposed.

7 letters of representation have been received from third parties (including those received via the Council's website) objecting to the proposals, raising the following concerns:

- The proposal will result in a detrimental impact on highway safety.
- The proposals would involve development close to the northern boundary of the site, which would threaten the condition of the protected trees.
- The site is a greenfield site on the edge of the village. There are more suitable sites for development within the village that could provide the affordable housing proposed.
- Access to the site should be taken from Trap Road on the eastern boundary and the 30 mph area extended to result in a better scheme from a highway safety perspective.
- The proposal would not meet the definition of sustainable development due to the size of the proposed development on the edge of a village with limited facilities.
- The supporting documentation associated with the application is inaccurate in assessing the impact that the anticipated population would have on the capacity of services and facilities within the village.
- The proposal would result in landscape harm as an extension beyond the strong village edge which currently exists.
- There are insufficient employment opportunities in the village. Occupants of the development would be reliant on the car to access employment and anything above basic services and facilities – ensuring that the scheme does not meet the definition of sustainable development.
- There is no village store in Guilden Morden and the bus service is limited.
- Surrounding roads are narrow and lack street lighting, ensuring that the local environment is not conducive to cycling.
- The site is a significant distance from the closest secondary school (Bassingbourn Village College).
- The site is of biodiversity value and this would be adversely affected by the proposals.
- The proposal would be contrary to policy ST/6 of the Core Strategy.
- The proposal is on a greenfield site, development should be concentrated on brownfield sites.
- The village does not need more 'executive' homes – development should focus on increasing the level of affordable housing.
- Development should be focussed in the more sustainable locations in the District (Rural Centres and Minor Rural Centres) as expressed in policies ST/b-k of the Core Strategy.

- The proposal would have an adverse impact on the setting of the heritage assets Morden Hall and Morden House, both of which are adjacent to the application site.
- The proposal would have an adverse impact on surface water drainage and foul water drainage capacity.
- The applicant refers to there being a hospital in Bassingbourn and a clinic in Steeple Morden. This is considered to be inaccurate as is the quoted distance to Ashwell and Morden Station.
- The supporting information suggests that the proposal would provide less car parking space due to the sustainable location – this is considered unjustified given the limited public transport provision in the village.
- The SHLAA process undertaken in support of the emerging Local Plan recognised the group villages are not sustainable locations for significant development as the vast majority of proposed allocation sites are located in Rural Centres and Minor Rural Centres.
- The lack of services and employment opportunities and distance to the secondary school were identified as issues which led to the dismissal of an appeal in Over for 26 units – similar circumstances exist in this case.
- Noise and pollution during the construction period would have an adverse impact on the residential amenity of neighbouring properties.

### **Site**

30. The site is within the countryside, adjacent to the Guilden Morden Development Framework. It is comprised of approximately 1.75 hectares of land accessed from the northern boundary by a field gate, leading off Thompsons Meadow. The site is located on the eastern edge of the village and is surrounded by a mature tree belt. The trees on the northern and eastern boundaries of the site are the subject of Tree Preservation Orders (TPO's).
31. The District Design Guide SPD Adopted March 2010 has assessed the site area as 'The Chalk lands'. Key characteristics of this designation include rolling chalk hills and gently undulating plateau. The site itself is paddock land and the land levels are relatively flat.

### **Proposal**

32. The proposal seeks outline planning permission for the erection of up to 16 dwellings and the formation of a new access onto Thompsons Meadow (all other matters including landscape, layout, scale and appearance are reserved). The scheme has been revised to improve the indicative layout by increasing the amount of public open space. It is important to emphasise that the proposed layout is only indicative at this stage.

### **Planning Assessment**

#### **Housing Land Supply**

33. The National Planning Policy Framework (2012) (NPPF) requires local planning authorities to boost significantly the supply of housing, to achieve this a five-year housing land supply with an additional buffer, as set out in paragraph 47, should be identified and maintained.
34. The local planning authority accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.7 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 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.

35. 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. The affected policies that were listed in the Waterbeach appeal decision letters 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 considered policies "for the supply of housing".
36. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a recent Court of Appeal decision (*Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes*). The Court defined 'relevant policies for the supply of housing' widely so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF.
37. 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 attach to such relevant policies.
38. In the case of this application policies which must be considered as potentially influencing the supply of housing land include ST/2 and ST/6 of the adopted Core Strategy and adopted policies DP/7 and NE/17 of the adopted Development Control Policies. Policies S/7, S/8, S/10 and NH/3 of the draft Local Plan are also material considerations but are also considered to be relevant (draft) policies for the supply of housing.
39. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans for instance).

*Principle of development*

40. The site is located in the countryside, outside the Guilden Morden Development Framework, although adjacent to and opposite on its northern boundary, where Policy DP/7 of the LDF and Policy S/7 of the Draft Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to

be located in the countryside will be permitted. The erection of a residential development of up to 16 dwellings would therefore not under normal circumstances be considered acceptable in principle since it is contrary to this adopted and emerging policy. However, these policies are considered out of date due to the current lack of a 5 year housing land supply as set out above.

41. It falls to the local planning authority as decision maker to assess the weight, if any, that should be given to the existing policies. The Council considers this assessment should, in the present application, have regard to factors including whether the policies continue to perform a material planning objective and whether it is consistent with the policies of the NPPF. Guilden Morden is identified as a Group Village under Policy ST/6 of the LDF and Policy S/8 of the Draft Local Plan, one of four categories of rural settlements.
42. The rural settlements, in terms of preference for housing provision, are placed behind the edge of Cambridge and new town of Northstowe. Group Villages are less sustainable settlements than Rural Centres and Minor Rural Centres, having fewer services and facilities and allowing only some of the day-to-day needs of residents to be met without the need to travel outside the village. Guilden Morden has only relatively limited facilities and services, with no secondary school, and more limited easily accessible public transport services than larger settlements.
43. Development in Group Villages is normally limited to schemes of up to 8 dwellings, or in exceptional cases 15, where development would make best use of a single brownfield site. This planning objective remains important and is consistent with the NPPF presumption in favour of sustainable development, by limiting the scale of development in less sustainable rural settlements with a limited range of services to meet the needs of new residents in a sustainable manner.
44. The Local Plan Village Classification Report June 2012, informed by the Village Services and Facilities Study, reviewed the settlement hierarchy in the adopted Core Strategy 2007, and as part of this considered where individual villages should sit within the hierarchy. The NPPF requires that 'planning policies and decisions should actively manage patterns of growth to make fullest use of public transport, walking and cycling, and focus development in locations which are or can be made sustainable.'
45. Whilst the village of Guilden Morden was not referenced specifically within the Report, the document did provide criteria used in the assessment of the sustainability of settlements within the district. These were public transport, secondary education, village services and facilities, and employment. Furthermore the Report concluded that Guilden Morden did not merit consideration for a higher status within the settlement hierarchy, remaining classified as a Group Village.
46. However, the policy objective and the principle of applying a settlement hierarchy have to be considered in light of the 'out of date' status, resulting from the lack of a five year supply of housing land in the District. By proposing 16 dwellings, the scheme would significantly exceed the indicative maximum of 8 on a greenfield site. The principal consideration is that the NPPF requires development to be assessed against the definition of sustainable development. Specifically in relation to the size of development in or on the edge of Group Villages, the Inspector in the recent Over appeal decision (18 January 2017) stated that '...the strict application of the existing settlement hierarchy and blanket restriction on development outside those areas would significantly restrain housing delivery.....this would frustrate the aim of boosting the supply of housing.'

47. In light of the above, it is not appropriate, in the case of all Group Villages, to attach the same weight to policy DP/7 and DP/1(a) in the 'blanket' way. It is necessary to consider the circumstances of each Group Village to establish whether that village can accommodate sustainably (as defined in the NPPF) the development proposed, having regard in particular to the level of services and facilities available to meet the needs of that development.
48. 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. 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.
49. The environmental issues are assessed in the following sections of the report but specifically in relation to the loss of higher grade agricultural land, policy NE/17 states that the District Council will not grant planning permission for development which would lead to the irreversible loss of grade 2 (in this case) agricultural land unless :
- a. Land is allocated for development in the Local Development Framework
  - b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
50. Whilst the substantive issues are discussed in detail in the remainder of this report, it is considered that, given the view that, on balance, the site is considered a sustainable location for residential development on the scale proposed and the fact that the Council cannot demonstrate a five year supply of housing land, it could be argued that the need for housing overrides the need to retain the agricultural land when conducting the planning balance.
51. The proposals are assessed below against the social and economic criteria of the definition of sustainable development.
- Social Sustainability:
52. 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.
53. The development would provide a clear benefit in helping to meet the current housing shortfall in South Cambridgeshire through delivering up to an additional 16 residential dwellings, 50% of which would be affordable (8 units). Ensuring that the housing mix in the market element of the scheme would accord with emerging policy H/8 (discussed in detail later in this report) is a matter to be dealt with at the reserved matters stage.
54. The provision of 50% affordable dwellings (40% is the minimum policy compliant level), is considered to be a social benefit and significant weight should be attributed this in the decision making process, particularly in light of the Housing Officer's confirmation that there is a demonstrable need for affordable housing in Guilden Morden.
55. The adopted Open Space SPD requires the provision of just over 460 square metres of public open space for a development on the scale proposed, depending on the final

mix, which is to be determined at the reserved matters stage (this figure represents an average based on a policy compliant mix). The scheme exceed this amount by a significant margin (in excess of 1000 square metres is shown on the indicative masterplan).

56. Given that Guilden Morden has an identified short fall in play space and informal open space, the fact that this amount of space can be provided at the density of development indicated is considered to be a significant social benefit of the proposals. The provision of a Local Area of Play would also have wider social benefits given that the open space associated with the residential development on Thompson's Meadow does not have a formal area for child play.

#### Impact on services and facilities

57. Guilden Morden village is served by relatively few services and facilities but does have a village hall, a church, a primary school, a recreation ground, a pub (in addition to the Three Tuns, which is currently closed) and 2 allotment garden sites. A school bus service connects Guilden Morden to the nearest secondary school, Bassingbourn Village College.
58. This relative lack of services and employment opportunities is reflected in Guilden Morden being designated a 'Group Village' in the Core Strategy settlement hierarchy. Group villages are described as '*generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village*', and new housing proposals are restricted to limited development which will help maintain remaining services and facilities.
59. Whilst the village is served by some community and social facilities, it is deficient in its function to provide significant sources of employment, secondary education and services to fulfil other than the most basic shopping trip. As such, journeys out of the village would be a regular necessity for the majority of residents in order to access many day-to-day services.
60. The nearest settlement that would offer services and social facilities, including sources of employment and secondary education, to possibly meet day-to-day needs would be the Minor Rural Centre of Bassingbourn, located approximately 5 miles to the south east. Beyond this, Royston is approximately 9.5 miles from Guilden Morden
61. There is a bus stop on Trap Road, approximately 200m from the site. A service connects Guilden Morden to Royston, with 1 bus to Royston and 2 back at commuting times during the week, with an infrequent return service during the rest of the day. A similar service operates on a Saturday, with no service on a Sunday. The service between the village and Cambridge is extremely limited and would not allow commuting from the proposed development without access to private motor transport.
62. Thompsons Meadow has a public footpath (on the opposite side of the road), connecting to Trap Road. The existing footpath network allows access to the bus stops referred to above from Thompsons Meadow. The proposed development includes the installation of a footway along the northern boundary of the site to improve connectivity and this would improve the sustainability of the scheme. Details of the extent of the footpath and details of the construction of the link within the highway can be secured by condition at this outline stage.

63. It is acknowledged that occupants of the proposed development would need to make journeys to larger centres, such as Royston, to meet day to day needs. However, it is possible to do that journey by public transport from the development and therefore there is an alternative to the use of the private car for these journeys. This would allow access to employment in Royston and medical and education provision in Bassingbourn.
64. In assessing the issue of addressing a housing shortage and accounting for the rural character of the majority of the District, the Inspector deciding the Over appeal concluded that 'the level of approvals (of new dwellings across the district) are not at such a scale or rate that they are making significant in-roads into the shortfall.' In relating that situation to the merits of the Over scheme, the Inspector stated 'a concern that the location of this development would lead to journeys for shopping trips is therefore something that is potentially to be repeated in other such locations and therefore does not make this site significantly less sustainable than any other site....'
65. Over as a village has more facilities (e.g. a village shop, GP surgery and a mobile post office) than Guilden Morden. However, it does not have significant sources of employment or services that would go beyond meeting basic day to day needs and access to these would therefore generate trips out of the village. The bus service from Over to Cambridge is no more frequent than the service from Guilden Morden to Royston and the journey time is longer. It is the case that the Guided Busway provides a more frequent public transport alternative for residents in Over and such an alternative does not exist in Guilden Morden. This weighs against the environmental sustainability of this scheme therefore.
66. However, given the similarities in the services accessible from the respective sites on foot, it is considered that the level of private trips generated by this development, would be substantially less than the Over scheme for 55 dwellings. As a result, it is considered that the environmental harm arising from reliance on the private car to access more than basic services would not be substantial enough to outweigh the significant benefits of the proposal, including the over provision of affordable housing in relation to the adopted policy requirement. This change in policy context, coupled with the reduction in the size of this proposal in relation to the previously refused application for 30 dwellings, are material considerations which have led officers to conclude that a recommendation of refusal in this case on the basis of the number of units alone could not be substantiated at appeal.
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 County Council as Education Authority has confirmed that there is capacity within the pre-school, primary school (Guilden Morden) and secondary school (Bassingbourn Village College), as well as within the library service in terms of lifelong learning facilities to accommodate the population of this development. This factor would weigh in favour of the social sustainability of the scheme.
69. Paragraph 7 of the NPPF states that the social dimension of sustainable development includes the creation of a high quality built environment with accessible local services. The Urban Design Officer has raised no objection in relation to the principle of

erecting 16 dwellings on the site, with matters relating to the detailed layout to be addressed at the reserved matters stage.

Economic.

70. The provision of up to 16 new dwellings will give rise to employment during the construction phase of the development, and has the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

Environmental.

*Impact on character of the village and landscape*

71. The application proposes new housing at a density of approximately 10 dwellings per hectare (dph). Policy HG/1 requires new developments to make best use of the site by achieving average net densities of at least 30 dph unless there are exceptional local circumstances that require a different treatment. Policy H/7 of the Draft Local Plan confirms that density requirement, but states that it may vary on a site where justified by the character of the locality, the scale of the development or other local circumstances.
72. Given the need to retain the tree belt around the perimeter of the site to reduce the landscape impact of the development and the relatively limited nature of the services and facilities within the village, it is considered that the low density of development is acceptable in principle in this village edge location.
73. Policy HG/1 is considered to be a policy that relates to the supply of housing, and are therefore to be considered as being out of date. However, one of the aims of this policy and emerging Local Plan policy H/7 is the need to respond to local character, which is supported by the aims of the NPPF as identified below, and Policies DP/2 and DP/3 of the adopted LDF. Policies DP/2 and DP/3 are not considered to be housing supply policies and are not therefore considered to be out of date.
74. Officers are of the view that considerable weight can therefore be given to Policy HG/1 and emerging policy H/7 where the proposed density of a particular development compromises local character and the aims of paragraph 58 of the NPPF which states that it should be ensured that developments respond to local character, and history, and reflect the identity of local surroundings and materials.
75. Policy DP/2 of the LDF states that all new developments should preserve or enhance the character of the local area; conserve or enhance important environmental assets of the site; and be compatible with its location in terms of scale, mass and form.
76. Policy DP/3 of the LDF states that planning permission will not be granted where the proposed development would, amongst other criteria, have an unacceptable adverse on village character, the countryside and landscape character.
77. The site is subject to extensive tree and hedge planting, with mature tree belts most prominent on the eastern, western and southern boundaries, which screen the site to a significant extent from views along Trap Road. The presence of extensive boundary planting gives the site a sense of containment within the wider landscape, as opposed to being closely related to the character of the open agricultural fields to the south. This means that the site reads as a separate entity when considered within the context of the surrounding landscape.



78. The site is located on the edge of the village and the approach to the site from the south is rural in character, with properties to the south and east set in substantial plots and open fields separating this part of the village from the High Street (which has a prevailing linear pattern of development) to the west. Development along Church Street and Church Lane is relatively dense although an area of open space associated with the development on Thompsons Meadow provides a sense of openness adjacent to the village framework.
79. The Design and Landscape Officer raised no objection to the principle of development, noting the screened nature of the site, following amendments to the indicative design and relocation of the public open space to the edge of the development, ensuring the preservation of the protected trees. The Design Officer has commented that the properties should front out towards Thompson's Meadow and Trap Road, which would allow for better surveillance of the Local Area of Play and informal public open space. Acknowledging that these are issues to be resolved at the reserved matters stage, the Design Officer concludes that, due to the low density of the scheme, there is no objection to the principle of erecting 16 units on the site from a landscape and built form character point of view.
80. 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 building or its setting or any features of special architectural or historic interest which it possesses." It is considered that the amended indicative layout would not have any adverse affect on the setting of the conservation area, which is located in excess of 162 metres from the site.
81. The application site is well screened and is separated from the conservation area by the modern housing development which extends north of Thompsons Meadow. The grade II listed Dove Cottage (north of the site) is separated from the site by an area of open space which is extensive enough to ensure that there would be no significant harm to the setting of this listed building. No other listed buildings would be adversely affected by the proposals.
82. Officers are of the view that the illustrative scheme demonstrates that the site is capable of providing the proposed number of dwellings, having regard to the constraints of the site, and in a manner which would not materially detract from the rural character of the area or setting of the village, in accordance with the aims of Policies DP/2 and DP/3.

#### **Residential amenity**

83. The application is in outline form and therefore the layout plan submitted is for illustrative purposes only. However, officers need to be satisfied at this stage that the site is capable of accommodating the amount of development proposed, without having a detrimental impact on the residential amenity of occupiers of adjacent properties.
84. The submitted drawings demonstrate that the site could accommodate the amount of development proposed without having an unreasonable impact on residential amenity through overlooking or overbearing impact. Adequate separation distances could be retained to the neighbouring properties to the north, south and east of the site and the retention of the majority of the established tree belt on the boundaries of the site would emphasise the sense of separation. The proposals therefore accord with the relevant amenity criteria of policy DP/3 of the Local Development Framework and the

requirements of the District Design Guide.

### **Access and Transport**

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

### **Surface water drainage**

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

### **Foul water drainage**

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

### **Ecology and Trees**

91. The Ecology Officer raises no objection to the proposal. The scheme is considered to preserve the existing boundary planting that is subject to a group Tree Preservation Order (TPO) on the northern and western boundaries of the site. As a result, it is considered that these important ecological features could be preserved by the proposed scheme. The mitigation measures within the submitted Ecological Appraisal and biodiversity enhancements can be secured by condition.
92. The Tree Officer has raised no objections to the proposals following a revision to the indicative masterplan which ensures that adequate separation could be retained to the protected trees on the northern and eastern boundaries and the mature planting on the other boundaries of the site. Details of the means of protection of existing trees during the construction of the development and once the scheme is occupied can be secured at the outline stage. Details of new planting can be secured at the reserved matters stage.

### **Renewable Energy**

93. The applicant has indicated that the scheme will have regard for Policy NE/3 and the requirement of renewable technologies, but has stated that this can only be resolved at the detailed stage as further design and layout information becomes available.
94. Officers are of the view that this matter can be dealt with by condition, however the

detailed layout and orientation of dwellings should seek to maximise energy saving possibilities.

### **Planning Obligations**

95. 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 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.
96. The Section 106 Officer has confirmed that there have not been 5 Section 106 agreements in respect of developments in the village of Guilden Morden since 6 April 2010 contributing towards (i) offsite open space and (ii) offsite indoor community space improvements.
97. Appendix 1 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. Following consultation with Guilden Morden Parish Council, it has been identified that there is a project to provide outdoor gym equipment at the recreation ground and improve the existing outdoor bike activity area. Given the deficit in open space and play provision within the village (as identified in the Open
98. Space and Recreation Study of 2013 commissioned by the Council), it is considered that securing a contribution commensurate with the anticipated population arising from the development would be reasonable. The total pooled contribution towards the provision of these facilities would be approximately £19,000.
99. In relation to outdoor community facilities, the Parish Council have identified the need for a new play area, replacing the existing facility adjacent to the primary school which is no longer in a condition that is fit for use. A contribution based on the anticipated population increase arising from the development of approximately £25,000 towards this scheme could be secured by a Section 106 agreement.
100. In term of indoor facilities, a 2009 audit commissioned by the District Council recommended that 111 square metres of indoor space should be provided per 1000 people. The audit identified a shortage in provision of indoor community space in Guilden Morden and the Parish Council have identified the installation of a solar PV system as a project to which a pooled contribution could be sought, commensurate with the anticipated population increase from this development. This contribution would be in the region of £8,000 and could be secured via the Section 106 agreement.
101. Household Waste Receptacles charged at £73.50 per dwelling and a monitoring fee of approximately £500 (dependent on number of Council employee hours involved) would also be applied.

### **Other Matters**

Archaeology:

102. The County Council Archaeologist considers that the site lies in an area of high potential, located adjacent to an Anglo-Saxon burial site and approximately 250

metres south of the 14<sup>th</sup> Century St. Mary's Church. Village earthworks are located 500 metres to the north west and the moated site of Morden Hall is located to the east. Archaeological investigations to the north east of the site have revealed evidence of Mesolithic, Bronze Age, and Iron Age, medieval and post-medieval occupation. All of these features are registered on the Historic Environment Record.

103. The applicant has completed an initial investigation in relation to any features of archaeological significance on this site. The Archaeologist is satisfied that, subject to a condition requiring a remediation strategy to be agreed, the impact of development on the site can be mitigated in this regard. Such a condition can be imposed at this outline stage.

**Environmental Health:**

104. The Environmental Health Officer has raised no objections to the proposals, indicating that an Operational Noise Management Plan/Scheme should be approved prior to the commencement of any works, to ensure that measures are implemented to prevent any detrimental impact of the construction phase on the residential amenity of neighbouring residents. Conditions relating to the approval of a management plan relating to traffic and the storage of materials during the construction phase, a limit on the hours of deliveries to the site and the times during which power operated machinery can be used are considered necessary and can be added to the decision notice. A noise management plan associated with the use of piled foundations can also be conditioned at this outline stage, in the eventuality that this method of construction is employed.
105. The site is considered to be a low risk in relation to ground contamination but given the sensitivity of the end use, it is considered that an assessment in this regard should be undertaken prior to the commencement of development. The completion of this investigation and compliance with the agreed necessary mitigation measures can be secured by condition at this outline stage.

**Conclusion**

106. In considering this application, the following relevant adopted development plan policies are to be regarded as out of date while there is no five year housing land supply:
107. ST/6: Group Villages – indicative maximum scheme size of 8 dwellings  
DP/1 – Sustainable Development  
DP/7: Village Frameworks  
HG/1: Density  
HG/2: Housing Mix  
NE/1: Biodiversity  
NE/17: Protecting High Quality Agricultural Land  
CH/2: Archaeological Sites  
CH/5; Conservation Areas
108. 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.
109. Given the fact that the District cannot currently identify a five year supply of housing land, policies which restrict the supply of housing outside of village frameworks are out of date and should therefore only be afforded limited weight in the decision making

process. In accordance with the guidance in paragraph 14 of the NPPF, in balancing all of the material considerations, planning permission should be granted unless the harm arising from the proposal would 'significantly and demonstrably' outweigh the benefits.

110. The proposed development would provide a significant number of dwellings, 50% of which would be affordable. This is a benefit which should be given significant weight in the determination of the planning application. Given the significant shortage of affordable housing in the District and within the Parish of Guilden Morden, the fact that this proposal would exceed the policy requirement of a minimum 40% is considered to be a significant social benefit of the development.
111. The proposal would not result in significant harm to the character of the landscape, allowing for the retention of the trees on the eastern, southern and western boundaries and requiring limited removal of planting on the northern boundary. This would retain a sense of containment and reduce the impact of the development on the character of the wider landscape to an acceptable degree.
112. It is acknowledged that Guilden Morden has a limited number of services and facilities and that travel to larger centres, such as Royston, is required to meet basic day to day needs and sources of employment. However, there is a bus service which would allow commuting to Royston which serves bus stops within a short walk of the development. This would provide an alternative means of transport to access a broader range of services and facilities without relying on the private car. This situation represents a direct parallel between this application and the scheme on the edge of Over recently allowed at appeal which has been quoted in this report. As such, officers consider that this recent decision is a material consideration which should be afforded significant weight in the determination of this application.
113. Whilst there would be some harm arising from the need to travel from the development to access facilities such as shops, a doctor's surgery, places of education and employment, this is considered not to significantly and demonstrably outweigh the benefits of the proposals, within the context of the lack of a five year housing land supply. There is no significant harm arising from the scheme in relation to design, landscape impact, flood risk, highway safety or drainage, as demonstrated by the lack of objections from statutory consultees in each of these areas.
114. It is considered that the scheme includes positive elements which enhance social sustainability. These include:
  - the positive contribution of up to 16 dwellings towards the housing land supply in the district based on the objectively assessed need for 19,500 dwellings and the method of calculation and buffer identified by the Waterbeach Inspector
  - the provision of 8 affordable dwellings on site, making a significant contribution to the identified need in Guilden Morden and the wider District and exceeding the requirements of adopted Local Plan policy
  - significant public open space, including a Local Equipped Area of Play on the site in a village that currently has a deficit in the provision of both of these community facilities
115. There are also considered to be decisive material differences between this proposal and the policy context in which the application is being assessed and the previous refusal for 30 dwellings on the site. Firstly, this scheme is considerably smaller in size at 16 units and would therefore give rise to smaller population increase in Guilden

Morden. The environmental impact of the proposal in terms of trip generation and the social impact in relation to the capacity of services and facilities would therefore be reduced. In addition, the Over and Melbourn appeal decisions have provided additional guidance on weighing the benefits against the harm resulting from a proposal within the context of a lack of a five year housing land supply, a deficit which has further deteriorated (from 3.9 to 3.7 years) since the time of the refusal of the scheme for 30 dwellings on this site.

116. The provision of more than 40% affordable housing on site, the reduction in the size of the scheme and the change in policy context since the refusal of the scheme for 30 dwellings on this site are factors which lead officers to conclude that this application should be recommended for approval. None of the disbenefits arising from the proposals are considered to result in significant and demonstrable harm when balanced against the positive elements and therefore, it is considered that the proposal achieves the definition of sustainable development as set out in the NPPF.

### **Recommendation**

117. Officers recommend that the Committee grants planning permission, subject to

#### **Section 106 agreement**

To cover the issues outlined in this report and attached as appendix 1 to this report.

#### **Draft conditions**

- (a) Outline planning permission
- (b) Time limit for submission of reserved matters
- (c) Time limit for implementation (within 2 years of approval of reserved matters)
- (d) Approved plans
- (e) Landscaping details
- (f) Contaminated land assessment
- (g) Dust, noise, vibration mitigation strategy
- (h) Noise assessment relating to impact of road traffic on Thompsons Meadow and Trap Road on the amenity of the occupants of the proposed development– including necessary mitigation measures
- (i) Details of renewable energy generation (including water efficiency/conservation measures) within the development and associated noise assessment and mitigation measures – 10% renewables and compliance.
- (j) Scheme to detail provision of footway to connect to existing facility along Thompsons Meadow
- (k) Foul water drainage scheme
- (l) Surface water drainage scheme (management and maintenance to be secured through Section 106)
- (m) Sustainable drainage strategy
- (n) Tree Protection measures
- (o) Retention of existing planting on site boundaries
- (p) Compliance with flood risk assessment
- (q) Time restriction on the removal of trees
- (r) Detailed plans of the construction of the accesses
- (s) Pedestrian visibility splays
- (t) Ecological enhancement and habitat management plan
- (u) Scheme of archaeological investigation
- (v) Site waste management plan
- (w) Restriction on the hours of power operated machinery and deliveries during

- construction
118. (x) Compliance with ecological survey submitted  
(y) External lighting to be agreed  
(z) Cycle storage  
(aa) Housing mix within market element to be policy compliant  
(bb) Boundary treatments  
(cc) Waste water management plan  
(dd) Construction environment management plan  
(ee) Details of piled foundations  
(ff) Fire hydrant locations  
(gg) Screened storage for refuse  
(hh) Traffic Management Plan  
(ii) Vehicle Charging Infrastructure Strategy

### **Informatives**

- (a) Environmental health informatives  
(b) Exclusion of indicative plans from approval – indicative layout plan not to be approved at this outline stage

### **Background Papers:**

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

- South Cambridgeshire Local Development Framework Core Strategy (adopted January 2007)
- South Cambridgeshire Local Plan 2004
- Planning File Ref: S/3077/16/OL

### **Report Author:**

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Principal Planning Officer  
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## Heads of terms for the completion of a Section 106 agreement

| Guilden Morden – Trap Road (S/3077/16/OL)                  |   |
|--|---|
| South Cambridgeshire District Council (Affordable Housing) |   |
| Affordable housing percentage                              | 50%   |
| Affordable housing tenure                                  | 70% affordable rent and 30% Intermediate                                    |
| Local connection criteria                                  | All affordable housing dwellings to be subject to local connection criteria |

### Section 106 payments summary:

| Item                      | Beneficiary | Estimated sum    |
|---------------------------|-------------|------------------|
| Sports                    | SCDC        | £19,000 (circa)  |
| Children's play space     | SCDC        | £25,000 (circa)  |
| Indoor community space    | SCDC        | £8,000 (circa)   |
| Household waste bins      | SCDC        | £1,176           |
| Monitoring                | SCDC        | £500             |
|                           |             |                  |
| <b>TOTAL</b>              |             | <b>£53,676</b>   |
| <b>TOTAL PER DWELLING</b> |             | <b>£3,354.75</b> |

### Section 106 infrastructure summary:

| Item   | Beneficiary | Summary |
|--|-------------|---------|
| Onsite informal play space and informal open space | SCDC        |         |

### Planning condition infrastructure summary:

| Item    | Beneficiary | Summary                                    |
|---------|-------------|--|
| Footway | CCC         | Provision of a footway at Thompsons Meadow |

**CAMBRIDGESHIRE COUNTY COUNCIL**

|                 |             |
|-----------------|-------------|
| <b>Ref</b>      | CCC1        |
| <b>Type</b>     | Early years |
| <b>Policy</b>   | DP/4        |
| <b>Required</b> | YES         |

|                 |                |
|-----------------|----------------|
| <b>Ref</b>      | CCC2           |
| <b>Type</b>     | Primary School |
| <b>Policy</b>   | DP/4           |
| <b>Required</b> | NO             |

|                 |                  |
|-----------------|------------------|
| <b>Ref</b>      | CCC3             |
| <b>Type</b>     | Secondary school |
| <b>Policy</b>   | DP/4             |
| <b>Required</b> | NO               |

|                 |                                 |
|-----------------|---------------------------------|
| <b>Ref</b>      | CCC4                            |
| <b>Type</b>     | Libraries and lifelong learning |
| <b>Policy</b>   | DP/4                            |
| <b>Required</b> | NO                              |

|                 |                 |
|-----------------|-----------------|
| <b>Ref</b>      | CCC5            |
| <b>Type</b>     | Strategic waste |
| <b>Policy</b>   | RECAP WMDG      |
| <b>Required</b> | NO              |

|                 |                |
|-----------------|----------------|
| <b>Ref</b>      | CCC6           |
| <b>Type</b>     | CCC monitoring |
| <b>Policy</b>   | None           |
| <b>Required</b> | NO             |

|                 |           |
|-----------------|-----------|
| <b>Ref</b>      | CCC7      |
| <b>Type</b>     | Transport |
| <b>Policy</b>   | TR/3      |
| <b>Required</b> | NO        |

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

|                                  |  |
|----------------------------------|--|
| <b>Ref</b>                       | SCDC1  |
| <b>Type</b>                      | Sport  |
| <b>Policy</b>                    | SF/10  |
| <b>Required</b>                  | YES  |
| <b>Detail</b>                    | <p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Guilden Morden needed 1.63 ha but has 3.00 ha i.e. a surplus of 1.37 ha of Outdoor Sport Provision.</p> <p>Guilden Morden has one recreation ground with a cricket pitch; senior football pitch and a mini soccer pitch. The recreation study identified the need to extend the pavilion.</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>Guilden Morden Parish Council has said that in order to meet the needs of future residents sports contributions are required to (a) provide outdoor gym equipment for use by both adults and teenagers. This would provide both fun and health benefits and would expect to cost between £15-20,000 and (b) provide improvement to its current "grassy humps which are used by youngsters of the village for biking on. The Parish Council envisages that they could not only be used for BMX (and other types) bikes but also hover boards. The expected cost is £25,000.</p> <p>The off-site contribution towards the increase in demand for provision of outdoor sports provision is set out below. As an estimate the development would be required to pay £19,000 in accordance with the policy.</p> <p>1 bed: £625.73<br/>                 2 bed: £817.17,<br/>                 3 bed: £1,130.04<br/>                 4+ bed: £1,550.31</p> |
| <b>Quantum</b>                   | £19,000 (circa)  |
| <b>Fixed / Tariff</b>            | Tariff   |
| <b>Trigger</b>                   | To be paid prior to the occupations of 50% of the dwellings  |
| <b>Officer agreed</b>            | YES  |
| <b>Applicant agreed</b>          | YES  |
| <b>Number Pooled obligations</b> | None   |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | SCDC2  |
| <b>Type</b>     | Children's play space  |
| <b>Policy</b>   | SF/10  |
| <b>Required</b> | YES  |
| <b>Detail</b>   | <p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Guilden Morden needed 0.82 ha Children's Play Space whereas the village had 0.04, i.e. a deficit of 0.78 ha of Children's Play Space.</p> |

|                                  | <p>Based on a likely housing mix the development would be required to provide 147 m2 of formal play space and 147 m2 of informal play space. As the site is not for 50 dwellings under normal circumstances it would not be required to provide onsite equipped space (i.e. the minimum size required for a LEAP is 500 m2).</p> <p>Informal play space is satisfied through the provision of a publically accessible green space proposed being located within the development. As this is an outline application the section 106 agreement needs to establish the minimum onsite informal play space, which is set out in the table below.</p> <table border="1" data-bbox="683 555 1171 741"> <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> <p>The open space SPD would require formal play space contributions as set out in accordance with the table below (on the basis that informal play space is provided onsite). Guilden Morden Parish Council has identified a that project that they wish be delivered as being a new playground at Guilden Morden primary school on the basis that the current equipment has been condemned and there is little prospect of it being replaced. The money would be used to provide either fixed or portable equipment.</p> <p>The level of contribution is set out below and which would generate a contribution in the region of £25,000. Any residual monies would be used to help fund the shortfall of the BMX project which is classified as both sports and play).</p> <p>1 bed: £0<br/> 2 bed: £1,202.78<br/> 3 bed: £1,663.27<br/> 4+ bed: £2,281.84</p> |  | Informal play space | 1 bed | Nil | 2 bed | 7m2 | 3 bed | 9.7m2 | 4+ bed | 13.3m2 |
|----------------------------------|---|--|---------------------|-------|-----|-------|-----|-------|-------|--------|--------|
|                                  | Informal play space   |  |                     |       |     |       |     |       |       |        |        |
| 1 bed                            | Nil   |  |                     |       |     |       |     |       |       |        |        |
| 2 bed                            | 7m2   |  |                     |       |     |       |     |       |       |        |        |
| 3 bed                            | 9.7m2   |  |                     |       |     |       |     |       |       |        |        |
| 4+ bed                           | 13.3m2  |  |                     |       |     |       |     |       |       |        |        |
| <b>Quantum</b>                   | £25,000 (circa)   |  |                     |       |     |       |     |       |       |        |        |
| <b>Fixed / Tariff</b>            | Tariff  |  |                     |       |     |       |     |       |       |        |        |
| <b>Trigger</b>                   | <p>Formal play space contribution to be paid prior to the occupation of 50% of the dwellings</p> <p>Onsite informal play space to be laid out prior to the occupation of 50% of the dwellings</p>   |  |                     |       |     |       |     |       |       |        |        |
| <b>Officer agreed</b>            | YES   |  |                     |       |     |       |     |       |       |        |        |
| <b>Applicant agreed</b>          | YES   |  |                     |       |     |       |     |       |       |        |        |
| <b>Number Pooled obligations</b> | NONE  |  |                     |       |     |       |     |       |       |        |        |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | SCDC3  |
| <b>Type</b>     | Informal open space  |
| <b>Policy</b>   | SF/10  |
| <b>Required</b> | YES  |
| <b>Detail</b>   | <p>The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Guilden Morden needed 0.41 ha of informal open space and had no areas defined as informal open space.</p> <p>The informal open space requirement is to be satisfied through the provision of a publically accessible green space proposed being located</p> |

|                                  | <p>within the development. As this is an outline application the section 106 agreement needs to establish the minimum onsite informal open space, which is set out in the table below.</p> <table border="1" data-bbox="624 315 1230 501"> <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 |
|----------------------------------|--|--|---------------------|-------|--------|-------|-----|-------|-------|--------|--------|
|                                  | Informal open space  |  |                     |       |        |       |     |       |       |        |        |
| 1 bed                            | 5.4 m2   |  |                     |       |        |       |     |       |       |        |        |
| 2 bed                            | 7m2  |  |                     |       |        |       |     |       |       |        |        |
| 3 bed                            | 9.7m2  |  |                     |       |        |       |     |       |       |        |        |
| 4+ bed                           | 13.3m2   |  |                     |       |        |       |     |       |       |        |        |
| <b>Quantum</b>                   |  |  |                     |       |        |       |     |       |       |        |        |
| <b>Fixed / Tariff</b>            |  |  |                     |       |        |       |     |       |       |        |        |
| <b>Trigger</b>                   | Informal open space to be laid out prior to the occupation of 50% of the dwellings   |  |                     |       |        |       |     |       |       |        |        |
| <b>Officer agreed</b>            | YES  |  |                     |       |        |       |     |       |       |        |        |
| <b>Applicant agreed</b>          | YES  |  |                     |       |        |       |     |       |       |        |        |
| <b>Number Pooled obligations</b> | None   |  |                     |       |        |       |     |       |       |        |        |

|                 |   |
|-----------------|---|
| <b>Ref</b>      | SCDC4   |
| <b>Type</b>     | Offsite indoor community space  |
| <b>Policy</b>   | DP/4  |
| <b>Required</b> | YES   |
| <b>Detail</b>   | <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 became Council policy at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>Based on the likely number of people arising from the development an area of circa 8 m2 is required.</p> <p>Guilden Morden is served by Guilden Morden Village Hall which the audit said was a predominantly wooden building which is showing some signs of aging. Not ideal for sport/leisure pursuits, the hall has received some investment and has a newly finished kitchen/changing area. Plans for replacement are underway.</p> <p>The audit highlighted a number of improvements and the Parish Council have said that they intend to use the money for the redecoration of the village hall followed by the installation of a new 4k/w PV system.</p> <p>The contribution required as per the indoor community space policy would be:</p> |

|                                  |   |
|----------------------------------|---|
|                                  | 1 bed - £284.08<br>2 bed - £371.00<br>3 bed - £513.04<br>4+ bed - £703.84 |
| <b>Quantum</b>                   | £8,000 (Circa)  |
| <b>Fixed / Tariff</b>            | Tariff  |
| <b>Trigger</b>                   | To be paid prior to the occupations of 50% of the dwellings               |
| <b>Officer agreed</b>            | YES   |
| <b>Applicant agreed</b>          | YES   |
| <b>Number Pooled obligations</b> | NONE  |

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

|                                  |  |
|----------------------------------|--|
| <b>Ref</b>                       | SCDC6  |
| <b>Type</b>                      | S106 Monitoring  |
| <b>Policy</b>                    | Portfolio holder approved policy   |
| <b>Required</b>                  | YES  |
| <b>Detail</b>                    | Towards the cost of monitoring delivery and maintenance of physical works (i.e. affordable housing, open space, etc) |
| <b>Quantum</b>                   | £500   |
| <b>Fixed / Tariff</b>            | Fixed  |
| <b>Trigger</b>                   | Paid in full prior to commencement of development  |
| <b>Officer agreed</b>            | YES  |
| <b>Applicant agreed</b>          | YES  |
| <b>Number Pooled obligations</b> | None   |

|                 |  |
|-----------------|--|
| <b>Ref</b>      | SCDC7  |
| <b>Type</b>     | Onsite open space and play area maintenance  |
| <b>Policy</b>   |  |
| <b>Required</b> | YES  |
| <b>Detail</b>   | <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</p> |

|  |   |
|--|---|
|  | <p>space is offered to Guilden Morden 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> |
|--|---|

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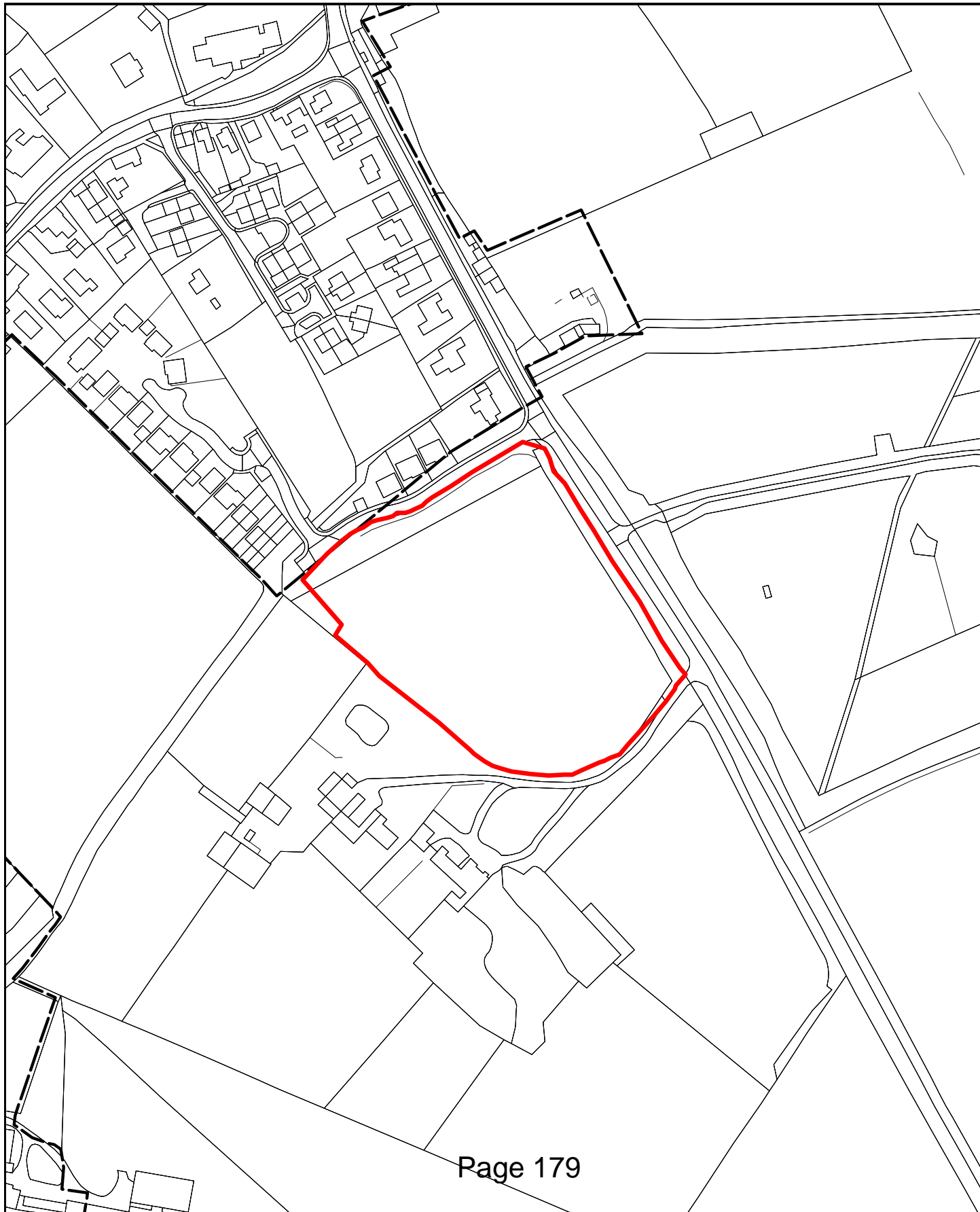
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Date of plot: 13/02/2017



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Cambridgeshire  
District Council**

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# Agenda Item 8

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee 1 March 2017  
**AUTHOR/S:** Head of Development Management

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**Application Number:** S/1433/16/OL

**Parish(es):** Great Abington

**Proposal:** Outline Application for Residential Development of up to 8no. 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:** 2 March 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 Council does not currently have a 5 year housing land supply and therefore the adopted LDF Policies ST/6, DP/7 and DP/1 in relation to the supply of housing are not up to date for the purposes of the National Planning Policy Framework 2012 (NPPF). However, the Local Planning Authority must still determine the weight to be applied to these policies. This application was previously referred from the 01 February 2017 Planning Committee in order to clarify the issue of the affordable housing threshold given the recent intervention on this issue by the Local Plan Inspector. Commentary on this issue is found within the *Affordable Housing* section to this Report
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 appropriate 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.
4. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case generally 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.
5. For Group Villages, the weight to be given to the conflict with the housing land supply policies depends upon the level of accessible services and facilities in the village.
6. However, for Infill Villages, conflict with the housing land supply policies should be given significant weight unless there are exceptional circumstances that would justify a departure.
7. In this case, Great Abington is considered to have a wide range of services and facilities and limited weight can therefore be given to the land supply policies.
8. 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.
9. 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**

10. **Site**  
None relevant
11. **Land to the North of Pampisford Road, Great Abington**  
S/3181/15/FL Erection of 20 Dwellings, Associated Access and Landscaping – Approved

### **National Guidance**

12. National Planning Policy Framework 2012  
Planning Practice Guidance

### **Development Plan Policies**

13. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**  
ST/2 Housing Provision  
ST/6 Group Villages
14. **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
15. **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

16. **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**

17. **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.”
18. **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.
19. **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.
20. **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.

21. 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.
22. 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.
23. 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.
24. The protection of the adjacent County Wildlife Site will also need to be secured by condition.
25. **Local Highways Authority** – Has no objections and comments that drawing numbers P-01 Revision H and 4160124-SK1405 Revision 04 are acceptable.
26. **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 12<sup>th</sup> 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.
27. **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.
28. **Environmental Health Officer** – Has no comments.
29. **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.

30. **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.
31. **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.
32. **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**

33. 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.
34. Four 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.
- xii) Impact of access upon existing properties and parking on the road.
- xiii) Noise and disturbance from access.

### **Site and Surroundings**

35. The site is located outside of the Great Abington village framework and therefore for planning purposes, in the countryside. The application site 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**

36. The proposal, as amended, seeks outline permission for a residential development on the site of up to 8no. dwellings. Access forms part of the application. The layout, design and external appearance, and landscaping are matters reserved for later approval.
37. 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 2no. x two bed dwellings, 1no. x two/three bed dwellings, 2no. x three bed dwellings and 3no. 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.
38. 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.
39. 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**

40. 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**

41. 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.
42. 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.
43. 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.
44. 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.
45. 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).

46. 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 and DP/1 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.
47. 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.
48. 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.
49. For Rural Centres and Minor Rural Centres, subject to all other relevant material considerations, it is considered that there is a case generally 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.
50. For Group Villages, the weight to be given to the conflict with the housing land supply policies depends upon the level of accessible services and facilities in the village.
51. However, for Infill Villages, conflict with the housing land supply policies should be given significant weight unless there are exceptional circumstances that would justify a departure.
52. Development in Group Villages (the current and emerging status of Great Abington) is normally limited under policy ST/6 to schemes of up to an indicative maximum of 8 dwellings, or in exceptional cases 15, where development would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. 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.
53. However, this objective has to be considered in light of the limited weight that can be attributed to policy ST/6 due to its 'out of date' status, resulting from the lack of a five year supply of housing land in the District. Notwithstanding the status of the

development plan, and whilst the site is outwith the village framework, this scheme is consistent with the indicative threshold of 8 dwellings on a greenfield site in Group Villages.

54. The overriding consideration is that the NPPF requires development to be assessed against the definition of sustainable development. Specifically in relation to the size of development in or on the edge of Group Villages, the Inspector in the recent Over appeal decision on application S/2870/15/OL dated 18th January 2017 stated that ‘...the strict application of the existing settlement hierarchy and blanket restriction on development outside those areas would significantly restrain housing delivery.....this would frustrate the aim of boosting the supply of housing.’
55. In light of the above, a relevant issue in assessing this application is the impact of the development on the social, environmental and economic strands of sustainability in relation to development in this particular location, as opposed to giving significant weight to the fact that the scheme lies outside the village framework.
56. The environmental issues, including impact on the open countryside, are assessed in the following sections of the report.

### **Principle of Development**

57. 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 8no. 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 8no. dwellings outside the village framework is not therefore normally supported in principle due to the location. However, given the “out of date” status of Policy ST/6 in relation to the Districts’ 5-year housing supply position, the scale of this development is considered appropriate for this type of village.
58. 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.
59. 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. In light of the deficit of five year land supply and the recent Over appeal decision, the scale of development proposed in 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 given the level of services and facilities available to serve the development.

### **Sustainable Development**

60. The NPPF states that there are 3 dimensions to sustainable development, economic,

social and environmental.

### ***Economic Aspects***

61. The provision of up to 8no. 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*

62. The development would provide a benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 8no. 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*

63. 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 8no. dwellings is considered to be acceptable in relation to the size of the village or the level of services and facilities in the village. The village has approximately 350no. dwellings and an additional 8no. dwellings is not considered excessive in terms of an increase in the scale of the village. The cumulative impact of the development of 20no. dwellings approved under reference S/3181/15/FL to the north of Pampisford Road, together with the additional allocations for 35no. dwellings at Linton Road and a further 6no. 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 69no. dwellings. This would represent an increase of 20% in the scale of the village and is considered acceptable given the level of services and facilities available.
64. Future occupants of the proposed 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.
65. In Great Abington, 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 or 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.

#### *Housing Density*

66. The site measures 1.2 hectares in area. The erection of 8no. dwellings would equate to a density of 7no. dwellings per hectare. Whilst this density would not comply with the requirement under Policy HG/1 of the LDF of at least 30no. dwellings per hectare, it is considered that given the more rural character and appearance of the area to the south of Pampisford Road, this density is acceptable in this instance .

### *Affordable Housing*

67. Development Control Policy HG/3 of the Development Control Policies DPD July 2007 seeks to secure affordable housing on small developments and there are a growing number of appeals where planning inspectors are giving greater weight to adopted local policies securing affordable housing, even when these policies were not consistent with the WMS. The Council has previously operated a threshold of 2 properties, but has raised this threshold to 3 to encourage more very small scale developments to come forward.
68. On 28 November 2014 The Minister of State for Housing and Planning (Brandon Lewis) issued a Written Ministerial Statement the effect of which was to introduced a national threshold below which affordable housing and tariff style s106 contributions could not be sought. On the same day the Planning Practice Guidance (PPG) was updated. A Judicial Review was brought by Reading and West Berkshire Councils in January 2015. The case was heard in the High Court on the 29th and 30th April 2015 by Mr Justice Holgate. His judgement was handed down on 31st July 2015. He found in favour of the challenge by the local authorities and quashed the amendments to the National Planning Practice Guidance. The Government sought leave to appeal the High Court decision and the judgement of the Court of Appeal issued on 11 May 2016 found in favour of Secretary of State for Communities and Local Government. All grounds of appeal succeeded. The NPPG was updated on 19 May 2016 reintroducing the principle of the policy albeit with a small number of changes to the text. The decision made by the Court of Appeal has given legal effect to the Written Ministerial Statement of 28 November 2014, which should be taken into account in planning decisions as a material consideration.
69. The WMS made by The Minister of State for Housing and Planning (Brandon Lewis) on 28 Nov 2014 says that “Due to the disproportionate burden of developer contributions on small scale developers, for sites of 10-units or less, and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions”.
70. The National Planning Practice Guidance says that “There are specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014 and should be taken into account.
71. These circumstances are that;
- contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floor space of no more than 1000sqm
  - in designated rural areas, local planning authorities may choose to apply a lower threshold of 5-units or less. No affordable housing or tariff-style contributions should then be sought from these developments. In addition, in a rural area where the lower 5-unit or less threshold is applied, affordable housing and tariff style contributions should be sought from developments of between 6 and 10-units in the form of cash payments which are commuted until after completion of units within the development. This applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty

- affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home
72. Planning law requires that planning applications shall be in accordance with the development plan, unless material considerations indicate otherwise. The Written Ministerial Statement is a material consideration in the determination of planning applications but the Minister himself recognises the effect of the new national policy is that although it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy.
  73. Despite the Written Ministerial Statement, a number of Planning Inspectors have issued decisions dismissing appeals where affordable housing was not being provided and allowing them where affordable housing was being provided. South Cambridgeshire District Council has itself successfully defended its position in relation to two appeals (a) 8 dwellings at Kettles Close Oakington and 5 dwellings at Dotterell Hall Farm Balsham where the Planning Inspector gave greater weight to the adopted Development Plan. The local circumstances to justify securing affordable housing were (a) affordability (b) housing need and (c) viability.
  74. Since these appeals the Council has received a letter from the Local Plan Inspectors who have invited further comments from the Council in respect of emerging policy H/9 and the WMS. The Council intends responding in due course and will provide evidence to the Local Plan Inspectors as to why the approach in emerging Policy H/9 is appropriate and a lower threshold for affordable housing than that set out in the WMS should continue to apply given the particular circumstances of South Cambridgeshire. The Local Plan Inspectors can therefore be expected to make a decision in respect of emerging Policy H/9 in due course.
  75. Notwithstanding the Local Plan Inspectors letter as set out above, it is the Council's position that local circumstances remain such that the threshold set out in Development Control Policy HG/3, albeit with a threshold of 3 dwellings or more, remain appropriate and should continue to be applied notwithstanding the Written Ministerial Statement. In these circumstances the Council continues to consider that affordable housing threshold should remain unchanged, including that which has been resolved in the case of your/your client's development, and that a planning obligation should still be completed as intended.
  76. The applicant has not disputed the need for affordable housing nor have they presented any information that the provision of affordable housing would render the development unviable.
  77. It follows therefore that 40% of the proposed development would consist of affordable housing to meet local needs and comply with Policy HG/3 of the adopted LDF that at least 40% of a development of two or more dwellings to be affordable to meet local needs and Policy H/9 of the emerging Local Plan that seeks 40% of a development of three or more dwellings to be affordable to meet local needs. At the current time, there is interest from a Registered Provider (Housing Partnership (London) Ltd.) to take on 3no. affordable units on the site. An indicative mix of 2no. x two bed dwellings, 1no. x two/three bed dwellings, 2no. x three bed dwellings and 3no. 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*

78. The remaining 5no. 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.

#### *Developer Contributions*

79. 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.
80. 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.
81. The Written Ministerial Statement and NPPG dated November 2014 seeks to limit Section 106 contributions secured from small scale developments of less than 10no. 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 and no exact details of the size of the dwellings are known, contributions may be required at reserved matters stage if the floor space exceeds the limit.
82. 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*

83. 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.

84. The proposal would result in encroachment into the countryside outside the existing built-up development within the village framework. The introduction of 8no. 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*

85. 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 8no. dwellings without resulting in a cramped form of development that would be out of keeping with the character and appearance of the area.
86. 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.
87. 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*

88. 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.
89. 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*

90. 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.

91. 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.
92. 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.
93. 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.
94. 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.
95. 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*

96. 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.
97. 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.
98. 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 and not be detrimental to highway safety.
99. 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.
100. 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.

101. A condition would be attached to any consent to secure a traffic management plan during construction.

#### *Flood Risk*

102. 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.
103. 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*

104. 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.
105. 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*

106. 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 given the existence of Pampisford Road that provides existing background noise levels. 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.
107. 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*

104. 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*

108. 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**

109. 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

110. 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.
111. In the case of this application, the absence of a five year housing land supply together with the location of the site in a Group Village with a level of facilities and services capable of delivering sustainable development, the previous use of the site and modest scale of the development relative to the level of services, facilities, employment and sustainable transport options in the village are considered to represent material considerations which justify limited weight being attached to the development plan settlement hierarchy policies.
112. 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.
113. 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) The delivery of 40% affordable housing.
  - iii) 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.

iv) Employment during construction to benefit the local economy.

v) Greater use of local services and facilities to contribute to the local economy.

114. 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**

115. 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.)

w) 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:**

Karen Pell-Coggins  
Telephone Number:

Principal Planning Officer  
01954 713230



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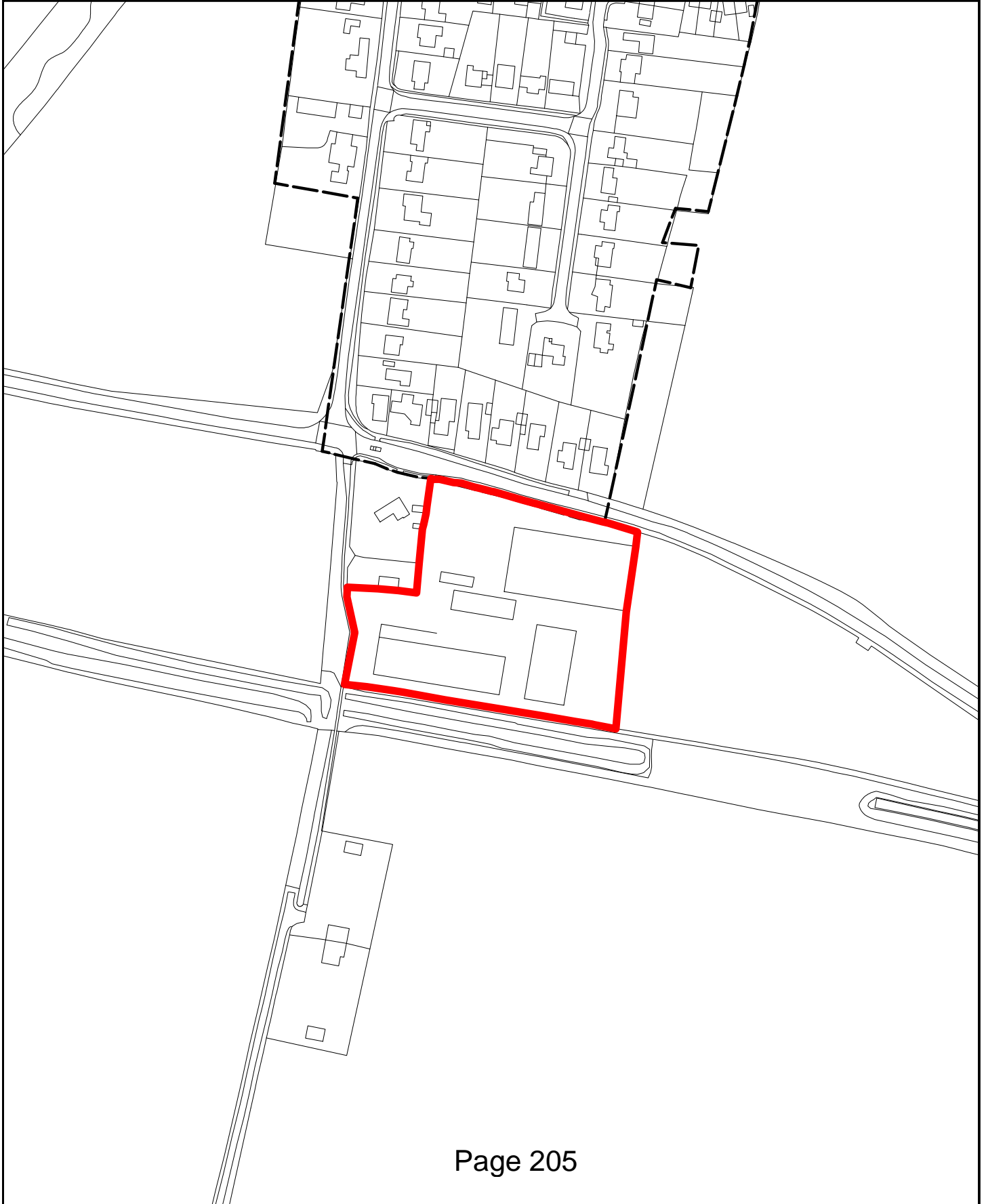
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# Agenda Item 9

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1st March 2017

**AUTHOR/S:** Head of Development Management

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|  |   |
|--|---|
| <b>Application Number:</b>                       | S/2925/16/OL  |
| <b>Parish:</b>                                   | Babraham  |
| <b>Proposal:</b>                                 | Outline permission with all matters reserved for 1 detached house with associated car parking |
| <b>Site address:</b>                             | Land adjacent (East) of number 6 Blacksmith's Close   |
| <b>Applicant:</b>                                | South Cambridgeshire District Council (SCDC)  |
| <b>Recommendation:</b>                           | Approval  |
| <b>Key material considerations:</b>              | Principle<br>Parking and highway safety<br>Residential amenity<br>Trees and Ecology           |
| <b>Committee Site Visit:</b>                     | 28 February 2017  |
| <b>Departure Application:</b>                    | No  |
| <b>Presenting Officer:</b>                       | Chris Morgan, Planning Officer  |
| <b>Application brought to Committee because:</b> | Application made by SCDC on land owned by SCDC  |
| <b>Date by which decision due:</b>               | 22 December 2016 (Extension of time agreed until 3 March 2017)                                |

### Executive Summary

1. The application seeks outline permission for a single dwelling within the existing curtilage of a semi-detached dwelling at 6 Blacksmith's Close which is owned by SCDC. The application comes forward under SCDC's Self Build programme. The programme aims to provide a clear method, route and financial strategy to enable self-build housing across the district. Due to location, size and constraints this site has been selected for a self-build house. Were outline consent to be granted the 'Self-Builder' would then supply further information and details to the Planning Authority necessary to discharge all conditions/reserved matters. The site is located, at the edge of, but within the village framework of Babraham. The primary constraints on the site are the trees within and adjacent to the site and the existing dwelling to the West at number 6. District, Parish and County Council consultees are supportive of the application. The principle of a single market dwelling on the site is considered to

be acceptable, subject to the application of conditions and the approval of layout, detailed design and landscaping which would be determined at reserved matters stage. The recommendation is therefore that outline permission be granted, subject to conditions.

### **Planning History**

2. None relevant

### **Planning Policies**

3. *National Planning Policy Framework (NPPF)*  
*National Planning Policy Guidance (NPPG)*
4. *Local Development Framework Core Strategy 2007*  
ST/2 Housing Provision  
ST/7 Infill Villages
5. *Local Development Framework Development Control Policies 2007*  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/7 Development Frameworks  
HG/1 Housing Density  
NE/6 Biodiversity  
NE/9 Water and Drainage Infrastructure  
TR/2 Car and Cycle Parking Standards
6. *Local Development Framework Supplementary Planning Documents (SPD):*  
District Design Guide SPD – adopted March 2010  
Trees & Development Sites – adopted 15 January 2009  
Biodiversity – adopted 2 July 2009
7. *Draft Local Plan*  
S/2 Objectives of the Local Plan  
S/3 Presumption in Favour of Sustainable Development  
S/7 Development Frameworks  
S/11 Infill Villages  
CC/1 Mitigation and Adaption to Climate Change  
CC/8 Sustainable Drainage Systems  
CC/9 Managing Flood Risk  
HQ/1 Design Principles  
H/7 Housing Density  
H/11 Residential Space Standards for Market Housing  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments

### **Consultation**

8. **Babraham Parish Council** – Support the application commenting: ‘Parish Council approve that only 1 house to be built rather than 2.’
9. **Local Highways Authority** – The access to the site at present is from High Street (Blacksmiths Close). However, it is also possible to access the site from the new

driveway off Oak Lane which forms part of the new housing development to the south east of the site. Highways officers have no objections to either point of access. In the instance that access is formed onto the High Street they have requested conditions or details to be provided at reserved matters stage to ensure pedestrian visibility splays, prevention of water runoff onto the public highway, bound material to be used in any proposed driveway and a traffic management plan during construction.

10. **Trees Officer** – does not object to the proposed development.
11. **Ecology Officer** – does not object to the proposed development. Concludes that the development will not have a significant adverse effect upon bats but requests conditions be applied to control external lighting. Also request conditions to control the removal of vegetation during the bird nesting season, the provision of a scheme of nest and bat boxes and a condition to ensure open trenches are not left overnight on site.
12. **Scientific Officer (Contaminated Land)** – notes the potential for contamination from fill materials/ made ground associated with the existing outbuildings and hardstanding so requests a standard condition requiring investigation and, where necessary, remediation of the ground.
13. **Environmental Health Officer** – does not object to the proposed development and requests conditions relating to construction practices.

#### **Representations**

14. No third party representations have been received.

#### **Planning Assessment**

15. The application site is located at the Eastern end of High Street and originally formed part of the curtilage of one of 6, 1950's semi detached dwellings which form Blacksmith's Close. A new timber panel fence has been erected along the proposed new boundary with number 6 and a small garage at the front of the site has been removed. An existing vehicle access exists from High Street between a flint and brick wall along the front of the properties. Along the eastern boundary of the site is a line of well established trees which is also the boundary of the Development Framework of the village.
16. The application seeks outline permission with all matters reserved for the erection of a single dwelling on the site.
17. **Principle** – The site is located within the Development Framework of the village of Babraham. Policy ST/7 of the Core Strategy identifies the village as an Infill Village, where development and redevelopment up to an indicative maximum scheme size of 2 dwellings will be permitted within the village framework.
18. 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 30 dwellings per hectare unless there are exceptional circumstances that require a different treatment. The proposed site measures approximately 500 square metres in area, on this basis the scheme would represent a net density of 20 dwellings per hectare. However, the relatively constrained nature of the site due to its tapered shape and the presence of trees, means the site would be unsuitable for more than a single dwelling. Also the site lies at the edge of the village

and is surrounded by low density development. For these reasons it is considered to be an exceptional circumstance justifying the lower density.

19. For the above reasons the principle of a single dwelling on the proposed site is considered to be acceptable, subject to the material planning considerations discussed below.
20. The proposal is outline with all matters reserved (including access). However, the proposed development would either make use of the existing widened access onto Babraham High Street or be accessed from an access driveway at the rear (south). It is considered that the use of the access for a single dwelling would not significantly intensify the vehicle movements in the area and off street parking could be provided for at least two domestic vehicles, meaning that additional on street parking would be limited and would not result in any significant additional parking problems on the street. Subject to details being provided at reserved matters stage (in the event that a new access is proposed from the High Street) to ensure the provision of pedestrian visibility splays and a condition to prevent runoff onto the highway, the principle of a dwelling on site is considered to be acceptable in terms of its impact on parking and highway safety and accords with policy DP/3.
21. **Residential amenity** – The location of the dwelling on the submitted site plans are indicative only. The position of the dwelling as shown could potentially result in some loss of outlook or overbearing to the rear facing windows of number 6. However, the site, although narrowing towards the front (northwest) of the site, is wide enough to comfortably accommodate a dwelling site much closer in line with number 6 to reduce any significant overbearing impact or potential overlooking views. The principle of a dwelling on site is therefore considered to be acceptable without any significant harm to residential amenity of the existing dwelling at number 6 and the application therefore accords with policy DP/3.
22. **Trees** – The site contains several trees along its northern boundary. Whilst a repositioned dwelling further northwest on the site may be necessary to preserve the residential amenity of number 6 as described above, it is considered that a single dwelling could comfortably be accommodated on site without requiring the loss of significant trees or harm to their roots. The layout and scale of the dwelling would be considered as part of any future reserved matters application. On that basis the principle of a dwelling on site is considered to be acceptable in terms of its impact on trees. The application therefore accords with policies DP/2 and DP/3 in this respect.
23. **Ecology** – The trees provide potential habitat for birds and bats and the adjacent ditch is an important ecological feature. The application is supported by an ecological survey and the Council Ecologist is content that the development would not result in any significant harm to wildlife or habitats, subject to conditions as noted in paragraph 11. On the basis the principle of a dwelling on site is considered to be acceptable in terms of its impact on ecology and the application therefore accords with policy NE/6.
24. **Flood risk and drainage** – The site is not within Floodzone 2 or 3. A drainage ditch runs along the north eastern boundary which was dry during officer site visits in November 2016 and mid February 2017. According to a ground survey submitted for the affordable housing development to the immediate south in 2010 the ditch does not connect with any nearby water courses. There is not considered to be any significant level of flood risk to the residential development of the site. However, as the precise scale and layout of the dwelling are not known at this stage, it is considered necessary to apply a condition requiring a surface water drainage scheme to be submitted to and approved in writing by the Local Planning Authority. On that basis,



the principle of a dwelling on site is considered to be acceptable in terms of flood risk and surface water drainage and accords with policies NE/9 and NE/11.

### **Recommendation**

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

### **Conditions**

- (a) Approval of the details of the layout of the site, the scale and appearance of buildings, the means of access 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 three 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) 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 Verification 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 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)
- (e) Prior to the commencement of any development, a detailed scheme for the provision and implementation of surface water drainage, incorporating sustainable drainage system principles, 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, NE/9

and NE/11 of the adopted Local Development Framework 2007)

- (f) 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 that/the dwelling 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 landscaping scheme required to satisfy condition 1 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. 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.)
- (j) Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.  
(Reason - To avoid causing harm to nesting birds in accordance with their protection under the Wildlife and Countryside Act 1981 and in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- (k) No development shall begin until a scheme for the provision of bird nest and bat boxes has been submitted to and approved in writing by the Local Planning Authority; the dwellings shall not be occupied until the nest boxes have been provided in accordance with the approved scheme.  
(Reason - To achieve biodiversity enhancement on the site in accordance with adopted Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007.)
- (l) No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.  
(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.)
- (m) During construction, no open trenches shall be left uncovered over night. If a trench cannot be covered it shall be left with at least one sloping end to aid the exit of small animals.

(Reason: The site has been identified as having potential to be used by badger and hedgehogs. Open trenches present a hazard to such animals. The measures prescribed shall prevent animals from becoming trapped and prevent harm to species in accordance with NE/6 of the adopted Local Development Framework 2007.)

- (g) No construction site machinery or plant shall be operated and no construction related deliveries taken at or despatched from the site except between the hours of 0800-1800 Monday to Friday, 0800-1300 Saturday and not at any time on Sundays or Bank or Public holidays.

(Reason: To protect the amenity of the locality, especially for people living and/or working nearby, in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- (h) Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.

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

### **Informatives**

1. No burning of any waste or other materials on the site should be undertaken without the prior permission of the Environmental Health team of the District Council.
2. The granting of planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway. A separate permission for such works must be sought from the Local Highways Authority at Cambridgeshire County Council prior to that work being carried out.

### **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 (adopted July 2007)
- South Cambridgeshire Local Development Framework Supplementary Planning Documents
- Planning files reference: S/2925/16/OL

**Report Author:** Chris Morgan                      Senior Planning Officer  
Telephone Number: 01954 713259





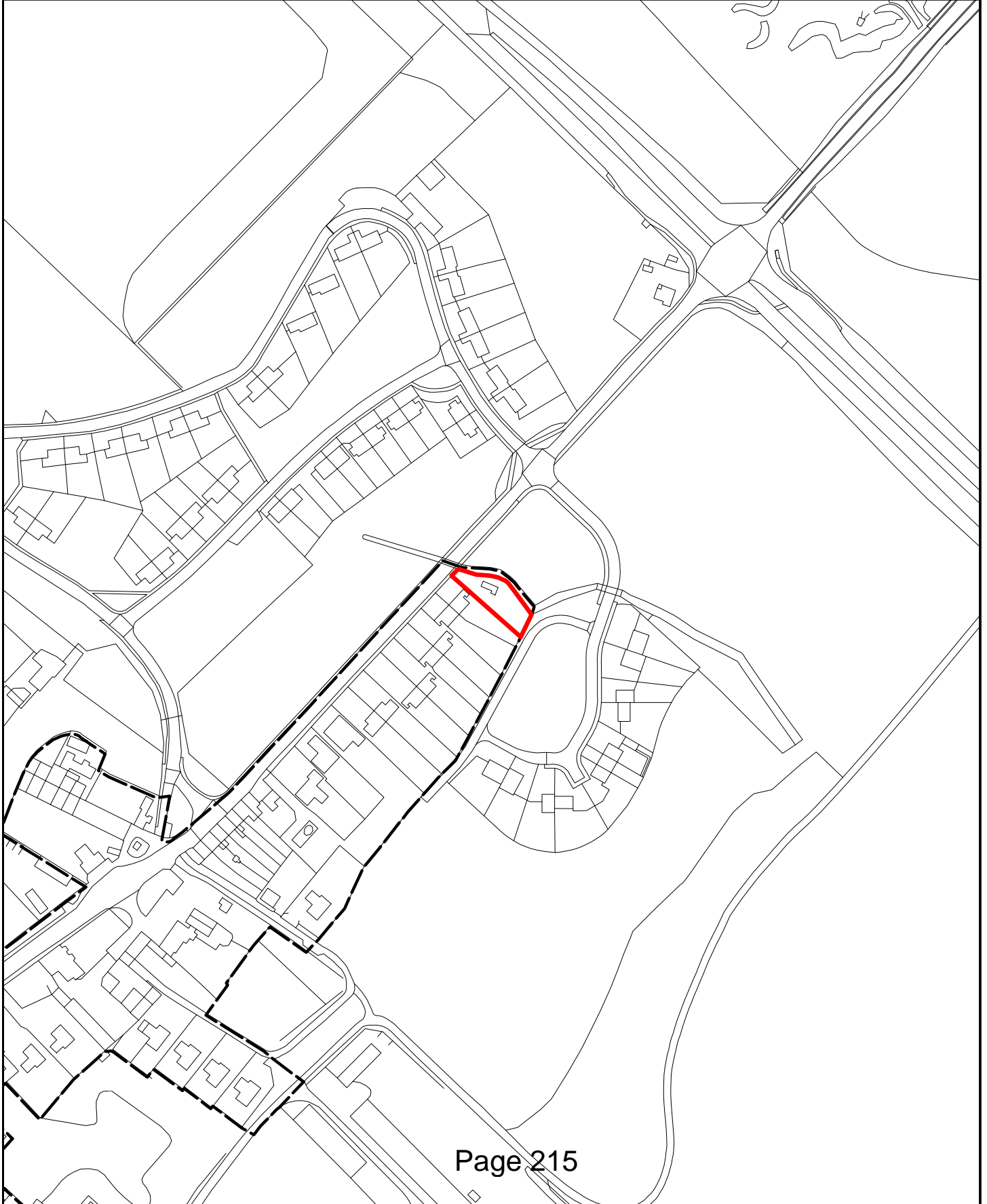
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# Agenda Item 10

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

1 March 2017

**AUTHOR/S:** Head of Development Management

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**Application Number:** S/3243/16/PO

**Parish(es):** West Wickham

**Proposal:** Discharge of planning obligations (affordable housing, recreation and community facilities) planning reference S/1512/10

**Site address:** Land between 39-47 High Street, West Wickham, CB21 4RY

**Applicant(s):** Mr Jon Kimble

**Recommendation:** Refusal

**Key material considerations:** Appropriateness of affordable housing, recreation and community facilities as detailed in the Section 106 agreement

**Committee Site Visit:** None

**Departure Application:** No

**Presenting Officer:** Lydia Pravin, Senior Planning Officer

**Application brought to Committee because:** The application is of a type for which officers do not have delegated powers to determine

**Date by which decision due:** 01 February 2017 (Extension of time)

### Executive Summary

1. Planning application S/1512/10 was granted planning permission on 14 Feb 2011 for two detached two storey dwellings including vehicular access and associated works. The access works were carried out on site implementing the planning permission. Three conditions were added to this consent requiring a section 106 agreement. Condition 15 required a financial contribution of £48,000 for off-site affordable housing provision, condition 16 required a financial contribution of £6,503.80 towards off site public open space and condition 17 a contribution of £1,097.66 towards off site community space including £139 towards waste receptacles.
2. A discharge of conditions application S/2377/13/DC was submitted which included signing of the section 106 agreement dated 31 January 2014 with the financial contributions detailed in S/1512/10.

3. Development commenced on 12 February 2014 by way of access works. No further works have been undertaken.
4. This application seeks to discharge the planning obligations in respect of affordable housing, recreation and community facilities of planning reference S/1512/10.
5. The test to be satisfied is whether or not the obligation any longer serves a useful purpose.
6. In respect of the affordable housing contributions the applicant has cited the change in threshold at which affordable housing would be required from 2 dwellings (Development Control Policy HG/3) to 3 dwellings (submitted Local Plan H/9).
7. The applicant has not put forward any rationale as to why contributions towards offsite public open space, off site community space or household waste receptacles should no longer be required.

### **Planning History**

8. S/0163/09/F – Dwelling and garage - refused  
  
S/1512/10 – Two dwellings (1 No. 4 bedroom dwelling and 1 no. 2 bedroom dwelling), new vehicular access and associated works - approved  
  
S/2377/13/DC - Discharge of conditions 3 (materials), 4 (landscaping), 11 (access and surface water run-off), 12 (foul water drainage), 13 (surface water drainage), 15 (affordable housing), 16 (recreational infrastructure) and 17 (community facilities) of planning permission reference S/1512/10 – accepted  
  
S/3019/15/FL – Proposed single detached dwelling - withdrawn  
  
S/0993/16/FL – Proposed single detached dwelling - withdrawn

### **Planning Policies**

9. *National*  
National Planning Policy Framework (NPPF) 2012  
National Planning Practice Guidance
10. *South Cambridgeshire LDF Development Control Policies Development Plan Document, adopted July 2007:*  
HG/3 Affordable Housing  
DP/4 Infrastructure and New Developments  
SF/10 Outdoor Playspace, Informal Open Space and New Developments  
SF/11 Open Space Standards
11. *South Cambridgeshire LDF Supplementary Planning Documents (SPD):*  
Open Space in New Developments SPD – adopted January 2009  
District Design Guide SPD – adopted March 2010
12. *South Cambridgeshire Local Plan Proposed Submission July 2013*  
H/9 Affordable Housing  
SC/7 Outdoor Play Space, Informal Open Space and New Developments  
SC/8 Open Space Standards



## Consultation

13. **West Wickham Parish Council:** supports the application commenting:  
As West Wickham is predominantly a linear village and therefore feel the site is more suitable for a single dwelling it would be supportive of a new planning application.
14. **Affordable Housing Officer commented:**  
The affordable housing requirement agreed for this planning application S/1512/10 is £48,000 commuted sum in lieu of a 2 bedroom dwelling. A S106 was signed in respect of the affordable housing and other contributions.
15. If the planning permission has been implemented then we would expect the signed S106 to be honoured and the commuted sum of £48,000 to be payable.

## Representations

16. No representations received.

## Site and Proposal

17. The site comprises a grassed piece of land raised above road level. It is bounded by a high hedgerow and is open to the rear boundary with the village framework boundary cutting through the site. The site forms part of the land owned by No. 27 High Street ('Cobwebs') a Listed dwelling sited approximately 270 metres to the south-west.
18. Planning application S/1512/10 was granted planning permission on 14 Feb 2011 for two detached two storey dwellings including vehicular access and associated works. The access works were carried out on site implementing the planning permission. Three conditions were added to this consent requiring a section 106 agreement. Condition 15 required a financial contribution of £48,000 for off-site affordable housing provision, condition 16 required a financial contribution of £6,503.80 towards off site public open space and condition 17 a contribution of £1,097.66 towards off site community space including £139 towards waste receptacles.
19. A discharge of conditions application S/2377/13/DC was submitted which included signing of the section 106 agreement dated 31 January 2014 with the financial contributions detailed in S/1512/10.
20. All listed contributions are payable prior to the beneficial occupation of any dwelling provided within the development.
21. This application seeks to discharge the planning obligations in respect of affordable housing, recreation and community facilities of planning reference S/1512/10.

## Planning Assessment

22. The material planning considerations with regard to this application are the appropriateness of the off-site affordable housing, recreation and community facilities element in regard to discharging the Section 106 agreement.
23. Planning application S/1512/10 enabled two, two storey detached dwellings consisting of a four bedroom and two bedroom dwelling sited within the village framework with the gardens outside the village framework. The housing mix was considered to be in accordance with policy HG/2 of the adopted Local Development Framework 2007.

#### Affordable housing

24. HG/3 of the adopted Local Development Framework 2007 states that where sites propose two or more dwellings one would be required to be an affordable property. The Affordable Housing SPD adopted March 2010 allows for the payment of commuted sums in lieu of onsite affordable housing where there is evidence that onsite provision cannot be provided.
25. Planning application S/1512/10 detailed the applicant had contacted a number of Registered Social Landlords (RSL) prior to submission and was unable to find an RSL willing to take on one of the units. Therefore a commuted sum in lieu of on site provision was agreed and incorporated into the section 106 dated 31 January 2014 of £48,000 for off site affordable housing provision in order to ensure compliance with policy HG/3.
26. Policy H/9 of the South Cambridgeshire Local Plan Proposed Submission July 2013 proposes to increase the threshold at which point affordable housing is required from 2 dwellings to 3 dwellings. Although the Local Plan is yet to be adopted, decision takers have, for the past 2 years or so, given greater weight to the emerging threshold.

#### Offsite open space and offsite community space

27. DP/4 of the adopted Local Development Framework 2007 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvements or provision of infrastructure necessary to make the scheme acceptable in planning terms. 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. 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.
28. West Wickham is served by the Village Hall. Built in 2000, this is a fair quality facility in good condition. The hall is a good size and well suited to sport and physical activity, with a good quality floor and generally sufficient clearance for badminton. The toilets and kitchen are showing some signs of wear, but overall a good facility and sufficient to meet the needs of the local community. The hall is immediately adjacent to play area and recreation ground. West Wickham has a surplus of indoor meeting space when assessed against the community space standard.
29. SF/10 of the adopted Local Development Framework 2007 states that all residential development will be required to contribute towards outdoor playing space (including children's play space and formal outdoor sports facilities) and informal open space to meet the additional need generated by the development.
30. The South Cambridgeshire District Council Recreation and Open Space Study (2013) assessed the open space provision in West Wickham against the recommended standards. In terms of sport space the village requires 0.74 ha but had 1.03 ha representing a surplus. In terms of play space the village requires 0.37 ha but has

0.14 ha representing a deficit of 0.23 ha. In terms of informal open space the village requires 0.18 ha but has 0.34 ha representing a surplus of 0.16. The audit did not highlight any improvements. The provision of two dwellings, x1 four bedroom and x1 two bedroom is low in scale in terms of the number of dwellings being created and the impact on the facilities.

31. Although the applicant has not provided any justification for the modification or discharge of these obligations officers are mindful of 2 material changes that have occurred since this application was approved.
32. First from 6 April 2015, the use of 'pooled' contributions toward infrastructure projects has been restricted. Previously, Local Planning Authorities (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.
33. The Council can confirm that there has been 5 section 106 agreements in respect of developments in the village of West Wickham since 6 April 2010 contributing towards (i) offsite open space and (ii) offsite indoor community space improvements. As such CIL Reg 123(3) would prevent the Council from lawfully securing a contribution unless a specific project had been identified.
34. Second a Written Ministerial Statement first made on 28 November 2014 was reintroduced alongside an updated Planning Practice Guidance on 19 May 2016 and which now prevents 'tariff style planning obligations' from being sought on small scale and self-build development in circumstances where the development in 10 dwellings or less or has a combined floorspace of less than 1000 sqm.
35. A recent appeal decision APP/W0530/W/16/3142834 Land South of Kettles Close, Oakington, application reference S/0677/15/OL for 8 dwellings was determined on 22 September 2016. One of the material planning considerations was whether appropriate provision had been made for affordable housing. The Inspectorate said the Written Ministerial Statement needed to be addressed alongside local policy. The local evidence of affordable housing need was deemed to be substantial and significant weight was attached to this consideration. This is the Councils current approach in respect of the current application.

#### Household waste receptacles

36. In accordance with the guide and development control policies DP/4 Infrastructure and new developments, developers are required to provide for the household waste receptacles as part of a scheme.
37. In conjunction with Cambridgeshire local authorities, the RECAP waste management design guide was adopted by South Cambridgeshire District Council on 13th March 2008. The guide contains a toolkit outlining the basis for planning conditions and obligations, and applicants should demonstrate that they have considered this in their application submission. It became a supplementary planning document under Cambridgeshire County Council's new Minerals and Waste Plan when adopted by the County Council on 22nd February 2012.
- 38.
39. The Council has successfully convinced planning inspectors that contributions

towards household waste receptacles accords with the tests set out in the CIL Regulations.

40. There is no policy basis to discharge the obligations relating to waste receptacles.

#### Conclusion

41. The starting point in the consideration of this application is that the applicant has willingly commenced the development and under such circumstances, once triggers are reached, obligations become payable based on the information as submitted.
42. However it is the case that, whilst the development has been implemented, the applicant has the ability to submit a fresh planning application and whilst this may take a similar form to that already approved, it would need to be assessed against current policies.
43. In such circumstances no affordable housing would be required (as more weight is being given to H/9) and no offsite public open space and offsite community space contributions would be required due to the Written Ministerial Statement restricting pooled contributions on developments of 10 dwellings or fewer.
44. Whilst the route of approving the section 106A application might on the face of it appear to be an attractive one as it would achieve a quicker resolution to the matter and might be considered an expedient solution it might also be seen as setting a precedent. In these circumstances officers are mindful that any positive recommendation here could be exploited by others who had perhaps implemented their consent and even built out to damp proof course, or more, and where an application might be made to be let off pre-agreed obligations. In those circumstances it would or could be difficult to draw a distinction as to why one applicant was let off whereas others were still made to make payments towards affordable housing and public open space improvements.
45. That being the case, officers consider that it would be more appropriate to require the applicant to submit a fresh application which will be assessed on its own merits and which may well be approved without those obligations as set out in the report.
46. Should Members determine otherwise it should be noted that there is no policy basis to discharge the obligations relating to waste receptacles and therefore if nothing else these should remain payable.
47. For the reasons presented above, the application to remove the requirement for contributions should be refused .

#### Recommendation

48. Officers recommend that the Committee refuse the application.

#### 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 (adopted July 2007)
- Planning File Refs: S/3243/16/PO

**Report Author:**

Lydia Pravin  
Telephone Number:

Senior Planning Officer  
01954 713020

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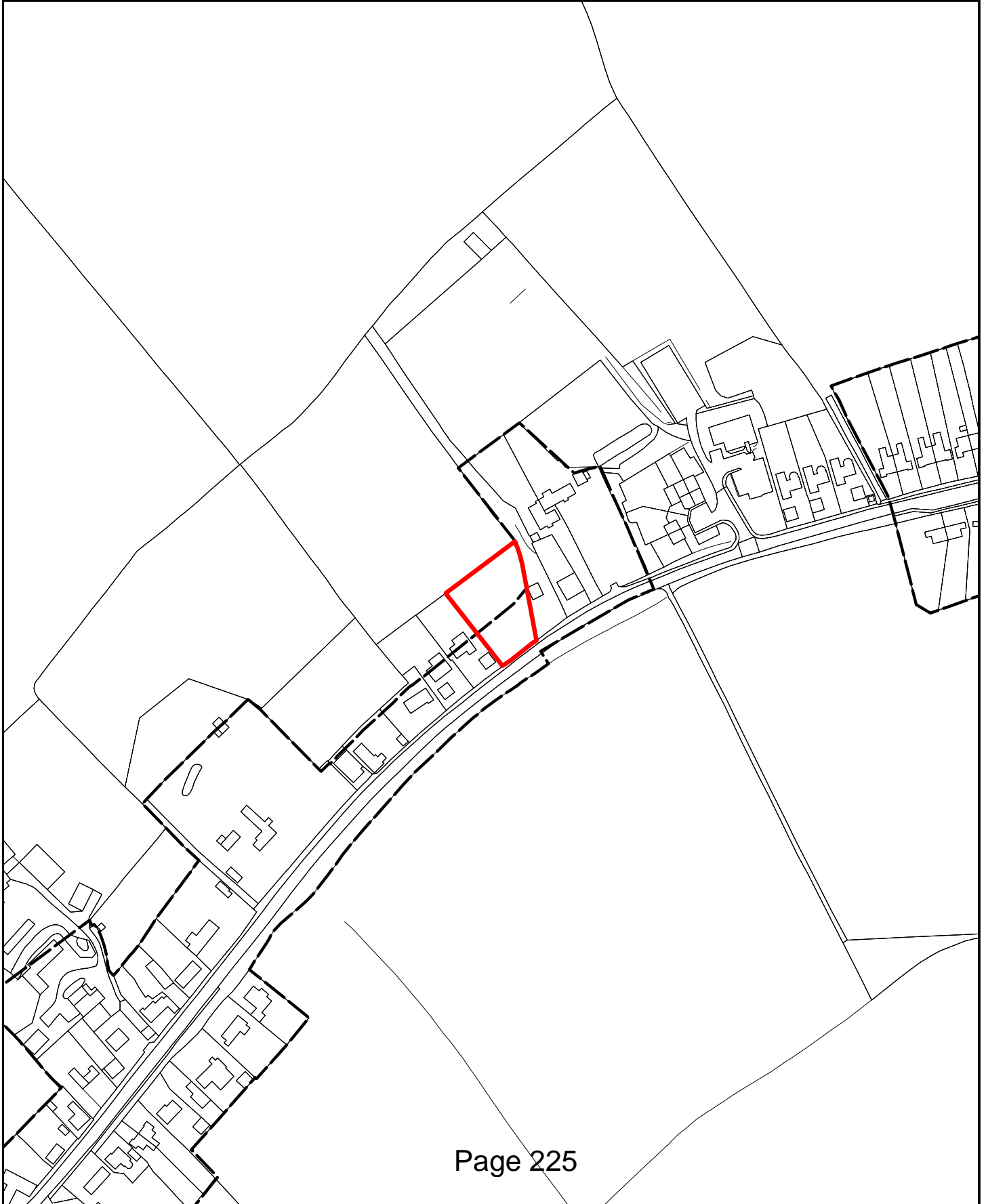
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Cambridgeshire  
District Council**

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# Agenda Item 11



**REPORT TO:** Planning Committee  
**LEAD OFFICER:** Head of Development Management

1 March 2017

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## Enforcement Report

### Purpose

1. To inform Members about planning enforcement cases, as at 16 February 2016. Summaries of recent enforcement notices are also reported, for information.

### Executive Summary

2. There are currently 89 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 17<sup>th</sup> 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 26<sup>th</sup> 2016. An inspection of the land on the 26<sup>th</sup> 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 along with a witness statement to facilitate the High Court Injunction application.

(b) **Cottenham - Smithy Fen:**

Work continues on Setchel Drove, following the placement of a number of static caravans on four plots in breach of the current planning consent and High Court Injunction applicable to each plot. Formal letters have been issued to those reported owners and occupants on Setchel Drove, covering the breaches of planning control and breach of the High Court Injunction - Copies of the Injunction and Housing leaflets, covering those that may be threatened with homelessness or eviction has been issued – Given the complexity and number of departments within the organisation that may be involved in any future action the Councils Tasking & Coordination group are facilitating a joint approach with Planning, Environmental Health, Housing, Benefits & Council Tax, and Legal.

(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 19<sup>th</sup> January 2017. The Court of Appeal upheld the Appeal i.e. Planning permission quashed and it will now need to be returned to Planning Committee.

(d) **Abington – 45 North Road**

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

- (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. Planning Appeal now submitted in relation to the planning decision.. Awaiting further information

- (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 7<sup>th</sup> December 2016 Planning Committee but was withdrawn by the applicant. Enforcement Notice issued and subsequently Appealed. Awaiting further information.

### **Investigation summary**

- 6 Enforcement Investigations for January 2017 reflect a 22.8% decrease when compared to the same period in 2016.

### **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:**

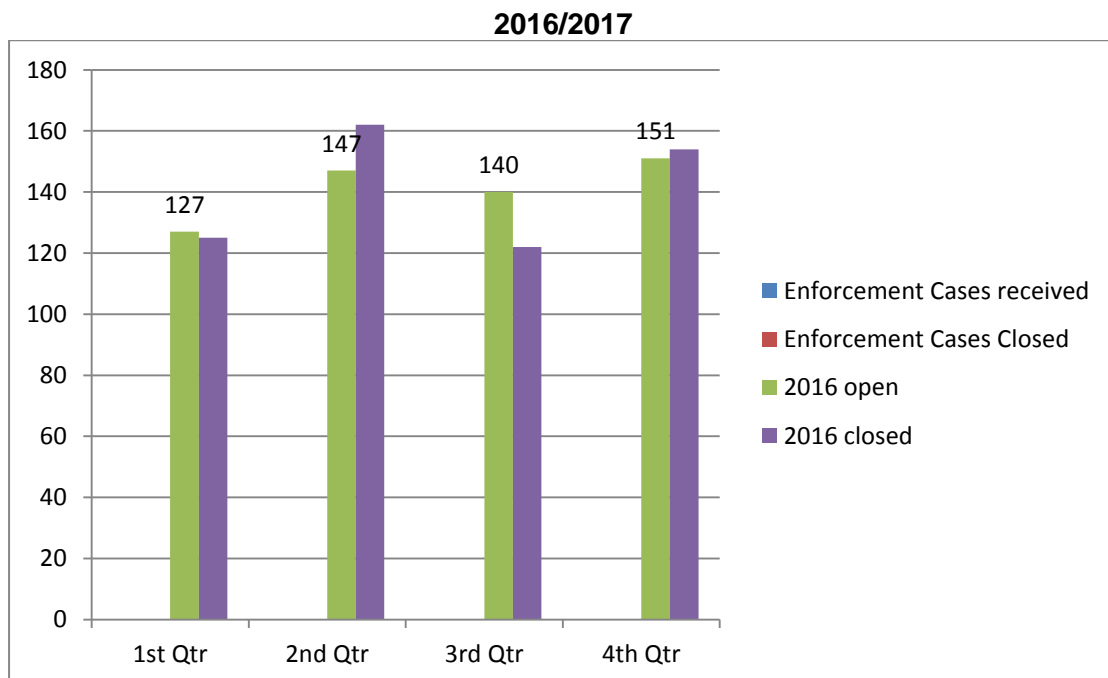
The following background papers were used in the preparation of this report:

- **Appendices 1 and 2**

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

Enforcement Cases Received and Closed

| Month – 2017              | Received | Closed |
|---------------------------|----------|--------|
| January 2017              | 35       | 40     |
| February 2017             | -        | -      |
| March 2017                | -        | -      |
| 1 <sup>st</sup> Qtr. 2017 | -        | -      |
| 2 <sup>nd</sup> Qtr. 2017 | -        | -      |
| 3 <sup>rd</sup> Qtr. 2017 | -        | -      |
| 4 <sup>th</sup> Qtr. 2017 | -        | -      |
| 1 <sup>st</sup> Qtr. 2016 | 127      | 125    |
| 2 <sup>nd</sup> Qtr. 2016 | 147      | 162    |
| 3 <sup>rd</sup> Qtr. 2016 | 140      | 122    |
| 4 <sup>th</sup> Qtr. 2016 | 151      | 154    |
| 2016 - YTD                | 565      | 563    |
| 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 |
|-------------------------------|--------------|-----------------------|
|                               | January 2017 | 2017                  |
| Enforcement                   | 5            | 5                     |
| Stop Notice                   | 0            | 0                     |
| Temporary Stop Notice         | 0            | 0                     |
| Breach of Condition           | 0            | 0                     |
| S215 – Amenity Notice         | 0            | 0                     |
| Planning Contravention Notice | 0            | 0                     |
| Injunctions                   | 0            | 0                     |
| High Hedge Remedial Notice    | 0            | 0                     |

2. Notices served since the previous report

| Ref. no.        | Village    | Address                             | Notice issued               |
|-----------------|------------|-------------------------------------|-----------------------------|
| SCD-ENF-433A-16 | Histon     | Land North of Moor Drove            | Planning Enforcement Notice |
| SCD-ENF-433B-16 | Histon     | Land North of Moor Drove            | Planning Enforcement Notice |
| SCD-ENF-433C-16 | Histon     | Land North of Moor Drove            | Planning Enforcement Notice |
| SCD-ENF-0012-17 | Willingham | The Oaks, Meadow Road               | Planning Enforcement Notice |
| SCD-ENF-0261-15 | Milton     | Tatyana Cottage Chesterton Fen Road | Planning Enforcement Notice |

**3. Case Information**

Twenty of the thirty five cases opened during January were closed within the same period which represents a 57.0% closure rate.

A breakdown of the cases investigated during January 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.  
Six (6) cases were investigated

**Medium Priority** -Activities that cause harm (e.g. adverse affects on residential amenity and conservation areas, breaches of conditions)  
Twenty eight (28) 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)  
One (1) case was investigated

**The enquiries received by enforcement during the January period are broken down by case category as follows.**

|                             |           |
|-----------------------------|-----------|
| Adverts                     | x 03      |
| Amenity                     | x 02      |
| Breach of Condition         | x 08      |
| Breach of Planning Control  | x 00      |
| Built in Accordance         | x 01      |
| Change of Use               | x 06      |
| Conservation                | x 00      |
| Listed Building             | x 00      |
| Other                       | x 02      |
| Unauthorised Development    | x 10      |
| Permitted Development       | x 03      |
| <u>Total Cases reported</u> | <u>35</u> |



# Agenda Item 12



**REPORT TO:** Planning Committee  
**LEAD OFFICER:** Head of Development Management

1<sup>st</sup> March 2017

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## 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 17<sup>th</sup> February 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

**Contact Officer:** Julie Baird Head of Development Management  
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/2464/15/FL | 9A Bridge Street, Whaddon              | Retrospective permission for the erection of a 6 metre high pole for CCTV security equipment                                   | Dismissed | 20/1/17  | Delegated Refusal |
| S/1300/16/FL | Pleasant View, Ely Road, Landbeach     | Demolition of existing house and construction of replacement dwelling  | Dismissed | 26/1/17  | Delegated Refusal |
| S/2108/15/FL | The Meadow, Streetly End, West Wickham | Change of use of stables to a single dwelling, small connecting link, reopening of access.                                     | Allowed   | 26/1/17  | Delegated Refusal |
| S/0915/16/FL | 68 High Street, Balsham                | Erection of a replacement garage and detached single storey dwelling (pursuant to lawful development certificate S/2717/15/LD) | Dismissed | 07/2/17  | Delegated Refusal |
| S/1712/15/FL | 3 Cheyney Close, Steeple Morden        | Replacement Boundary Fence   | Allowed   | 08/02/17 | Delegated Refusal |
| S/0902/17/FL | Land R/O 158 High Street, Harston      | Erection of 2 No. detached dwellings, together with hard and soft landscaping and associates infrastructure                    | Allowed   | 07/2/17  | Delegated Refusal |
| S/0525/16/FL | Land at, Church Street,                | Erection of a dwelling-house   | Dismissed | 03/02/17 | Delegated Refusal |

## Appendix 1

|              |  |  |           |            |                   |
|--------------|--|--|-----------|------------|-------------------|
|              | Little Gransden, Cambridgeshire, SG19 3DU      |  |           |            |                   |
| S/0981/16/FL | Orchard House, Highfield Road, Impington       | Erection of one single storey dwelling and one two storey dwelling along with the demolition of the existing office building | Dismissed | 09/02/17   | Delegated Refusal |
| S/0537/16/LD | 10, Church Road, Teversham, Cambridge, CB1 9AZ | To construct two additional rooms attached to The Piggery  | Dismissed | 16/02/2017 | Delegated Refusal |

Appeals Received

| Reference    | Address  | Details   | Date Appeal lodged |
|--------------|--|---|--------------------|
| S/1075/16/FL | Thistledown,<br>Cardinals Green,<br>Horseheath | Wooden lodge in rear garden for use as an annexe  | 17 January 2017    |
| ENF-433A-16  | 7 Moor Drove,<br>Cottenham Road,<br>Histon     | Retrospective planning permission for change of use to residential use with the siting of eight caravans of which no more than three would be static caravans and construction of three utility sheds and hard standing | 23 January 2017    |
| ENF-433B-16  | 7 Moor Drove,<br>Cottenham Road,<br>Histon     | Retrospective planning permission for change of use to residential use with the siting of eight caravans of which no more than three would be static caravans and construction of three utility sheds and hard standing | 23 January 2017    |
| ENF-433C-16  | 7 Moor Drove,<br>Cottenham Road,<br>Histon     | Retrospective planning permission for change of use to residential use with the siting of eight caravans of which no more than three would be static caravans and construction of three utility sheds and hard standing | 23 January 2017    |

## Appendix 2

|              |  |   |                  |
|--------------|--|---|------------------|
| S/1605/16/OL | Land to the Rear of 130, Middlewatch, SWAVESEY, CB24 4RP | Outline application for the development of up to 70 dwellings comprising 42 market and 28 affordable units, public open space, children's play area, associated landscaping and new access. | 16 December 2017 |
| S/1723/16/FL | Unit F Broad Lane Industrial Estate, Cottenham           | Demolition of B8 industrial units and erection of 9 residential dwellings   | 1/12/16          |
| S/2108/16/OL | Land north east of Grapevine Cottages, Boxworth          | Erection of a single dwelling   | 10/01/2017       |
| S/2074/16/FL | Fountain Farm, Park Lane, Gamlingay                      | Proposed new dwelling and double garage   | 18 December 2016 |
| S/0746/16/FL | 123 Meldreth Road, Whaddon                               | Demolition of existing bungalow and erection of a two-storey replacement dwellinghouse  | 31/01/2017       |

## Appendix 2

|              |   |   |            |
|--------------|---|---|------------|
| S/1826/16/FL | 62, Earith Road,<br>Willingham,<br>Cambridge, CB24<br>5LS     | New Box Dormer<br>Window to Extend<br>over Balcony and<br>Minor Modelling to<br>Front Facade.   | 31/01/2017 |
| S/0191/16/OL | Thompsons<br>Meadow, Trap<br>Road, Guilden<br>Morden, SG8 0JE | Outline Planning<br>Application for up<br>to 30 dwellings and<br>formation of new<br>access (all other<br>matters including<br>landscape, layout,<br>scale and<br>appearance are<br>reserved) | 10/09/2016 |
| ENF/0012/17  | The Oaks, Meadow<br>Road, Willingham                          | Use of building as<br>dwelling  | 11/02/2017 |
| S/3055/16/FL | 28, Winfold Road,<br>Waterbeach                               | Two Storey Side<br>Extension and<br>Single Storey Rear<br>Extension   | 04/02/2017 |
| S/0218/16/FL | 73 High Street,<br>Melbourn                                   | Conversion of the<br>existing shop to<br>one flat and<br>convert the<br>remainder of the<br>existing house to 3<br>flats, creating 4 no<br>1 bed flats.                                       | 15/01/2017 |

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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 |

- Informal Hearings

| Reference    | Name                                   | Address  | Planning decision or Enforcement? | Date confirmed/ proposed |
|--------------|--|--|-----------------------------------|--------------------------|
| S/1969/15/OL | Mr Jon Green                           | Horseheath Road, Linton                                      | Planning Decision                 | 29/06/2017 Confirmed     |
| S/3190/15/OL | Davidsons Development Ltd & K.B Tebbit | Land at Hurdleditch Road, Owell                              | Planning Decision                 | 21/03/2017 Confirmed     |
| S/0851/16/FL | Mr Mark Kingston                       | Hallmark Hotel, Land South side of Huntingdon Road, Bar Hill | Planning Decision                 | 19/04/2017 TBC           |

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